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

October 20, 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

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 October 6, 2022

► Bills List - October 20, 2022

UNFINISHED BUSINESS

A. Bill 22-78 - An ordinance of the City of Osage Beach, Missouri, amending Section 115.150 of the Osage Beach Municipal Code to delete the requirement that the City Administrator be a resident of the city at the time of appointment. *Second Reading*

B. Bill 22-79 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with GEO Services LLC for the installation of six (6) City Hall Geothermal heat pump units in an amount not to exceed $41,700.00. Second *Reading*

C. Bill 22-80 - An ordinance of the City of Osage Beach, Missouri, approving The Economic Development Fee Reimbursement Agreement Between The Preserve At Sycamore Creek LLC and The City Of Osage Beach, Missouri Pursuant to Section 135.025 of the Osage Beach Municipal Code. *Second Reading*

D. Bill 22-81 - An ordinance of the City of Osage Beach, Missouri, vacating undeveloped Right of Ways in the original "Osage Beach" subdivision by plat. *Second Reading*

NEW BUSINESS

A. Bill 22-82- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Columbia Capital Management LLC for Municipal Financial Advisory Services for a term of one year with two additional renewals of one year. *First and Second Reading*

B. Bill 22-83 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Gilmore & Bell LLC for legal services concerning economic development issues for a term of one year with two additional renewals fo one year. *First and Second Reading*

C. Motion to approve the purchase of a 70 HP submersible pump for CL05 from Municipal Equipment Company, Inc. for a not to exceed amount of $36,513.

D. Discussion - Grand Harbor Pool Estimates

STAFF COMMUNICATIONS

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

MAYOR'S COMMUNICATIONS

ADJOURN

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

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

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

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

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
October 6, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, October 6, 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 'Steen. Via Zoom Alderman Kevin Rucker. City Clerk Tara Berreth present and performed the duties for the City Clerk's office. Appointed and Management staff present were Assistant City Administrator Mike Welty, City Attorney Ed Rucker, Building Official Ron White, Police Chief Todd Davis, Parks and Rec Manager Eric Gregory, Airport Manager Ty Dinsdale, City Planner Cary Patterson, City Treasurer Kerri Bell, Economic Development Specialist Mitchell Moon and IT Specialist Mikeal Bean.

CITIZEN'S COMMUNICATIONS

Increased traffic, tax free, property tax will go up, consider what is best for residents for what is best for citizens who live down there. Not feasible housing at $900 - $2000.

James Gohagen – Is the 353 or 100 abating the counties taxes?

APPROVAL OF CONSENT AGENDA

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

UNFINISHED BUSINESS

Public Hearing - Development proposal for The Preserve at Sycamore Creek

Mark Spykerman – Gilmore & Bell – Chapter 100 and 353 – Gave a presentation on how Chapter 100 and 353's work.

Jeff Tegethoff – The Preserve at Sycamore Creek Project – $62 Million project. Mr. Tegethoff will personally pay to have a traffic study done after the project is completed if so deemed. And will help with any up-road work that may be needed.

Public Comments:

Gail Griswold – President of Camdenton School Board
Julie Thomas
Glen Williams – Dude Ranch Road
Jeremy Anderson– Big Thunder Marine
Nick
Jennifer Risner
Chad Nugent
Brenda Childer
Richard Franklin
James Gohagan

<u>Cons</u>

Need Sidewalks/Not enough time to review
Take money away from kids if you approve this project
Difference in number kids that the project is going to bring
Why does this developer need tax abatement if he is bringing so much money to this project

Traffic is an issue

Pros
Need more housing
Awesome need for housing.

Alderman Rucker Disconnected at 7:00 pm

Alderman Rucker Reconnected at 7:02 pm

Alderman Marose made a motion to close Public Hearing. This motion was seconded by Alderman Ross. This motion passes with voice vote.

Bill 22-71 - An ordinance of the City of Osage Beach, Missouri, an ordinance authorizing the City of Osage Beach, Missouri, to issue its taxable industrial revenue bonds (The Preserve at Sycamore Creek Project), Series 2022, in a principal amount not to exceed $63,000,000, for the purpose of providing funds to pay the costs of acquiring, constructing and improving a facility for an industrial development project in the city; approving a plan for the project; and authorizing the city to enter into certain agreements and take certain other actions in connection therewith. ***Second Reading***

Alderman Schuman made a motion to approve the second reading of Bill 22-71. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.71 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Bill 22.74 was passed and approved as Ordinance 22.71.

Bill 22-74 - An ordinance of the City of Osage Beach, Missouri, designating certain tracts of land in the City of Osage Beach, Missouri, as a blighted area; approving the development plan for The Preserve at Sycamore Creek; approving a development agreement in connection with the development plan; and authorizing the City to enter into a development agreement and take certain other actions in connection therewith. Second ***Reading***

Alderman Becker made a motion to adopt Floor Amendment #1. This motion was seconded by Alderman Ross. The following roll call was taken to approve Floor Amendment #1 "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Floor Amendment #1 passed and adopted within Ordinance 22.74.

Mayor asked if there was a motion to adopt Floor Amendment #2 – no motion was heard, the amendment failed for lack of motion.

Alderman Becker made a motion to adopt Floor Amendment #3. This motion was seconded by Alderman Ross. The following roll call was taken to approve Floor Amendment #3. "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Floor Amendment #1 passed and adopted within Ordinance 22.74.

Alderman Ross made a motion to approve the second reading of Bill 22-74 as amended as above. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.74 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.74 was passed and approved as Ordinance 22.74.

Bill 22-65 - An ordinance of the City of Osage Beach, Missouri, enacting new Sections 112.010 through 112.040 dealing with the Lake Ozark-Osage Beach Joint Sewer Treatment Plant and Joint Sewer Board and ratifying all prior actions taken by City representatives to the Joint Sewer Board. S*econd Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-65. This motion was seconded by Alderman O’Steen. The following roll call was taken to approve the second and final reading of Bill 22.65 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.65 was passed and approved as Ordinance 22.65.

Bill 22-66 - An ordinance of the City of Osage Beach, Missouri, setting out the terms of the Building Code Board of Appeals as used by the City pursuant to the Uniform Building Codes previously adopted by the City, *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-66. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.66 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.66 was passed and approved as Ordinance 22.66.

Bill 22-67 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 concerning terms of the Liquor Control Board. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-67. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.67 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.67 was passed and approved as Ordinance 22.67.

Bill 22-68 - An ordinance of the City of Osage Beach, Missouri, concerning the Tax Increment Financing Commission amending Section 135.120 for the Terms of Members of the Commission and Section 135.140 Organization of the Commission and Section135.160 Conduct of Meetings. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-68. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.68 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.68 was passed and approved as Ordinance 22.68.

Bill 22-69 - An ordinance of the City of Osage Beach, Missouri, amending Sections 111.020, 111.040 and 111.050 of the Osage Beach Municipal Code concerning the purposes, terms and meetings of the Citizens Advisory Committee. ***Second Reading***

Alderman Marose made a motion to approve the second reading of Bill 22-69. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.69 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Bill 22.69 was passed and approved as Ordinance 22.69.

Bill 22-70- An ordinance of the City of Osage Beach, Missouri, amending Sections 400.020 Membership, 400.030 Officers, 400.110 Subdivision Requirements concerning the Planning Commission and creating two new Sections 400.035 Conduct of Meetings and 400.045 Zoning Officer. ***Second Reading***

Alderman Schum made a motion to approve the second reading of Bill 22-70. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.70 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Bill 22.70 was passed and approved as Ordinance 22.70.

Bill 22-72 - An ordinance of the City of Osage Beach, Missouri, repealing Section 405.680 concerning the Board of Adjustment within the Zoning Code and enacting in its place four new Sections 405.680, 405.681, 405.682 405.683 concerning the Board of Adjustment within the Zoning Code. ***Second Reading***

Alderman Becker made a motion to approve the second reading of Bill 22-72. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.72 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Bill 22.72 was passed and approved as Ordinance 22.72.

Bill 22-73 An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Elks Lodge 2517 Veterans Parade Event Support Request, in an amount not to exceed $2,000. ***Second Reading***

Alderman Marose made a motion to approve the second reading of Bill 22-73. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22.73 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Via Zoom Alderman Rucker. Bill 22.73 was passed and approved as Ordinance 22.73.

NEW BUSINESS

Bill 22-78 - An ordinance of the City of Osage Beach, Missouri, amending Section 115.150 of the Osage Beach Municipal Code to delete the requirement that the City Administrator be a resident of the city at the time of appointment. ***First Reading***

Alderman Marose made a motion to approve the first reading Bill 22-78. This motion seconded by Alderman Ross. Motion passes with voice vote.

Bill 22-79 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with GEO Services LLC for the installation of six (6) City Hall Geothermal heat pump units in an amount not to exceed $41,700.00. *First Reading*

Alderman Schuman made a motion to approve the first reading Bill 22-79. This motion seconded by Alderman Becker. Motion passes with voice vote.

Bill 22-80 - An ordinance of the City of Osage Beach, Missouri, approving The Economic Development Fee Reimbursement Agreement Between the Preserve at Sycamore Creek LLC and The City of Osage Beach, Missouri Pursuant to Section 135.025 of the Osage Beach Municipal Code. *First Reading*

Alderman Ross made a motion to approve the first reading Bill 22-80. This motion seconded by Alderman Becker. Motion passes with voice vote.

Bill 22-81- An ordinance of the City of Osage Beach, Missouri, vacating undeveloped Right of Ways in the original "Osage Beach" subdivision by plat. *First Reading*

Alderman Marose made a motion to approve the first reading Bill 22-81. This motion seconded by Alderman Ross. Motion passes with voice vote.

Resolution 2022-07 - A resolution of the City of Osage Beach, Missouri, support the application of Lake Regional Health System for Critical Care Ambulance Service pursuant to section 190.109, and directing the Mayor pursuant to the resolution of the Board of Aldermen, to submit the attached letter of endorsement on behalf of the City of Osage Beach.

Alderman Marose made a motion to approve Resolution 2022-07. This motion was seconded by Alderman Becker. Motion passes with voice vote.

Motion to raise the limit on the Naegler Oil fuel contract for the airport department.

Assistant City Administrator Welty stated that the budget amendment will follow for this limit increase will be in on one of the upcoming agendas.

Alderman Ross made a motion to approve to raise the limit on the Naegler Oil fuel contract for the airport department. Motion was seconded by Alderman Becker. Motion passes with voice vote.

STAFF COMMUNICATIONS

Assistant City Administrator Welty – Industrial Drive coming along nicely.

Building Official White – Received 2nd new treadmill. Touchscreen monitor has been installed. Now permits and plans may be submitted to the building department via email.

City Planner Patterson – Attended a Real Estate Symposium this week. Excited that the Lake area will be getting the much-needed housing complex.

Parks Manager Gregory – Fall Festival upcoming on October 8, 2022.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman O'Steen – All comments tonight were not taken lightly, I have a vested interest on the Dude Ranch, Nichols Road area. Grew up in the area.

Alderman Marose – Great job Public Works on Sands Lift Station.

Alderman Ross – Kudos to Kevin Crooks and Public Works on all the hard work on Sands Lift Station.

MAYOR'S COMMUNICATIONS

Invited everyone to Dragon Trails on Sunday opening. Hope everyone gets come out and enjoy all the festivities this weekend.

ADJOURN INTO EXECUTIVE SESSION

Alderman Marose moved to open the closed session meeting. Alderman Becker seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, and Alderman O'Steen, Alderman Rucker. The meeting was therefore opened. Alderman Rucker – not in attendance.

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

Alderman Ross made the motion to approve Resolution 2022-09. This motion was seconded by Alderman Marose. Motion passes with roll call vote. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, Alderman O'Steen. Absent Alderman Rucker.

ADJOURN CLOSED SESSION

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

No announcements were made following the closed session.

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 8:25 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 October 6, 2022, and approved October 20, 2022.

Tara Berreth/City Clerk	Michael Harmison/Mayor

CITY OF OSAGE BEACH
BILLS LIST
October 20, 2022

Bills Paid Prior to Board Meeting	**$**	**773,285.72**
Payroll Paid Prior to Board Meeting	**$**	**154,176.80**
SRF Transfer Prior to Board Meeting	**$**	**-**
TIF Transfer Dierbergs	**$**	**-**
Bills Pending Board Approval	**$**	**308,661.53**
Total Expenses	**$**	**1,236,124.05**

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	88.00
			ADJUST PAYROLL DEDUCTIONS	16.00
			Dental Insurance Premiums	594.00
			Dental Insurance Premiums	594.00
			Dental Insurance Premium	135.00
			Dental Insurance Premium	135.00
			Health Insurance Contribut	1,008.15
			Health Insurance Contribut	1,008.15
			Health Insurance Contribut	772.20
			Health Insurance Contribut	772.20
			Vision Insurance Contribut	82.50
			Vision Insurance Contribut	82.50
			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	282.00
			Case #01812565	115.38
		MO DEPT OF REVENUE	State Withholding	4,232.00
		INTERNAL REVENUE SERVICE	Fed WH	11,679.76
			FICA	7,944.15
			Medicare	1,857.90
		LEGALSHIELD	ADJUST PAYROLL DEDUCTIONS	0.13-
			Pre-Paid Legal Premiums	161.50
			Pre-Paid Legal Premiums	161.50
		ICMA	Loan Repayment	33.77
			Loan Repayment	233.04
			Loan Repayment	143.78
			Loan Repayment	216.93
			Loan Repayment	182.34
			Loan Repayment	277.41
			Loan Repayment	233.43
			Retirment 457 &	3,175.33
			Retirement 457	1,120.00
			Loan Repayments	166.79
			Loan Repayments	134.84
			Loan Repayments	310.70
			Loan Repayments	92.92
			Loan Repayments	215.76
			Loan Repayments	113.03
			Loan Repayments	127.21
			Loan Repayments	115.98
			Retirment Roth IRA %	54.74
			Retirement Roth IRA	250.00
		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	25.43
			American Fidelity	1,296.31
			American Fidelity	1,245.31
			American Fidelity	793.41
			American Fidelity	793.41
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	16.66
			Flexible Spending Accts -	16.66
		TEXAS LIFE INSURANCE CO	ADJUST PAYROLL DEDUCTIONS	0.08-
			Texas Life After Tax	127.81

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Texas Life After Tax	127.81
		HSA BANK	HSA Contribution	710.78
			HSA Family/Dep. Contributi	1,463.91
		PRINCIPAL LIFE INSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	411.38-
			ADJUST PAYROLL DEDUCTIONS	52.66-
			Group Life Ins and Buy Up	3.50
			Group Life Ins and Buy Up	3.50
			Group Life Ins and Buy Up	122.80
			Group Life Ins and Buy Up	122.80
		MID AMERICA BANK	EBAY PURCHASE MISTAKE-PW	6.98
		WEBSTER COUNTY SHERIFF'S OFFICE	OTHER AGENCY CASH BOND	1,500.00
		ONE TIME VENDOR POLK COUNTY SHERIFFS O	OTHER AGENCY CASH BOND	300.00
			TOTAL:	47,366.43
Mayor & Board	General Fund	AT&T MOBILITY-CELLS	MAYOR CELL PHONE	44.57
		MID AMERICA BANK	PLANT-STARNES & VERNON BAB	117.73
			TOTAL:	162.30
City Administrator	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	1,452.90
			Health Insurance Contribut	1,452.90
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
		WELTY, MIKE	MILES MEDC MTG- M. WELTY	84.75
		INTERNAL REVENUE SERVICE	FICA	673.89
			Medicare	157.61
		ICMA	Retirement 401%	111.59
			Retirement 401	669.59
		AT&T MOBILITY-CELLS	CITY ADMIN CELL PHONE	89.14
		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	32.06
			Group Life Ins and Buy Up	55.82
			Short Term Disability Ins	21.00
			Short Term Disability Ins	21.00
		MID AMERICA BANK	LDGNG 4 STATE CONF-M. WELT	291.68
			TOTAL:	5,991.85
City Clerk	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	208.60
			Medicare	48.78
		LAKE SUN LEADER 81525 & 1586450	RFP- FINANCIAL ADVISORY	75.25
		ICMA	Retirement 401%	34.85
			Retirement 401	209.03
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	12.86
			Group Life Ins and Buy Up	7.50
			Short Term Disability Ins	10.51
			Short Term Disability Ins	10.51
		MID AMERICA BANK	CLERKS TRNG	56.00
			CLERKS MSTR CLASS CHRG-BER	187.99
			TOTAL:	2,452.82
City Treasurer	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	4.50
			Dental Insurance Premium	4.50
			Health Insurance Contribut	143.50
			Health Insurance Contribut	143.50
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	1.00
			Vision Insurance Contribut	1.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	638.88
			Medicare	149.42
		ICMA	Retirement 401%	105.43
			Retirement 401	632.55
		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	9.68
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	30.65
			Group Life Ins and Buy Up	26.05
			Short Term Disability Ins	27.99
			Short Term Disability Ins	27.99
			TOTAL:	4,939.68
Municipal Court	General Fund	MIDWEST PUBLIC RISK	Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	104.13
			Medicare	24.35
		ICMA	Retirement 401%	17.43
			Retirement 401	104.57
		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	4.96
			Group Life Ins and Buy Up	5.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Short Term Disability Ins	7.00
			Short Term Disability Ins	7.00
			TOTAL:	1,607.22
City Attorney	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	411.27
			Medicare	96.18
		ICMA	Retirement 401%	67.19
			Retirement 401	403.13
		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	18.15
			Group Life Ins and Buy Up	25.95
			Short Term Disability Ins	7.00
			Short Term Disability Ins	7.00
			TOTAL:	2,412.21
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	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Health Insurance Contribut	935.38
			Health Insurance Contribut	935.38
			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	539.52
			Medicare	126.17
		ICMA	Retirement 401%	89.87
			Retirement 401	539.24
		AT&T MOBILITY-CELLS	BLDG DEPT CELL PHONE	216.19
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
		HSA BANK	HSA Contribution	37.50
			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	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	22.99
			Group Life Ins and Buy Up	40.27
			Short Term Disability Ins	24.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Short Term Disability Ins	24.50
		MID AMERICA BANK	PDF SUBSCRPTN- J. JOHNS	49.99
			WORK BOOTS- J. JOHNS	179.99
			TOTAL:	6,147.29
Building Maintenance	General Fund	ALLIED SERVICES LLC	CITY HALL TRASH SERVICE	253.80
		INTERNAL REVENUE SERVICE	FICA	77.70
			Medicare	18.17
		LAKE SUN LEADER 81525 & 1586450	RFP- HEAT PUMP	70.70
			RFP- RESTROOMS	74.20
			RFP- CITY SIDEWALK	152.95
		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
		SUMMIT NATURAL GAS OF MISSOURI INC	SERVICE 8/15-9/16/22	30.00
		B & H CLEANING	CITY HALL JANITORIAL SERVI	2,136.69
			TOTAL:	2,985.35
Parks	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	36.00
			Dental Insurance Premium	36.00
			Health Insurance Contribut	1,435.00
			Health Insurance Contribut	1,435.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	PARK TRASH SERVICE	124.76
		INTERNAL REVENUE SERVICE	FICA	510.91
			Medicare	119.49
		ICMA	Retirement 401%	37.97
			Retirement 401	497.96
		AT&T MOBILITY-CELLS	PARKS DEPT CELL PHONES	130.38
			PARKS DEPT CELL PHONES	46.23
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	3.60
			PARKS DEPT UNIFORM RENTAL	7.00
			PARKS DEPT UNIFORM RENTAL	3.60
		KWIK KAR WASH DETAIL LUBE	KWIK KAR WASH- OBP2	63.00
		AMEREN MISSOURI	CP MAINT BLDG 8/15-9/15/22	49.95
			CP #2 DISPLAY C 8/15-9/15/	11.51
			CP SOCCER FIELDS 8/15-9/15	77.95
			CP #2 DISPLAY D 8/15-9/15/	11.51
			CP BALL FIELDS 8/15-9/15/2	722.90
			CP #2 DISPLAY B 8/15-9/15/	12.79
			CP #2 DISPLAY A 8/15-9/15/	11.51
		HSA BANK	HSA Contribution	187.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	17.51
			Group Life Ins and Buy Up	14.47
			Short Term Disability Ins	28.00
			Short Term Disability Ins	28.00
		MID AMERICA BANK	CONCESSION SUPPLIES	49.23

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONCESSION SUPPLIES	11.04
			LAMINATOR & GLASS CLNR	102.69
			TOTAL:	5,869.24
Human Resources	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	13.50
			Dental Insurance Premium	13.50
			Health Insurance Contribut	430.50
			Health Insurance Contribut	430.50
			Vision Insurance Contribut	3.00
			Vision Insurance Contribut	3.00
		INTERNAL REVENUE SERVICE	FICA	235.25
			Medicare	55.01
		ICMA	Retirement 401%	38.63
			Retirement 401	231.81
		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	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	8.83
			Group Life Ins and Buy Up	15.63
			Short Term Disability Ins	10.50
			Short Term Disability Ins	10.50
		POWERS, KEGAN	MILEAGE REIMB LIV CONF-POW	208.75
		MID AMERICA BANK	ALUMINUM SIGNS-EMPLOYEE OF	57.42
			ALUMINUM SIGN-EMPLOYEE OF	16.32
			PRE EMPLOYMENT SCREENING	52.00
			TOTAL:	1,897.87
Overhead	General Fund	XEROX CORPORATION	CITY HALL COPIER LEASE	227.81
		MID AMERICA BANK	CLNG SUPPLIES- CHECK SCANN	32.99
			TOTAL:	260.80
Police	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	308.00
			Dental Insurance Premiums	308.00
			Dental Insurance Premium	45.00
			Dental Insurance Premium	45.00
			Health Insurance Contribut	1,722.00
			Health Insurance Contribut	1,722.00
			Health Insurance Contribut	5,085.15
			Health Insurance Contribut	5,085.15
			Health Insurance Contribut	3,741.60
			Health Insurance Contribut	3,741.60
			Vision Insurance Contribut	44.00
			Vision Insurance Contribut	44.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	28.00
		INTERNAL REVENUE SERVICE	FICA	3,395.20
			Medicare	794.04
		ICMA	Retirement 401%	498.12
			Retirement 401	3,098.25
		AT&T MOBILITY-CELLS	POLICE DEPT CELL PHONES	397.80
		XEROX CORPORATION	POLICE COPIER LEASE	227.81
		HSA BANK	HSA Contribution	225.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA Family/Dep. Contributi	975.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	18.19
			Group Dependent Life Ins	18.19
			Group Life Ins and Buy Up	24.20
			Group Life Ins and Buy Up	24.20
			Group Life Ins and Buy Up	142.66
			Group Life Ins and Buy Up	191.85
			Short Term Disability Ins	154.00
			Short Term Disability Ins	154.00
		RINER, STEPHEN	MEALS TASER CERT-S. RINER	40.00
		MID AMERICA BANK	KWIK KAR	29.00
			FOOD FOR TRNG- WOODS	160.77
			PERSON SEARCH 7/1-7/31/22	75.00
			TASER CERT COURSE-S. RINER	375.00
			MCDONALDS MEAL- PD	10.74
			PANDA EXPRESS- PD	14.93
			LA QUINTA LDGNG- PD	159.00
			TOTAL:	33,166.45
911 Center	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00
			Health Insurance Contribut	861.00
			Health Insurance Contribut	861.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	626.91
			Medicare	146.62
		ICMA	Retirement 401%	66.64
			Retirement 401	521.39
		AT&T MOBILITY-CELLS	911 CENTER CELL PHONES	44.57
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	19.36
			Group Life Ins and Buy Up	19.36
			Group Life Ins and Buy Up	11.74
			Group Life Ins and Buy Up	20.34
			Short Term Disability Ins	42.00
			Short Term Disability Ins	42.00
			TOTAL:	5,027.75
Planning	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Health Insurance Contribut	935.42
			Health Insurance Contribut	935.42
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	FICA	234.89
			Medicare	54.94
		ICMA	Retirement 401%	39.48
			Retirement 401	236.88
		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	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	10.04
			Group Life Ins and Buy Up	17.76
			Short Term Disability Ins	10.50
			Short Term Disability Ins	10.50
			TOTAL:	2,684.39
Engineering	General Fund	COCHRAN ENGINEERING	OSAGE BEACH VETERANS MEMOR	2,388.25
			ENG GENERAL CONSULT 08/202	21,473.75
			AUTUMN LANE ENG 08/2022	105.00
			GREENWOOD DRAINAGE 08/2022	105.00
			BLUFF DR ENG 08/2022	2,406.25
			AMY LANE ENG 08/2022	2,433.75
			WATER MAIN LOOPING ENG 08/	4,897.50
			TAN TAR A L/S ENG 08/2022	2,583.75
			WELL PLUGGING ENG 08/2022	131.25
			CASE RD DRIVEWAY ENG 08/20	2,640.00
			SIDEWALK/DRIVEWAY ENG 08/2	42.50
			CITY PRK IRRIG ENG 08/2022	1,442.50
			253 W END CIR ENG 08/2022	65.00
			ELBOW CAY G/S ENG 08/2022	6,788.75
			WOODLAND COVE ENG 08/2022	325.00
			GENERAL INSPECTIONS 08/202	390.00
			PRECISION PAINT WORK 08/20	591.25
			OSAGE BEACH COMMONS 08/202	347.50
			AUTUMN LANE ENG 08/2022	42.50
			GREENWOOD CIR ENG 08/2022	825.00
			2021 MAJOR L/S ENG 08/2022	78.75
			TOTAL:	50,103.25
Information Technology	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		TYLER TECHNOLOGIES INC	TCM TRAINING	1,040.00
			TCM TRAINING	195.00
		INTERNAL REVENUE SERVICE	FICA	166.77
			Medicare	39.00
		ICMA	Retirement 401%	27.99
			Retirement 401	167.95
		AT&T INTERNET/IP SERVICES	LCF INTERNET 9/11/22	1,243.07
			PARK INTERNET 9/11/22	823.72
			CITY HALL INTERNET 9/19/22	1,670.92
			GG INTERNET 9/11/22	769.14
		AT&T MOBILITY-CELLS	IT DEPT CELL PHONES	85.81
		HSA BANK	HSA Family/Dep. Contributi	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	14.79
			Group Life Ins and Buy Up	8.23
			Short Term Disability Ins	7.00
			Short Term Disability Ins	7.00
			TOTAL:	7,645.73
Economic Development	General Fund	INTERNAL REVENUE SERVICE	FICA	120.23
			Medicare	28.12
		LAKE SUN LEADER 81525 & 1586450	NPH- SYCAMORE CREEK 353 &	137.55
		POWERS ENTERTAINMENT GROUP LLC	ENTERTAINMENT- 2022 FALL F	9,950.00
		ICMA	Retirement 401%	19.39
			Retirement 401	116.35
		AT&T MOBILITY-CELLS	ECON DEV CELL PHONE	44.57
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	5.81
			Group Life Ins and Buy Up	5.81
			Short Term Disability Ins	7.00
			Short Term Disability Ins	7.00
		THORNI RIDGE EXOTICS LLC	FALL FEST PET ZOO/PONY RID	2,450.00
		MID AMERICA BANK	2022 FALL FEST KOOZIES	737.00
			2022 FALL FEST LIP BALM	303.19
			MU CONF LDGNG- M. MOON	169.82
			2022 GOV CONF- M. MOON	365.65
			MU CONF REG- M. MOON	125.00
		MOON, MITCHELL	MILES MEDC MTG- M. MOON	23.12
		ONE TIME VENDOR	FALL FEST BOUNCE HOUSE MON	599.95
			TOTAL:	15,215.56
NON-DEPARTMENTAL	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	80.74
			Dental Insurance Premiums	80.74
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	258.24
			Health Insurance Contribut	258.24
			Health Insurance Contribut	20.20
			Health Insurance Contribut	20.20
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	1.36
			Vision Insurance Contribut	1.36
		MO DEPT OF REVENUE	State Withholding	572.25
		INTERNAL REVENUE SERVICE	Fed WH	1,348.81
			FICA	1,033.07
			Medicare	241.60
		LEGALSHIELD	Pre-Paid Legal Premiums	11.20
			Pre-Paid Legal Premiums	11.20
		ICMA	Retirment 457 &	170.13
			Retirment 457	34.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	88.86
			American Fidelity	88.86
			American Fidelity	19.45
			American Fidelity	19.45
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.43

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Texas Life After Tax	7.43
		HSA BANK	HSA Contribution	100.00
			HSA Family/Dep. Contributi	35.82
			TOTAL:	4,584.26
Transportation	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	80.74
			Dental Insurance Premiums	80.74
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	1,148.00
			Health Insurance Contribut	2,419.08
			Health Insurance Contribut	2,419.08
			Health Insurance Contribut	212.01
			Health Insurance Contribut	212.01
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	1.36
			Vision Insurance Contribut	1.36
		ALLIED SERVICES LLC	TRANS TRASH SERVICE	67.83
		INTERNAL REVENUE SERVICE	FICA	1,033.08
			Medicare	241.61
		LAKE SUN LEADER 81525 & 1586450	INV TO BID- AMY LANE	123.90
		ICMA	Retirement 401%	110.39
			Retirement 401	662.36
		STOCKMAN CONSTRUCTION CORP	INDUSTRIAL DR IMPROV OB22-	119,661.53
		AT&T MOBILITY-CELLS	TRANS DEPT CELL PHONES	455.61
		CINTAS CORPORATION	TRANSPO DEPT UNIFORM RENTA	1.75
			TRANSPO DEPT UNIFORM RENTA	1.75
			TRANSPO DEPT UNIFORM RENTA	1.75
		PHILLIPS, MITCHELL	REIMB CDL LICENSE-M. PHILL	53.29
		XEROX CORPORATION	TRANSPORTATION COPIER LEAS	83.79
		HSA BANK	HSA Contribution	187.50
			HSA Family/Dep. Contributi	275.24
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.99
			Group Dependent Life Ins	4.99
			Group Life Ins and Buy Up	6.49
			Group Life Ins and Buy Up	6.49
			Group Life Ins and Buy Up	21.78
			Group Life Ins and Buy Up	32.82
			Short Term Disability Ins	32.69
			Short Term Disability Ins	32.69
		CONCRETE SOLUTIONS	SDWLK & DRVWY IMPROV OB22-	58,660.74
		COCHRAN ENGINEERING	EAST OB PKWY SUPP #2	2,288.60
			INDUSTRIAL DR PRJCT SUPP #	7,229.00
		B & H CLEANING	PW-TRANS JANITORIAL SERVIC	371.10
		CAPITAL ONE, N.A.	COFFEE	5.81
		MID AMERICA BANK	MACO CONF REG- P. LUCERO	60.00
			MACO CONF REG- M. PHILLIPS	60.00
			TOTAL:	199,001.59
NON-DEPARTMENTAL	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	69.52
			Dental Insurance Premiums	69.52
			Dental Insurance Premium	27.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premium	27.00
			Health Insurance Contribut	103.14
			Health Insurance Contribut	103.14
			Health Insurance Contribut	49.30
			Health Insurance Contribut	49.30
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	3.32
			Vision Insurance Contribut	3.32
		MO DEPT OF REVENUE	State Withholding	846.94
		INTERNAL REVENUE SERVICE	Fed WH	2,516.23
			FICA	1,259.76
			Medicare	294.63
		LEGALSHIELD	Pre-Paid Legal Premiums	3.13
			Pre-Paid Legal Premiums	3.13
		ICMA	Retirment 457 &	379.81
			Retirement 457	146.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	146.25
			American Fidelity	146.25
			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	54.80
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	1.39
			Group Life Ins and Buy Up	1.39
		ONE TIME VENDOR	06-2180-01	38.05
			TOTAL:	6,547.46
Water	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	69.52
			Dental Insurance Premiums	69.52
			Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00
			Health Insurance Contribut	1,148.00
			Health Insurance Contribut	1,148.00
			Health Insurance Contribut	966.18
			Health Insurance Contribut	966.18
			Health Insurance Contribut	517.58
			Health Insurance Contribut	517.59
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	3.32
			Vision Insurance Contribut	3.32
		ALLIED SERVICES LLC	WATER TRASH SERVICE	67.83
		GOEHRI, GEORGE	OCT INSURANCE PREMIUM	59.25
		MO RURAL WATER ASSC	2022 OPERATIONS CONF- SCHI	250.00
			2022 OPERATIONS CONF-LUTTR	250.00
			2022 OPERATIONS CONF-WILBE	35.00
		INTERNAL REVENUE SERVICE	FICA	1,259.75
			Medicare	294.63
		ICMA	Retirement 401%	206.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	1,236.36
		BRENNTAG MID SOUTH INC	SODIUM HYPOCHLORITE	5,621.26
		AT&T MOBILITY-CELLS	WATER DEPT CELL PHONES	345.57
		CINTAS CORPORATION	WATER DEPT UNIFORM RENTAL	1.75
			WATER DEPT UNIFORM RENTAL	1.75
			WATER DEPT UNIFORM RENTAL	1.75
		XEROX CORPORATION	WATER COPIER LEASE	83.79
		AMEREN MISSOURI	LK RD 54-59 WELL 8/28-9/27	38.92
			SWISS VLG WELL 8/30-9/28/2	4,221.72
		HSA BANK	HSA Contribution	150.00
			HSA Family/Dep. Contributi	162.00
		DEVORE, CALEB	MILEAGE REIMB 10/1-10/7/22	84.38
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	6.05
			Group Dependent Life Ins	6.05
			Group Life Ins and Buy Up	6.44
			Group Life Ins and Buy Up	6.43
			Group Life Ins and Buy Up	40.85
			Group Life Ins and Buy Up	58.65
			Short Term Disability Ins	39.62
			Short Term Disability Ins	43.12
			Short Term Disabiilty Ins	5.74
			Short Term Disabiilty Ins	5.74
		STOUFER, TOMMIE L	MILEAGE REIMB 9/24-9/30/22	63.75
		B & H CLEANING	PW-WATER JANITORIAL SERVIC	371.10
		CAPITAL ONE, N.A.	COFFEE	5.81
		MID AMERICA BANK	UPS SIPPING- WATER	29.63
			CREDIT GE MDS RADIO- WATER	398.14-
			CDL- J. LUTTRELL	400.00
			WEA MEMB- K. CROOKS	88.50
			WEA MEMB- C. ROBINETT	172.50
		LUTTRELL, JOHN	MILEAGE REIMB 9/10-9/16/22	63.75
			TOTAL:	20,899.21
NON-DEPARTMENTAL	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	135.74
			Dental Insurance Premiums	135.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	181.47
			Health Insurance Contribut	181.47
			Health Insurance Contribut	227.50
			Health Insurance Contribut	227.50
			Vision Insurance Contribut	7.37
			Vision Insurance Contribut	7.37
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	15.32
			Vision Insurance Contribut	15.32
		MO DEPT OF REVENUE	State Withholding	664.81
		INTERNAL REVENUE SERVICE	Fed WH	1,245.26
			FICA	1,297.11
			Medicare	303.36
		LEGALSHIELD	Pre-Paid Legal Premiums	3.13
			Pre-Paid Legal Premiums	3.13
		ICMA	Retirment 457 &	185.36
			Retirement 457	58.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	99.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			American Fidelity	99.70
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.21
			Texas Life After Tax	7.21
		HSA BANK	HSA Family/Dep. Contributi	119.80
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	3.63
			Group Life Ins and Buy Up	1.82
			Group Life Ins and Buy Up	7.52
			Group Life Ins and Buy Up	4.00
			TOTAL:	5,289.11
Sewer	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	135.74
			Dental Insurance Premiums	135.74
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	1,699.89
			Health Insurance Contribut	1,699.89
			Health Insurance Contribut	2,388.41
			Health Insurance Contribut	2,388.40
			Vision Insurance Contribut	7.36
			Vision Insurance Contribut	7.36
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	15.32
			Vision Insurance Contribut	15.32
		ALLIED SERVICES LLC	SEWER TRASH SERVICE	67.83
		INTERNAL REVENUE SERVICE	FICA	1,297.11
			Medicare	303.35
		LAKE SUN LEADER 81525 & 1586450	INV TO BID- GRINDER STATIO	111.80
		ICMA	Retirement 401%	199.64
			Retirement 401	1,197.74
		AT&T MOBILITY-CELLS	SEWER DEPT CELL PHONES	790.38
		TRAVIS HODGE HAULING LLC	HUFF-N-PUFF STATION REHAB	11,500.00
		CINTAS CORPORATION	SEWER DEPT UNIFORM RENTAL	1.75
			SEWER DEPT UNIFORM RENTAL	1.75
			SEWER DEPT UNIFORM RENTAL	1.75
		XEROX CORPORATION	SEWER COPIER LEASE	83.78
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	3,056.31
			500 ST MORITZ S/P 8/17-9/1	24.37
			HAWTHORN DR L/S 8/23-9/22/	101.23
			5676 ROCKWOOD L/S 8/23-9/2	13.03
			GRINDER PUMPS & LIFT STATI	8,605.46
			5874 HWY 54 8/28-9/27/22	13.84
			1075 RUNABOUT 8/25-9/26/22	17.12
			GRINDER PUMPS & LIFT STATI	4,874.45
			GRINDER PUMPS & LIFT STATI	8,677.92
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	462.76
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	7.15
			Group Dependent Life Ins	7.15
			Group Life Ins and Buy Up	12.23
			Group Life Ins and Buy Up	11.28
			Group Life Ins and Buy Up	30.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Life Ins and Buy Up	40.52
			Short Term Disability Ins	46.69
			Short Term Disability Ins	50.19
		B & H CLEANING	PW-SEWER JANITORIAL SERVIC	371.11
		CAPITAL ONE, N.A.	COFFEE	5.81
		MID AMERICA BANK	HI VIS VEST,MUCK BOOTS-GRO	225.48
			HI VIS VEST,MUCK BOOTS-HEG	225.47
			UPS SHIPPING-SCHONSTEDT RE	19.63
			SEWER PARTS FROM MENARDS	61.03
			LICENSED NB RADIOS- SEWER	1,043.81
			SEWER SUPPLIES- HARBOR FRE	111.92
			WEA MEMB- K. CROOKS	88.50
			WEA MEMB- C. ROBINETT	172.50
			DOUBLE TREE HILTON-C. ROBI	392.95
		MCGINNIS DENNIS	MILEAGE REIMB 9/9-9/16/22	262.50
			MILEAGE REIMB 9/23-9/30/22	37.50
		STONER CODY	MILEAGE REIMB 9/23-9/30/22	232.50
			TOTAL:	54,561.02
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	232.65
			Health Insurance Contribut	232.65
			Health Insurance Contribut	59.40
			Health Insurance Contribut	59.40
			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	427.00
		INTERNAL REVENUE SERVICE	Fed WH	963.02
			FICA	857.09
			Medicare	200.45
		ICMA	Loan Repayment	134.33
			Loan Repayment	156.06
			Retirement 457 &	148.65
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	88.64
			American Fidelity	88.64
			American Fidelity	118.12
			American Fidelity	118.12
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	31.25
			Flexible Spending Accts -	31.25
		HSA BANK	HSA Family/Dep. Contributi	45.00
			TOTAL:	4,231.72
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	2,179.35
			Health Insurance Contribut	2,179.35
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	11.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		INTERNAL REVENUE SERVICE	FICA	857.09
			Medicare	200.45
		ICMA	Retirement 401%	91.67
			Retirement 401	682.15
		AT&T MOBILITY-CELLS	AMB DEPT CELL PHONES	44.57
		AMBULANCE REIMBURSEMENT SYSTEMS INC	SEPT AMBULANCE REIMBURSEME	1,835.87
		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	14.52
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	10.77
			Group Life Ins and Buy Up	16.33
			Short Term Disability Ins	21.00
			Short Term Disability Ins	21.00
			Short Term Disabiilty Ins	12.86
			Short Term Disabiilty Ins	12.86
		CAPITAL ONE, N.A.	LAUNDRY DETERGENT	29.91
			TOTAL:	10,020.03
NON-DEPARTMENTAL	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.00
			Dental Insurance Premiums	56.22
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	126.90
			Health Insurance Contribut	120.63
			Health Insurance Contribut	59.40
			Health Insurance Contribut	59.40
			Vision Insurance Contribut	9.00
			Vision Insurance Contribut	8.56
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	State Withholding	203.60
		INTERNAL REVENUE SERVICE	Fed WH	305.15
			FICA	378.28
			Medicare	88.47
		LEGALSHIELD	Pre-Paid Legal Premiums	9.83
			Pre-Paid Legal Premiums	8.58
		ICMA	Retirment 457 &	27.36
			Retirement 457	45.00
			Loan Repayments	74.35
			Loan Repayments	30.39
			Loan Repayments	37.15
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	34.15
			American Fidelity	29.81
			American Fidelity	27.35
			American Fidelity	25.33
			TOTAL:	1,852.91
Lee C. Fine Airport	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	58.00
			Dental Insurance Premiums	56.22

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	1,188.73
			Health Insurance Contribut	1,130.04
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	9.00
			Vision Insurance Contribut	8.56
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	LCF TRASH SERVICE	65.79
		AMEREN MISSOURI	LCF RUNWAY LTS 8/31-9/30/2	60.58
			AP FIREHOUSE 8/31-9/30/22	32.75
		NAEGLER OIL CO	7,436 GAL LCF JET FUEL	34,945.69
		INTERNAL REVENUE SERVICE	FICA	378.28
			Medicare	88.47
		ICMA	Retirement 401%	45.63
			Retirement 401	352.24
		DISH NETWORK	SERV 9/29-10/28/22	87.08
		AT&T MOBILITY-CELLS	LCF AP CELL PHONES	22.29
		CINTAS CORPORATION	LCF UNIFORM RENTAL	8.99
			LCF UNIFORM RENTAL	8.99
			LCF UNIFORM RENTAL	8.99
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		EMERY SAPP & SONS INC	LCF APRON RECONSTRUCTION	222,171.94
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.82
			Group Dependent Life Ins	2.73
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	10.66
			Group Life Ins and Buy Up	4.84
			Short Term Disability Ins	11.45
			Short Term Disability Ins	10.89
			Short Term Disabiilty Ins	11.23
			Short Term Disabiilty Ins	11.23
		B & H CLEANING	GG JANITORIAL SERVICES	219.38
		CAPITAL ONE, N.A.	ICE	19.44
			HAND SOAP	11.94
			COFFEE & CREAMER	30.82
		MID AMERICA BANK	AIRCRAFT SVC DIRECTORY	77.08
			4 STATE CONF LDGNG- T DINS	212.66
			TOTAL:	263,478.17
NON-DEPARTMENTAL	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	52.00
			Dental Insurance Premiums	53.78
			Health Insurance Contribut	105.75
			Health Insurance Contribut	112.02
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.44
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MO DEPT OF REVENUE	State Withholding	62.40
		INTERNAL REVENUE SERVICE	Fed WH	247.93
			FICA	260.02
			Medicare	60.81
		LEGALSHIELD	Pre-Paid Legal Premiums	13.60
			Pre-Paid Legal Premiums	14.85
		ICMA	Retirment 457 &	11.38
			Retirement 457	30.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	30.31
			American Fidelity	34.65
			American Fidelity	9.05
			American Fidelity	11.07
		HSA BANK	HSA Family/Dep. Contributi	25.00
			TOTAL:	1,147.06
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 8/25-9/23/2	39.07
		MIDWEST PUBLIC RISK	Health Insurance Contribut	683.00
			Health Insurance Contribut	683.00
			Dental Insurance Premiums	52.00
			Dental Insurance Premiums	53.78
			Health Insurance Contribut	990.62
			Health Insurance Contribut	1,049.31
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.44
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	GG TRASH SERVICE	65.80
		AMEREN MISSOURI	GG AP HANGAR 8/28-9/27/22	51.94
			GG TBLC EXT D 8/28-9/27/22	221.47
			GG AP SHOP 8/28-9/27/22	19.58
			957 AIRPORT RD 8/28-9/27/2	11.51
			GG AP HANGAR 8/28-9/27/22	13.85
			GG AP HANGAR 8/28-9/27/22	23.89
			GG AP SLEEPY 8/28-9/27/22	126.36
		INTERNAL REVENUE SERVICE	FICA	260.02
			Medicare	60.81
		ICMA	Retirement 401%	23.56
			Retirement 401	242.14
		CHARTER COMMUNICATIONS HOLDING CO LLC	CH CABLE/INTRNT 9/16-10/15	108.22
		AT&T MOBILITY-CELLS	GG AP CELL PHONES	22.29
		CINTAS CORPORATION	GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
		HSA BANK	HSA Family/Dep. Contributi	105.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.46
			Group Dependent Life Ins	1.55
			Group Life Ins and Buy Up	4.84
			Group Life Ins and Buy Up	4.84
			Group Life Ins and Buy Up	6.09
			Group Life Ins and Buy Up	3.87
			Short Term Disability Ins	9.55
			Short Term Disability Ins	10.11
		B & H CLEANING	LCF JANITORIAL SERVICES	430.62
		CAPITAL ONE, N.A.	HAND SOAP	11.94
			COFFEE & CREAMER	30.82
		MID AMERICA BANK	AIRCRAFT SVC DIRECTORY	77.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			4 STATE CONF LDGNG- T DINS	212.66
			TOTAL:	5,736.99

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

10	General Fund	195,936.19
20	Transportation	203,585.85
30	Water Fund	27,446.67
35	Sewer Fund	59,850.13
40	Ambulance Fund	14,251.75
45	Lee C. Fine Airport Fund	265,331.08
47	Grand Glaize Airport Fund	6,884.05
	GRAND TOTAL:	773,285.72

TOTAL PAGES: 18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	ONE TIME VENDOR ROGER HOOVER APPRAISAL	APPRAISAL FOR SALE OF PROP	350.00
			TOTAL:	350.00
Mayor & Board	General Fund	SUN BADGE CO	BADGE & CASE-K. SCHUMAN	150.50
		LAKE AREA CHAMBER OF COMMERCE	LAKE CHMBR FALL DINNER-MAY	80.00
			LAKE CHMBR FALL DINNER-O'S	40.00
			TOTAL:	270.50
City Clerk	General Fund	LAKE SUN LEADER 81525 & 1586450	LAKE SUN SUBSC 9/2022-8/20	60.00
			TOTAL:	60.00
Building Inspection	General Fund	CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
		STAPLES BUSINESS ADVANTAGE	FILE FOLDERS- PERMITS	31.24
			PENS	17.06
		AMAZON CAPITAL SERVICES INC	INK CARTRIDGE- PLOTTER SCA	85.93
		NICK'S TRUE VALUE HARDWARE	WASHERS/BOLTS-BLDG OFFL OF	10.56
			SCREW EYE-BLDG OFFICIAL OF	2.84
			TOTAL:	150.35
Building Maintenance	General Fund	PLUMB SUPPLY CO	TOILET- CH WOMENS RESTROOM	387.33
		O'REILLY AUTOMOTIVE STORES INC	OIL ABSORBENT	13.99
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE	133.80
			SUGAR	37.00
		LAKE RECHARGE & FIRE EQUIPMENT LLC	FIRE EXT INSPCTN & RECHARG	1,069.00
		SURECUT LAWNCARE LLC	SEPT GROUNDS MAINTENANCE	2,071.43
		AB PEST CONTROL INC	CH PEST CONTROL	135.00
		ALPHAGRAPHICS OF OSAGE BEACH	CITY HALL VINYL LETTERS	43.63
		CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	4.46
			BLDG DEPT UNIFORM RENTAL	4.46
			CH FLOOR MATS	78.88
		STAPLES BUSINESS ADVANTAGE	FORKS	22.88
			PPRTOWELS,TOILET PAPER,CUP	217.45
		AMAZON CAPITAL SERVICES INC	AUTHORIZED PERSONNEL SIGN	79.98
		LINDYSPRING LAKE OF THE OZARKS	5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			5-GAL BOTTLED WATER	7.29
			OCT WATER COOLER RENTAL	28.00
			TOTAL:	4,349.16
Parks	General Fund	SMART POSTAL CENTERS	2022 FALL FEST BANNER	144.00
		CARE SALES & SERVICE	ICE MACHINE REPAIR- PARKS	190.00
		CORE & MAIN LP	BRASS BALL VALVE	484.65
		BIG O TIRES AND SERVICE CENTERS	FLAT TIRE REPAIR- 2004 FOR	23.99
		CINTAS CORPORATION	PARKS DEPT UNIFORM RENTAL	7.00
			PARKS DEPT UNIFORM RENTAL	3.60
			TOTAL:	853.24
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE	PRE EMPLOYMENT TESTING	20.00
			RANDOM DRUG TESTING	208.00
			PRE EMPLOYMENT TESTING	100.00
			FIT FOR DUTY TESTING	120.00
			DOT PHYSICAL	70.00
		LAKE REGIONAL HEALTH SYSTEM	POST ACCIDENT TESTING	106.00
			POST ACCIDENT TESTING	106.00
			POST ACCIDENT TESTING	106.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMAZON CAPITAL SERVICES INC	2ND TREADMILL- FITNESS ROO	2,899.00
		PSYCHOLOGICAL RESOURCES	PRE EMPLOYMENT TESTING	135.00
		CULTURE AMP INC	SURVEY SOFTWARE	3,900.00
			TOTAL:	7,770.00
Overhead	General Fund	MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	1,081.70
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	8,782.28
			TOTAL:	9,863.98
Police	General Fund	GULF STATES DISTRIBUTING INC	AMMUNITION	1,190.00
		LEON UNIFORM CO INC	ID PANELS	600.00
		O'REILLY AUTOMOTIVE STORES INC	HEADLIGHT- PD 32	19.55
		HEDRICK MOTIV WERKS LLC	OIL CHANGE- PD 24	65.00
			OIL CHANGE & AIR FILTER- P	126.11
		ALPHAGRAPHICS OF OSAGE BEACH	INSTRCTN/FINE OFFICER HNDO	166.92
		PARKWAY PLAZA TIRE	TIRE- PD 18	199.00
			FLAT TIRE REPAIR- PD 27	25.00
		AXON ENTERPRISE INC	MAGNET MOUNT	313.00
			TOTAL:	2,704.58
911 Center	General Fund	AMAZON CAPITAL SERVICES INC	FOAM EAR PADS FOR HEADSETS	8.99
			MNTHLY PLANNER, WALL CALE	136.93
			RETURN FOAM EAR PADS	8.99-
		INTRADO LIFE & SAFETY SOLUTIONS CORPOR	V-VAAS MTHLY FEE 10/1-10/3	4,065.00
			TOTAL:	4,201.93
Information Technology	General Fund	FORWARD SLASH TECHNOLOGY LLC	OCT MANAGED SERVICES	5,477.55
			OCT EMAIL PHISHING SEC TRN	375.00
			OCT VULNERABILITY SCAN	499.00
			OCT BARRACUDA EMAIL SEC	1,476.00
			TOTAL:	7,827.55
Economic Development	General Fund	LAKE AREA CHAMBER OF COMMERCE	MEMBERSHIP INVEST- J. WOOD	125.00
		LAURIE TENT & EVENT RENTAL LLC	PORTABLE TOILET DLVRY & PI	325.00
			TOTAL:	450.00
Transportation	Transportation	FASTENCO INC	KEYSTOCK & PLUG- PAINT MAC	18.90
		MO ONE CALL SYSTEM INC	LOCATES	56.25
		KNAPHEIDE TRUCK INC	CONTROL BOX & PARTS- SNOW	132.00
		O'REILLY AUTOMOTIVE STORES INC	PENETRATING OIL- CHAINSAWS	17.98
			PENETRATING OIL- WEEDEATER	17.98
			SPRING TOOL- TRK 54 TAIL G	10.99
			ADAPTERS- TRKS 53,54,57,59	79.20
			ADAPTERS- TRKS 66, 63	31.71
			CNNCTRS,ADAPTER,LIGHTS-TRK	16.58
			CNNCTRS,ADAPTER,LIGHTS-TRK	16.58
			CNNCTRS,ADAPTER,LIGHTS-TRK	16.58
			CNNCTRS,ADAPTER,LIGHTS-TRK	16.58
		CROWN POWER & EQUIPMENT	GAS CAP- KUBOTA TRACTOR	27.32
		DAM STEEL SUPPLY	PARTS FOR SALT SPREADER	142.00
		PRECISION AUTO & TIRE SERVICE LLC	REPLACE MOUNTS- VAN	478.21
		AB PEST CONTROL INC	PW PEST CONTROL-CHRISTMAS	25.00
			PW PEST CONTROL	20.00
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	343.53
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	158.94
			TRANS DEPT FLOOR MATS	12.09

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TRANSPO DEPT UNIFORM RENTA	1.75
			TRANS DEPT UNIFORMS	158.94
			TRANS DEPT FLOOR MATS	12.09
			TRANSPO DEPT UNIFORM RENTA	1.10
		SEILER INSTRUMENT & MFG CO INC	LOCATING/GPS EQUIPMENT	2,319.98
		MEYER ELECTRIC CO INC	SIGNAL REPAIR- ROUTE D	886.90
		AMAZON CAPITAL SERVICES INC	STREETLIGHTS- NICHOLS RD	359.85
			TRASH BAGS	18.83
			PENS & HIGHLIGHTERS	6.75
			FLAGS	11.97
			COFFEE MAKER	249.67
			REPLACEMENT DECANTER-PW	17.50
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	2,311.35
		NICK'S TRUE VALUE HARDWARE	SPOUTS FOR GAS CANS	23.98
		DON SCHNIEDER EXCAVATING CO INC	GREENWOOD CIR DRAIN IMPROV	43,566.00
			TOTAL:	51,585.08
Water	Water Fund	MO ONE CALL SYSTEM INC	LOCATES	56.25
		KNAPHEIDE TRUCK INC	SPRING FOR DUMP BODY	56.08
		CORE & MAIN LP	VALVES & PARTS- INVENTORY	1,998.80
		AB PEST CONTROL INC	PW PEST CONTROL-CHRISTMAS	25.00
			PW PEST CONTROL	20.00
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	116.84
		CINTAS CORPORATION	WATER DEPT UNIFORMS	131.32
			WATER DEPT FLOOR MATS	12.08
			WATER DEPT UNIFORM RENTAL	1.75
			WATER DEPT UNIFORMS	131.32
			WATER DEPT FLOOR MATS	12.08
			WATER DEPT UNIFORM RENTAL	1.10
		COMPUTER SUPPLIES & SERVICES	DISCONNECT NOTICES	138.46
		SEILER INSTRUMENT & MFG CO INC	LOCATING/GPS EQUIPMENT	2,319.98
		AMAZON CAPITAL SERVICES INC	TRASH BAGS	18.82
			PENS & HIGHLIGHTERS	6.75
			FLAGS	11.96
			COFFEE MAKER	249.67
			REPLACEMENT DECANTER-PW	17.50
			SHOP SCADA BACKUP BATTERY	100.00
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	814.18
		GFI DIGITAL	UB PRNTR MAINT 10/11-11/10	9.38
		A-1 RENTAL NORTH	HYDROVAC RENTAL	663.00
			HYDROVAC RENTAL- 3752 ASPE	501.86
			TOTAL:	7,414.18
Sewer	Sewer Fund	UNITED RENTALS (NORTH AMERICA) INC	EQUIPMENT RENTAL- SANDS	976.52
		USABLUEBOOK	PARTS FOR REPAIR- BASIN RO	884.03
		GRAINGER INC	SOFT START- INVENTORY	6,700.19
			START CAPACITOR- INVENTORY	289.50
		AMOS SEPTIC SERVICE INC	PUMPOUT @ 33 ELBOW CAY	700.00
		MO ONE CALL SYSTEM INC	LOCATES	56.25
		KNAPHEIDE TRUCK INC	INSTALL WINCH CABLE ON CRA	237.65
		O'REILLY AUTOMOTIVE STORES INC	COMPRESSOR OIL- PUMP TRK	23.99
		CORE & MAIN LP	FITTINGS FOR SEWER REPAIR	88.81
			COUPLING FOR SEWER REPAIR	59.15
		PRECISION AUTO & TIRE SERVICE LLC	PWR STEERING REPAIR- TRK 7	691.61
		BIG O TIRES AND SERVICE CENTERS	TIRES- TRK 50	960.84
		AB PEST CONTROL INC	PW PEST CONTROL-CHRISTMAS	25.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW PEST CONTROL	20.00
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	181.80
		TRAVIS HODGE HAULING LLC	TEMP BYPASS- SANDS	126,613.83
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	206.61
			SEWER DEPT FLOOR MATS	12.09
			SEWER DEPT UNIFORM RENTAL	1.75
			SEWER DEPT UNIFORMS	206.61
			SEWER DEPT FLOOR MATS	12.09
			SEWER DEPT UNIFORM RENTAL	1.25
		ALL CLEAR PUMPING AND SEWER LLC	HYDROVAC DEBRIS- KWIK KAR	3,500.00
		COMPUTER SUPPLIES & SERVICES	DISCONNECT NOTICES	138.47
		SEILER INSTRUMENT & MFG CO INC	LOCATING/GPS EQUIPMENT	2,319.98
		AMAZON CAPITAL SERVICES INC	LAMINATING MACHINE	79.95
			TRASH BAGS	18.83
			PENS & HIGHLIGHTERS	6.76
			FLAGS	11.97
			COFFEE MAKER	249.66
			CAT PUMP	678.84
			REPLACEMENT DECANTER-PW	17.50
			SHOP SCADA BACKUP BATTERY	99.99
		REEVES-WIEDEMAN COMPANY	PVC- MACE & HOLIDAY	23.04
			PVC- 5240 HARPER LANE	23.49
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	1,179.97
		1ST CHOICE SEPTIC PUMPING LLC	PUMPOUT @ SANDS	473.00
			PUMPOUT @ WINDSOR RD	180.00
		CARDINAL PUMP COMPANY	GRINDER PACKAGE- 493 ELBOW	5,998.00
		GFI DIGITAL	UB PRNTR MAINT 10/11-11/10	9.37
		HALLIDAY PRODUCTS INC	REPLACEMENT LID- STN 29-5	4,454.16
		OZARK CDL LLC	CDL TRAINING- J. LUTTRELL	1,000.00
		A-1 RENTAL NORTH	HYDROVAC RENTAL- SANDS	501.85
			TOTAL:	159,914.40
Ambulance	Ambulance Fund	AIRGAS INC	OXYGEN	237.48
		LEON UNIFORM CO INC	UNIFORM PANTS- PHILLIPS	64.75
			UNIFORM PANTS- PATRICKUS	64.75
			UNIFORM PANTS- PETERSON	129.50
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	289.60
		DOUGLAS G WILSON DO PC	SEPT MEDICAL DIRECTOR SVC	1,000.00
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	124.73
			MEDICAL SUPPLIES	31.72
			MEDICAL SUPPLIES	157.81
			MEDICAL SUPPLIES	145.80
			MEDICAL SUPPLIES	5.78
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	2,331.48
		QUADMED INC	MEDICAL SUPPLIES	827.60
			MEDICAL SUPPLIES	209.85
			TOTAL:	5,620.85
Lee C. Fine Airport	Lee C. Fine Airpor	HI-TECH AUTO BODY INC	TOW FEE- AP FORD F-250	87.40
		NAEGLER OIL CO	3,371 GAL LCF JET FUEL	13,017.88
			7,555 GAL LCF JET FUEL	29,452.78
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	126.20
		CINTAS CORPORATION	LCF UNIFORM RENTAL	8.99
			LCF UNIFORM RENTAL	8.99
		O'REILLY AUTOMOTIVE STORES INC	BATTERY LUGS & BATTERY CAB	7.29
			STARTER	139.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			POWER STEERING FLUID	21.99
			CORE RETURN	20.00-
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	790.37
			TOTAL:	43,640.96
Grand Glaize Airport	Grand Glaize Airpo	HI-TECH AUTO BODY INC	TOW FEE- AP FORD F-350	108.35
		NAEGLER OIL CO	GG EQUIP CHRG & SATELLITE	46.00
		MIDWEST PUBLIC RISK	FY 21-22 WRKR COMP FINAL A	126.20
		HEDRICK MOTIV WERKS LLC	WIRE REAPAIR- A3	260.00
			BRAKE LINE REPAIR- 2005 FO	154.31
		CINTAS CORPORATION	GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
		O'REILLY AUTOMOTIVE STORES INC	COUPLINGS- MOWERS	19.25
			HYDRLC HOSE & BRK CLNR- MO	15.39
			ANTIFREEZE & TRCTR FLD-MOW	92.97
			OIL ABSORBENT	13.99
		ARTHUR J GALLAGHER & CO (ILLINOIS)	CYBER LIABILITY 7/2022-6/2	790.37
			TOTAL:	1,634.77

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

10	General Fund	38,851.29
20	Transportation	51,585.08
30	Water Fund	7,414.18
35	Sewer Fund	159,914.40
40	Ambulance Fund	5,620.85
45	Lee C. Fine Airport Fund	43,640.96
47	Grand Glaize Airport Fund	1,634.77
	GRAND TOTAL:	308,661.53

TOTAL PAGES: 5

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 20, 2022
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:
Bill 22-78 - An ordinance of the City of Osage Beach, Missouri, amending Section 115.150 of the Osage Beach Municipal Code to delete the requirement that the City Administrator be a resident of the city at the time of appointment. *Second Reading*

Requested Action:
Second Reading of Bill #22-78

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:
Recommend adoption

City Attorney Comments:
Per City Code 110.230, Bill 22-78 is in correct form.

City Administrator Comments:
The first reading was read and approved on October 6, 2022. Bill 22-78 is a requested change by the Board of Aldermen.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 115.150 OF THE OSAGE BEACH MUNICIPAL CODE TO DELETE THE REQUIREMENT THAT THE CITY ADMINISTRATOR BE A RESIDENT OF THE CITY AT THE TIME OF APPOINTMENT

WHEREAS Section 115.150 of the Osage Beach Municipal Code requires that the City Administrator be a resident of the city at the time of appointment; and,

WHEREAS the Board of Aldermen hereby finds it is in the best interest of the City to hire and retain the best possible employees regardless of their residency; and,

WHEREAS the Board of Aldermen concludes that the residency requirement for City Administrator might eliminate valuable employees or candidates from consideration or retention by the city; and,

WHEREAS the Board of Aldermen finds that many of its valuable employees do not live in the city and are still well connected to our city and dedicated to the health and welfare our community:

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

Section 1. Within Title 1 Article 1, Section 115.150 be and is hereby repealed and a new Section 115.150 be and is there is hereby enacted as set out below with the material repealed and deleted struck through as follows:

Section 115.150 Qualifications.

The person appointed to the office of City Administrator shall be at least twenty-four (24) years of age and ~~shall be a resident of the City at the time of the effective date of such appointment and shall be~~ a graduate of an accredited university or college, majoring in public or municipal administration or shall have the equivalent qualifications and experience in financial administration and/or public relations fields.

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: October 6, 2022 READ SECOND TIME: _______________

I hereby certify that Ordinance No.22.78 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.22.78. .

____
Michael Harmison, Mayor

________________________________ _____________________________________
Date Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 20, 2022
Originator: Ron White, Building Official
Presenter: Ron White, Building Official

Agenda Item:
Bill 22-79 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with GEO Services LLC for the installation of six (6) City Hall Geothermal heat pump units in an amount not to exceed $41,700.00. Second *Reading*

Requested Action:
Second Reading of Bill #22-79

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

Deadline for Action:
None

Budgeted Item:
Yes

Budget Line Information (if applicable):
Budget Line Item/Title: 10 09-774256 Building Improvements

FY2022 Budgeted Amount:	$84,133.00
FY2022 Expenditures to Date (09/26/22):	($ 6437.00)
FY2022 Available:	$77,696
FY2022 Requested Amount:	$41,700

Department Comments and Recommendation:
The first reading of Bill 22-79 was approved at the October 6th Board of Aldermen meeting. I have received no further comments or concerns regarding approval of this contract. I recommend approval of the second reading.

City Attorney Comments:
Per City Code 110.230, Bill 22-79 is in correct form.

City Administrator Comments:

The first reading was read and approved on October 6, 2022. I concur with the department's recommendation.

BILL NO. 22-79 ORDINANCE NO. 22.79

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GEO SERVICES LLC FOR THE INSTALLATION OF SIX (6) CITY HALL GEOTHERMAL HEAT PUMP UNITS IN AN AMOUNT NOT TO EXCEED $41,700.

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

Section 1. That the Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a contract with GEO Service LLC substantially under the terms set forth in the attached contract identified as Exhibit A.

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Four-One Thousand Seven Hundred dollars ($41,700.00)

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

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

READ FIRST TIME: October 6, 2022 READ SECOND TIME:

I hereby certify that the above Ordinance No. 22.79 was duly passed on by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain: Absent:

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

Date

____
Tara Berreth, City Clerk

Approved as to form:

____
Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 22.79.

____
Michael Harmison, Mayor

Date

ATTEST:

____
Tara Berreth, City Clerk

EXHIBIT A

GEO Services LLC.
Heating, Cooling & Geothermal

GEO Service LLC.
PROPOSAL AND ACCEPTANCE

32 Morningside Lane
Long Lane, MO 65590
417-345-4291 or 417-209-2962

PROPOSAL SUBMITTED TO	PHONE	DATE
City of Osage Beach		09-22-2022
STREET	JOB NAME	
1000 City Parkway	IFB Geothermal Heat Pump Replacement	
CITY, STATE AND ZIP	JOB LOCATION	
Osage Beach, MO 65065	Osage Beach City Hall	

We hereby submit specifications and estimate:

Installation of six (6) Geothermal heat pump units listed as follows

- Woman's lobby restroom - 5 ton $7900 installed
- Mens lobby rest room - 5 ton $7900 installed
- Evidence room - ½ ton $5800 installed
- Conference Room B - 2 ton $6100 installed
- Booking - 2 ton $6100 installed
- Rm 140-141 – 5 ton $7900 installed

All units shall be hung in existing locations using material that exceeds manufacture recommendations for hanging.
If units need to be relocated Geo Service will provide all materials and labor to relocate including duct work.
All units have a 10% discount added from install price due to Preventative Maintenance Program Contract.
All units will come with new thermostats.
All unit shall be ordered with a 5 year parts warranty and 1 year labor warranty. (Warranty covers parts only and does not include trip charges or refrigerant should a leak occur).
Bid includes removal and disposal of existing units.
All work shall be Preformed after hours during weekends and holidays with approval.
Restroom units will be installed after dry wall is removed and prior to installation of new sheet rock. Geo Service LLC will not be responsible for removal or repair of drywall in restroom ceilings. If damage shall occur durning installation to property if Geo Service LLC will be responsible for full repairs.

Thank you for the opportunity to bid on this job. we appreciate your consideration.

We Propose hereby to furnish material and labor-- Complete in accordance with the above specifications, for the sum of:
Payment to be made as follows: All payments due at time of service unless written and signed by both customer and seller

$41,700 or billed individually if requested

Proposal can/will be withdrawn after 30 days from date printed on top of form. The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the office of the seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond Geo Services LLC's control. Prices are based on costs and conditions existing on date of quotation and are subject to change by seller before final acceptance. Typographical and stenographical errors subject to correction. Purchaser agrees to accept other overages or shortages not in access of ten percent (10%) to be charged pro-rata. Purchaser assumes liability of patent and must be suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by establishment trade customs. Terms inconstant with those stated herein, which may appear on purchaser's formal order, will not be binding on the seller. Owner to carry fire, tornado, and other necessary insurance. Our workers are covered by Workman's compensation insurance.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Geo Services LLC. to do the work as specified. Payment will be made as outlined above.

Signature ______________________

Date of acceptance ______________

Signature ______________________

City of Osage Beach
INVITATION FOR BID

Title:	**City of Osage Beach Geothermal Package Heat Pump Replacement Project**
Date Issued:	**Friday, September 9, 2022**
Due Date and Time:	**10:00 a.m. Monday September 26, 2022**
Return To:	**City of Osage Beach Office of the City Clerk 1000 City Parkway Osage Beach, MO 65065**

This is an invitation to submit bids to furnish the materials and/or services described herein. Please submit prices/fees net of all discounts. Bids shall be submitted before the due date and time in a sealed envelope with the IFB title clearly marked on the front. In the event it should be necessary to revise the IFB, notice will be given in writing to all businesses/individuals who received the original IFB.

SEALED INVITATION FOR BIDS MUST BE PHYSICALLY RECEIVED IN THE OFFICE OF THE CITY CLERK BY THE DUE DATE AND TIME.

Overview: City of Osage Beach Geothermal Package Heat Pump Replacement Project is a request to invite bidders to submit a bid to provide all materials, parts, and labor necessary to replace the six (6) Geothermal Package Unit Heat Pumps serving the areas listed below.

Scope of Work:

Project window of Completion – November – December 2022

UNITS

1. **LOBBY MENS RESTROOM**
   M/N SPHD0613
   S/N W96J30675
   5 TON 3 PHASE 208/230V

LEFT HAND RETURN OPEN RETURN END DISCHARGE HORIZONTAL UNIT

2. **LOBBY WOMANS RESTROOM**
   M/N: SPHD0S613
   S/N: UNKNOWN
   5 TON 3 PHASE 208/230V

RIGHT RETURN OPEN RETURN END DISCHARGE HORIZONTAL UNIT

3. **EVIDENCE ROOM**
   M/N SPHD0091
   S/N W96J30635
   1/2 TON 1 PHASE 208/230V

RIGHT RETURN OPEN RETURN LEFT DISCHARGE HORIZONTAL UNIT

4. **CONFERENCE ROOM B**
   M/N SPHD0261
   S/N W96J30651
   2 TON 1 PHASE 208/230V

RIGHT RETURN OPEN RETURN END DISCHARGE HORIZONTAL UNIT

5. **BOOKING**
   M/N SPHD0191
   S/N W96J30639
   2 TON 1 PHASE 208/230V

RIGHT RETURN OPEN RETURN END DISCHARGE HORIZONTAL UNIT

6. **LOWER CORNER ROOM UNIT (RM 140-141)**
   M/N SPHD0613
   S/N W96J30673
   5 TON 3 PHASE 208/230V

RIGHT RETURN OPEN RETURN END DISCHARGE HORIZONTAL UNIT

Bids shall be provided per unit and the City may accept or reject individual bids at their discretion.
All bids must include parts and labor warranty information
Bids shall include removal and disposal of existing equipment and units to be replaced.
Work is to be performed after regular business hours and/or as approved by City Staff.
Payment for new units may be requested upon contract agreement.
Final payment shall be made following the completion of the project to the satisfaction of the Building Department staff for workmanship and appropriate clean-up.
Any questions, contact Ron White, Building Official.

Qualifications:

The intent of this IFB is to select a qualified business to furnish the materials and/or services described herein. Businesses shall include in their bid documents a description of its track record in providing services specified in this IFB and any other information relevant to making a determination as to the ability to provide these materials and/or services.

Terms and Conditions:

Business/Individual shall conform to all rules, regulations, ordinances, laws, or directives set forth by the City of Osage Beach and the State of Missouri.

Business/Individual shall conform to any and all changes made to this bid as a result of any ordinance, law and/or directive issued by the City of Osage Beach or the State of Missouri. The City reserves the right to waive any variances from the original IFB in cases where the variances are considered to be in the best interest of the City.

The Business/Individual shall indemnify, save, and hold harmless the City of Osage Beach, Missouri, its employees, and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the operator or its employees, agents, subcontractors, or assignees pursuant to the terms of the agreement resulting from this IFB.

Proposal Submission:

Proposal packets to include:

- IFB Form (enclosed)
- Any additions to IFB Form regarding specifications.

Bids may be mailed, or hand delivered. All bids must be received by the Office of the City Clerk, City of Osage Beach, 1000 City Parkway, Osage Beach, MO, 65065, prior to time and date stated up above. Bids must be clearly marked **City of Osage Beach Geothermal Package Heat Pump Replacement Project** on the outside of the bid packet. Bids are NOT accepted by fax or email.

For Additional Information or Clarification, Contact:

- Ron White
Building Official
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1060

- Tara Berreth
City Clerk
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1020

Award Details:

Bids will be evaluated by City Management. If no decision can be reached, the Management Staff may ask for additional information. All bidders submitting a response to this IFB will be notified of the outcome.

The City of Osage Beach, Missouri reserves the right to reject any or all bids received in response to this IFB, or to cancel this IFB if it is in the best interest of the City to do so. Failure to furnish all information or to follow the bid format requested in this IFB may disqualify the bid submitted. Any exception to the details listed in this IFB must be identified in the bid documents.

All bids become the property of the City of Osage Beach, Missouri upon receipt. The City shall have the right to use all ideas or adaptations of the ideas contained in any bid received in response to this IFB. Disqualification of a bid does not eliminate this right.

All material submitted in response to this IFB will become public record and will be subject to inspection after a winning bid is awarded. Any material requested to be treated as proprietary or confidential must be clearly identified and easily separable from the rest of the bid. Such request must include justification for the request and approval by the City. Neither cost nor pricing information nor a total bid will be considered proprietary.

City of Osage Beach
IFB FORM

City of Osage Beach Geothermal Package Heat Pump Replacement Project

Tara Berreth
City Clerk
City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065

SUBMITTED BY: Geo Service LLC
Company Name

DATE SUBMITTED: 9-23-22

Details including images/photos/artwork/warranty and cost estimates (please provide individual price and quantity discounts if any) – attach additional sheet(s) for clarification if necessary:

See Attached Bid

Description of proposer's recent experience/references – attach additional sheet(s) if necessary:

See Attached

Pursuant to and in accordance with the above stated IFB, the undersigned hereby declares that they have examined the IFB documents and specifications for the **City of Osage Beach City Geothermal Package Heat Pump Replacement Project**. The undersigned proposes and agrees, if their proposal is accepted, to furnish the materials and/or services described in the IFB documents.

Company Geo Service LLC By ____________________
(Authorized Representative)

Address 32 Morningside Lane
Long Lane MO 65590

Jason Seufert owner
(Print or type name and title)

Phone 417-345-4291 Email Jason@geo-service.net

FAX ____________________ Date 9-23-22

GEO Services LLC.
Heating Cooling & Geothermal

GEO Service LLC.
PROPOSAL AND ACCEPTANCE

32 Morningside Lane
Long Lane, MO 65590
417-345-4291 or 417-209-2962

PROPOSAL SUBMITTED TO	PHONE	DATE
City of Osage Beach		09-22-2022

STREET	JOB NAME
1000 City Parkway	IFB Geothermal Heat Pump Replacement
CITY, STATE AND ZIP	**JOB LOCATION**
Osage Beach, MO 65065	Osage Beach City Hall

We hereby submit specifications and estimate:

Installation of six (6) Geothermal heat pump units listed as follows

- Woman's lobby restroom - 5 ton $7900 installed
- Mens lobby rest room - 5 ton $7900 installed
- Evidence room - ½ ton $5800 installed
- Conference Room B - 2 ton $6100 installed
- Booking - 2 ton $6100 installed
- Rm 140-141 – 5 ton $7900 installed

All units shall be hung in existing locations using material that exceeds manufacture recommendations for hanging.
If units need to be relocated Geo Service will provide all materials and labor to relocate including duct work.
All units have a 10% discount added from install price due to Preventative Maintenance Program Contract.
All units will come with new thermostats.
All unit shall be ordered with a 5 year parts warranty and 1 year labor warranty. (Warranty covers parts only and does not include trip charges or refrigerant should a leak occur).
Bid includes removal and disposal of existing units.
All work shall be Preformed after hours during weekends and holidays with approval.
Restroom units will be installed after dry wall is removed and prior to installation of new sheet rock. Geo Service LLC will not be responsible for removal or repair of drywall in restroom ceilings. If damage shall occur durning installation to property if Geo Service LLC will be responsible for full repairs.

Thank you for the opportunity to bid on this job. we appreciate your consideration.

We Propose hereby to furnish material and labor-- Complete in accordance with the above specifications, for the sum of:

$41,700 or billed individually if requested

Payment to be made as follows: All payments due at time of service unless written and signed by both customer and seller

Proposal can/will be withdrawn after 30 days from date printed on top of form. The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the office of the seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond Geo Services LLC's control. Prices are based on costs and conditions existing on date of quotation and are subject to change by seller before final acceptance. Typographical and stenographical errors subject to correction. Purchaser agrees to accept other overages or shortages not in access of ten percent (10%) to be charged pro-rata. Purchaser assumes liability of patent and must be suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by establishment trade customs. Terms inconstant with those stated herein, which may appear on purchaser's formal order, will not be binding on the seller. Owner to carry fire, tornado, and other necessary insurance. Our workers are covered by Workman's compensation insurance.

Acceptance of Proposal --- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Geo Services LLC. to do the work as specified. Payment will be made as outlined above.

Signature ______________________

Date of acceptance

____

Signature ______________________

References

- Laclede Electric Cooperative
  Contact Person- Gary Lewis
  Phone Number- (417) 588-7794
  Address- 1400 E Route 66 Lebanon, MO 65536

- City Of Buffalo- City Hall
  Contact Person- Brandon Kenall (Mayor)
  Phone Number- (417) 328-8167
  Address- 115 N Maple Buffalo, MO 65622

- City Of Osage Beach
  Contact Person- Ron White
  Phone Number- (573) 302-200
  1000 City Parkway Osage Beach, MO 65065

- The Kitchen Inc
  Contact Person- Jeff Rens
  Phone Number- (417) 840-9057
  Address- 730 N Glenstone Ave Springfield, MO 65802

- Hickory County R-1 School District
  Contact Person- Tony Dampier
  Phone Number- (417) 840-5142
  Address- 20663 US Hwy 65 Urbana, MO 65767

Experience

All of the above named associates have employed our services over the last 4 years. We have been responsible for maintaining and installing any and all Geo Thermal heat pumps. These companies have all maintained service contracts and rely on our experience with Geothermal. All of these companies and several others can attest to the quality of work our company provides.

GEO Services LLC.
Heating, Cooling & Geothermal

GEO Service LLC.
PROPOSAL AND ACCEPTANCE

32 Morningside Lane
Long Lane, MO 65590
417-345-4291 or 417-209-2962

PROPOSAL SUBMITTED TO	PHONE	DATE
City of Osage Beach		09-22-2022
STREET 1000 City Parkway	JOB NAME IFB Geothermal Heat Pump Replacement	
CITY, STATE AND ZIP Osage Beach, MO 65065	JOB LOCATION Osage Beach City Hall	

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$41,700 or billed individually if requested

Payment to be made as follows: All payments due at time of service unless written and signed by both customer and seller

Proposal can/will be withdrawn after 30 days from date printed on top of fom. The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the office of the seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond Geo Services LLC's control. Prices are based on costs and conditions existing on date of quotation and are subject to change by seller before final acceptance. Typographical and stenographical errors subject to correction. Purchaser agrees to accept other overages or shortages not in access of ten percent (10%) to be charged pro-rata. Purchaser assumes liability of patent and must be suitable quality to facilitate efficient production.

Conditions not specifically stated herein shall be governed by establishment trade customs. Terms inconstant with those stated herein, which may appear on purchaser's formal order, will not be binding on the seller. Owner to carry fire, tornado, and other necessary insurance. Our workers are covered by Workman's compensation insurance.

Acceptance of Proposal --- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorizing Geo Services LLC. to do the work as specified. Payment will be made as outlined above.

Signature ______________________

Date of acceptance ______________

Signature ______________________

TEEL MECHANICAL SERVICE, INC.
PO BOX 6308
FULTON, MO 65251
Phone # (573) 642-9648

Proposal

Date	Proposal #
9/26/22	2893

Name / Address
ALL BIDDERS

Project
CITY OF OSAGE BEACH

Description	Total
Teel Mechanical Service, Inc. is pleased to offer a price for the following:	
Re: Geothermal Package Heat Pump Replacement Project	
Price to Supply and Install (6) New Water Source Heat Pumps Includes: Removing and Replacing Dry Wall Ceiling as Required to Remove Units over Bathrooms	
Lead Time: 22 Weeks Out	
Price Good for 30 Days.	
Proposed Price	53,547.00

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees.

Web Site www.teelmechanical.com

Signature of Acceptance ______________________

Rehagen Heating & Cooling Inc
P.O Box 68
Westphalia, Mo 65085
Office 1-573-455-2394
Fax 1-573-455-2378

Bid for: Osage Beach City Hall, Geo Units Replacements. 9/26/2022.

Description: Mechanical Bid.

Mechanical Includes:

Replacement of six Geothermal Units as indicated in the specs.
Duct work to as needed for installs.
Low voltage wiring from stats to the units.
Condensate lines.
Demo of existing units per the specs.

Exclusions are listed below:

High voltage wiring.
Concrete work of any sort.
Bonding.
Site work of any sort.
Fire Alarm System's.
Any roofing or sealing of curbs or flashings.
Any painting, patching or hole cutting of walls.
Ceiling or grid work of any sort.
Taxes.

Mechanical Base Bid	**$52,489**

City of Osage Beach
Agenda Item Summary

Date of Meeting:	October 20, 2022
Originator:	Edward Rucker, City Attorney
Presenter:	Edward Rucker, City Attorney

Agenda Item:
Bill 22-80 - An ordinance of the City of Osage Beach, Missouri, approving The Economic Development Fee Reimbursement Agreement Between The Preserve At Sycamore Creek LLC and The City Of Osage Beach, Missouri Pursuant to Section 135.025 of the Osage Beach Municipal Code. *Second Reading*

Requested Action:
Second Reading of Bill #22-80

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

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:
Per City Code 110.230, Bill 22-80 is in correct form.

City Administrator Comments:
The first reading was read and approved on October 6, 2022.

The City's Economic Development Fee Reimbursement Program allows for certain fee reimbursements for projects consisting of certain criteria to encourage economic development projects in the City that either support a tourism-related project or residential projects to incentive a certain rental or for-sale property units. In relationship to this project and per City Code Section 135.025, monthly rent levels to be encouraged have a base monthly rent level tied to the current CPI-U (Consumer Price Index for All Urban Consumers).

I have determined, based on the project details, 43% of the projects' units are applicable to Section 135.025 and qualify for a reimbursement fee, should the Board of Aldermen desire to grant said reimbursement. The total reimbursement request is estimated at $281,451, equivalent to 28.8% of the projects' total estimated fees. Affected funds include the General Fund, Water Fund, and Sewer Fund. The Preserve, a 268 unit complex, is estimated to cost $60.3 million. The applicable fee reimbursement represents 0.05% of total project costs.

For purposes of determination, CPI-U rose over 15% (as of June 30, 2022) since the adoption of Section 135.025. I also correlated the CPI-U adjustment to monthly rent levels as outlined in Section 135.025 as it relates to Camden County AMI (Area Median Income, sometimes referred to as MFI-Median Family Income) and the accepted definition of Moderate Income from the US Department of Housing and Urban Development. The moderate income level is considered 81% - 120% of AMI. Calculations can further be made to what is known as acceptable workforce housing monthly rent amounts.

Per Section 135.025, approved fee reimbursements will be reimbursable to the developer on the completion of units in the first five-year period, and upon the completion of a minimum of twenty-five percent (25%) applicable units. For the purposes of applicable unit, it is assumed based on the project development plan the complex will be built within the five-year timeframe.

BILL NO. 22-80 ORDINANCE NO.22.80

AN ORDINANCE APPROVING THE ECONOMIC DEVELOPMENT FEE REIMBURSEMENT AGREEMENT BETWEEN THE PRESERVE AT SYCAMORE CREEK LLC AND THE CITY OF OSAGE BEACH, MISSOURI PURSUANT TO SECTION 135.025 OF THE OSAGE BEACH MUNICIPAL CODE

WHEREAS, the City of Osage Beach, Missouri (the "City"), is authorized and empowered to undertake certain actions for economic development fee reimbursements pursuant to section 135.025 of the Osage Beach Municipal Code; and,

WHEREAS, the Development Plan for The Preserve at Sycamore Creek seeks to use the Economic Development Fee Reimbursement pursuant to Section 135.025 of the Osage Beach Municipal Code

WHEREAS, the Development Plan contemplates the use of real property tax abatement to incentivize a redevelopment project consisting of a multi-building, multi-family housing development comprised of approximately 268 rental units, a clubhouse and amenity space (the "Redevelopment Project"); and

WHEREAS, the Board of Aldermen further finds and determines that Economic Development Fee Reimbursement Agreement between The Preserve at Sycamore Creek LLC and the City of Osage Beach, Missouri pursuant to Section 135.025 of the Osage Beach Municipal Code it is necessary and desirable in connection with the implementation of the Development Plan for the Preserve at Sycamore Creek:

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City the Economic Development Fee Reimbursement Agreement Between The Preserve At Sycamore Creek LLC and The City Of Osage Beach, Missouri under the terms set forth in the attached ("Exhibit A")

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

Section 3. Severability

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

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

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

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after the date of passage and approval of the Mayor.

READ FIRST TIME: October 6, 2022 READ SECOND TIME: ________________

I hereby certify that Ordinance No. 22.80 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 approved Ordinance No.22.80.

____
Michael Harmison, Mayor

________________________________ ________________________________
Date Tara Berreth, City Clerk

EXHIBIT A

ECONOMIC DEVELOPMENT FEE REIMBURSEMENT AGREEMENT
BETWEEN THE PRESERVE AT SYCAMORE CREEK LLC
AND
THE CITY OF OSAGE BEACH, MISSOURI

Tegethoff Development - The Preserve

Fee Estimates - July 31, 2022

Building Type A, total of 8 Total # of units per Bldg: 28 Const value $3,420,000.00 each building	Fees each building Const Value $3,420,000.00	Total Fees x 8 Buildings Const Value $27,360,000.00	**Chapter 135.025 - Economic Development Fee Reimbursement Estimate**
Building Type A - Permit Fee	$11,160.00	$59,040.00	$29,520.00
2" Water Meter $960.48 each	$960.48	$7,683.84	$0.00
Water Impact for multi-family 1 Bedroom, per unit fee: 14 x $718.75	$10,062.50	$80,500.00	$80,500.00
Water Impact for multi-family 2 Bedrooms, per unit fee: 14 x $862.50	$12,075.00	$96,600.00	$0.00
Sewer multi-family Area 7 1 Bedroom: 14 x $1,409.00	$19,726.00	$157,808.00	$157,808.00
Sewer multi-family Area 7 2 Bedroom: 14 x $1,691.00	$23,674.00	$189,392.00	$0.00
Sewer Plant Capacity - Class A $860.00 x 28	$24,080.00	$192,640.00	$0.00
Grand Total	**$101,737.98**	**$783,663.84**	**$267,828.00**
			34.2%

Building Type C, total of 2 Total # of units per Bldg: 22 Const value $3,320,000.00 each building	Fees each building Const Value $3,320,000.00	Total Fees x 2 Buildings Const Value $6,640,000.00	**Chapter 135.025 - Economic Development Fee Reimbursement Estimate**
Building Type C - Permit Fee	$10,960.00	$17,600.00	$1,584.00
2" Water Meter $960.48 each	$960.48	$1,920.96	$0.00
Water Impact for multi-family 1 Bedroom, per unit fee: 2 x $718.75	$1,437.50	$2,875.00	$2,875.00
Water Impact for multi-family 2 Bedrooms, per unit fee: 14 x $862.50	$12,075.00	$24,150.00	$0.00
Water Impact for multi-family 3 Bedrooms, per unit fee: 6 x $1,006.25	$6,037.50	$12,075.00	$0.00
Sewer multi-family Area 7 1 Bedroom: 2 x $1,409.00	$2,818.00	$5,636.00	$5,636.00
Sewer multi-family Area 7 2 Bedroom: 14 x $1,691.00	$23,674.00	$47,348.00	$0.00
Sewer multi-family Area 7 3 Bedroom: 6 x $1,973.00	$11,838.00	$23,676.00	$0.00
Sewer Plant Capacity - Class A $860.00 x 22	$18,920.00	$37,840.00	$0.00
Grand Total	**$88,720.48**	**$173,120.96**	**$10,095.00**
			5.8%

Building Type: **Clubhouse** Const value $2,000,000.00	Total Fees	**Chapter 135.025 - Economic Development Fee Reimbursement Estimate**
Clubhouse - Permit Fee	$8,320.00	$0.00
5/8” Water Meter	$300.15	$0.00
Water Impact for 5/8” Meter	$1,150.00	$0.00
Sewer Development Charge - Area 7	$2,255.00	$0.00
Plant Capacity Fee - Class A	$860.00	$0.00
Grand Total	**$12,885.15**	**$0.00**
		0.0%

Site Development Fee		
Estimated Site Development Fee	$8,819.55	$3,527.82
		40.0%

	Total Fees	**Chapter 135.025 - Economic Development Fee Reimbursement Estimate**
Building A (8 total)	$783,663.84	$267,828.00
Building C (2 total)	$173,120.96	$10,095.00
Clubhouse	$12,885.15	$0.00
Site Development Fees	$8,819.55	$3,527.82
GRAND TOTAL PERMIT FEES	**$978,489.50**	**$281,450.82**
		28.8%

Notes:
Calculations for fee reimbursement on 1-bedroom units; 1-bedroom rents within 5% of current adjusted montly rent per CPI-U adjustment as of June 30, 2022; estimated fees as of July 31, 2022.

ECONOMIC DEVELOPMENT FEE REIMBURSEMENT AGREEMENT
BETWEEN THE PRESERVE AT SYCAMORE CREEK LLC
AND
THE CITY OF OSAGE BEACH, MISSOURI

THIS ECONOMIC DEVELOPMENT FEE REIMBURSEMENT AGREEMENT is made and entered into as of this _____ day of __________, 2022 (this "Agreement"), by and between the CITY OF OSAGE BEACH, MISSOURI, a fourth-class city organized and existing under the laws of the State of Missouri (the "City"), THE PRESERVE AT SYCAMORE CREEK, LLC, a Missouri limited liability company (together with its permitted successors and assigns, the "Developer").

WHEREAS, the City has a program under Section 135.025 of the Osage Beach Municipal Code (the "City Code"), entitled the economic development fee reimbursement program, which the Developer wishes to utilize, and the City wishes to acknowledge; and

WHEREAS, the City wishes to support the project known as The Preserve at Sycamore Creek through the use of the economic development fee reimbursement program

WHEREAS, the City finds that the project known as The Preserve at Sycamore Creek meets the requirements of the program in section 135.025 of the City Code;

NOW, THEREFORE, in consideration of the following mutual covenants, conditions and agreements, the parties do hereby agree as follows:

1. Subject to the Developer's performance, as set forth below, the Fee Reimbursement pursuant to Exhibit "A" attached to this Agreement is approved.
2. The Developer shall develop the project known as The Preserve at Sycamore Creek consistent with the proposals contained and approved in Ordinances 22-71 and 22-74 and all other applicable governmental approvals required by the City Code.
3. Fee reimbursement may be issued by the City Administrator upon meeting both of the following conditions:

   a. The receipt of a certificate of substantial completion as contemplated by the Development Agreement approved by Ordinance No. 22-74 (the “Development Agreement”),
   b. The issuance of a final certificate of occupancy for every unit for which fee reimbursement is requested.
4. The Developer may only assign its interest in this Agreement to an assignee of the Developer’s interest in the Development Agreement.
5. If the Development Agreement is terminated following a default by the Developer, as provided in Section 5.1 thereof, then Agreement shall also terminate without any further notice to the Developer.

NOTICES

All notices which may be required by this Agreement, or any rule of law shall be effective when received by certified mail sent (but also copied in email) to the following addresses:

Developer:
The Preserve at Sycamore Creek, LLC
Attn: Jeffrey J. Tegethoff
P.O. Box 6331
Fishers, Indiana 46038

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

GOVERNING LAW

This Agreement shall be governed by and in accordance with the laws of Missouri. All disputes under this contract and any litigation resulting under this contract shall be filed, tried, remain in, and be ultimately resolved in the Circuit Court of Camden or Miller County on in any appeal therefrom within the courts of the State of Missouri. The parties, in consideration of the terms and conditions of this agreement, hereby knowingly, intelligently, and voluntarily agree and waive any and all removal rights to federal court or the right to litigate the claim or any part thereof in courts of any other state for any reason. This Agreement is not subject to arbitration.

WAIVER

No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent, or subsequent breach of the same or any other provision hereof. No term or provision hereof shall be deemed waived, and no breach excused, unless such waiver or consent shall be in writing and signed by the party claimed to have waived or consented. A waiver shall not constitute a waiver of such in the future unless said waiver is also made for future occurrences in writing signed by the waiving party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by duly authorized representatives and made effective the day and year first above written.

City:	Developer:
______________________________	______________________________
Signature	Signature
______________________________	______________________________
Jeana Woods	Printed Name
City Administrator	______________________________
	Title
______________________________	______________________________
Date	Date

City of Osage Beach
Agenda Item Summary

Date of Meeting:	October 20, 2022
Originator:	Cary Patterson, City Planner
Presenter:	Cary Patterson, City Planner

Agenda Item:
Bill 22-81 - An ordinance of the City of Osage Beach, Missouri, vacating undeveloped Right of Ways in the original "Osage Beach" subdivision by plat. *Second Reading*

Requested Action:
Second reading of Bill #22-81

Ordinance Referenced for Action:
State Statute 88.673 requires Board of Aldermen approval on the Vacation of Public Right of Way.

Deadline for Action:
None

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
See the attached documents.

The Planning Department recommended approval of the subject vacation to the Planning Commission at their meeting on September 13, 2022 and they forward it to the Board of Aldermen with a unanimous recommendation for approval.

City Attorney Comments:
Per City Code 110.230, Bill 22-81 is in correct format.

City Administrator Comments:
The first reading was read and approved on October 6, 2022.

BILL NO. 22-81 ORDINANCE
NO. 22.81

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, VACATING UNDEVELOPED RIGHT OF WAYS IN THE ORIGINAL “OSAGE BEACH” SUBDIVISION PLAT – BYBEE SPRINGS SUBDIVISION

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

Section 1. That the Board of Aldermen of the City of Osage Beach, do hereby find and declare that a petition was filed with the City Planner of the City of Osage Beach from Motor Sports Properties, LLC. - Timothy and Deborah Seebold - Hilltop Estates, LLC. - Daryl L. Foster Revocable Trust and Daryl L. and Nicklyn B. Foster MB2 Investments, LLC requesting that the roads previously laid out in the BYBEE SPRINGS SUBDIVISION Plat within LOT 1 which plat is attached hereto as Exhibit “A” be vacated.

Section 2. That the Board of Aldermen finds that the City of Osage Beach Planning Commission has fully approved adoption of this Ordinance.

Section 3. That the vacation of the road will not adversely affect adjacent properties or property owners in the immediate vicinity and is of no further use to the City.

Section 4. That the right-of-way described in Section 1 be and the same is hereby vacated.

Section 5. That the City Clerk of Osage Beach, Missouri, be and she is hereby authorized and directed to acknowledge this ordinance as deeds are acknowledged, and to cause this ordinance to be filed for record in the Recorder’s Office in Camden County, Missouri.

Section 6. All ordinances or parts of ordinances in conflict with this ordinance are, in so much as they conflict with this ordinance, hereby repealed.

Section 7. That this Ordinance shall be in full force and effect from and after its date of passage.

READ FIRST TIME: October 6, 2022 READ SECOND TIME:

I hereby certify that Ordinance No. 22.81 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: 0

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

____________________ ______________________________________

Date Tara Berreth, City Clerk

Approved as to form:

____
Edward B. Rucker, City Attorney

I hereby APPROVE Ordinance No.22.81.

____
Michael Harmison, Mayor

____
Date

ATTEST:

____
Tara Berreth, City Clerk

PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION

Hearing Date: September 13, 2022	**Case Number: none**

Applicants: Motor Sports Properties, LLC.
Timothy and Deborah Seebold
Hilltop Estates, LLC.
Daryl L. Foster Revocable Trust and Daryl L. and Nicklyn B. Foster
MB2 Investments, LLC

Location: The corner of Osage Beach Parkway and Osage Beach Road

Petition: Vacation of platted Right of Ways and “Reserved for Hotel” and “Park” by approving and recording the “Bybee Springs Subdivision” Plat

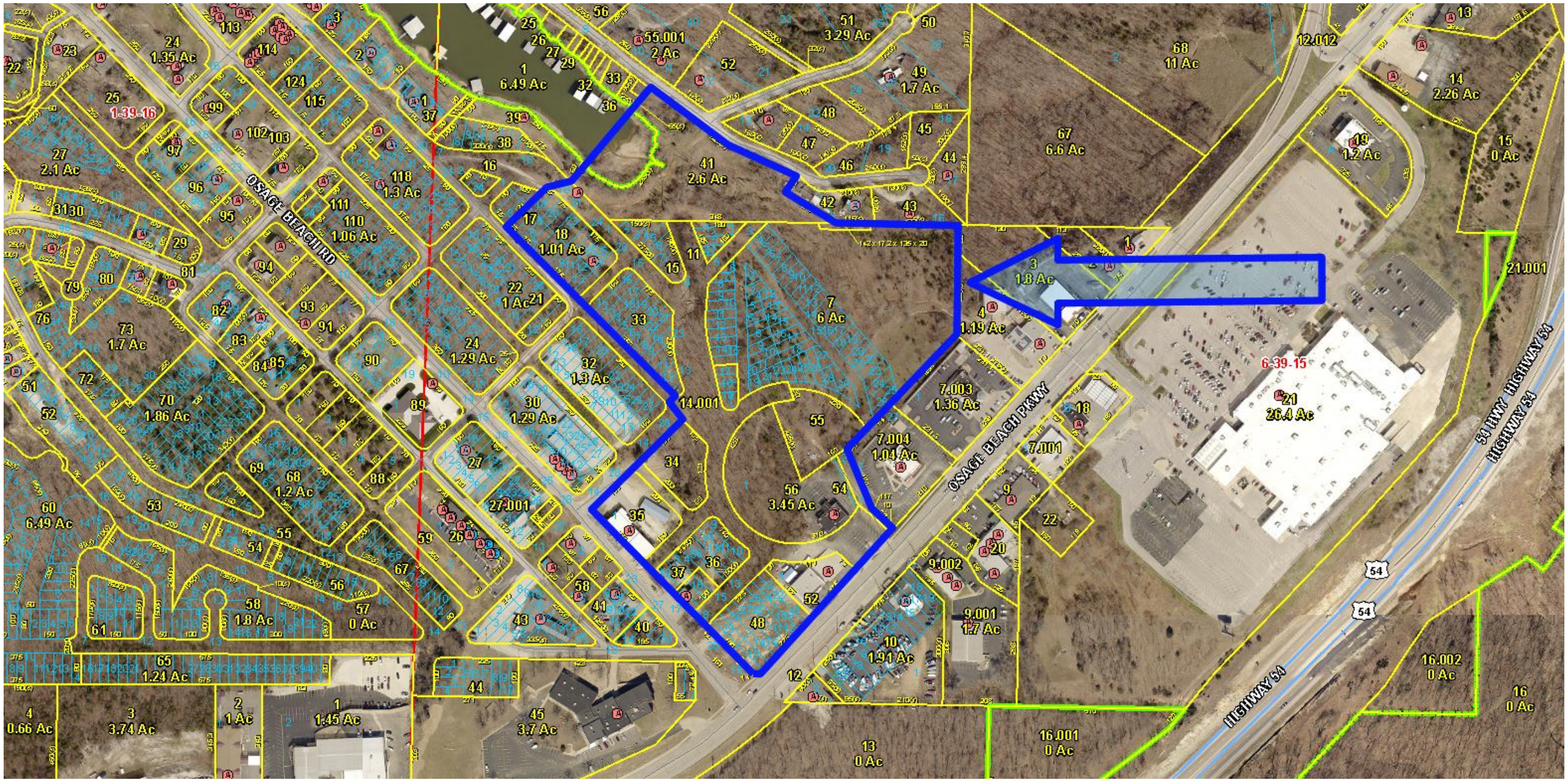
Existing Uses: Some frontage commercial properties and vacant commercial properties

Analysis:

1) The applicants own the land adjacent to the requested vacation lands.
2) The applicants are asking that the City of Osage Beach vacate numerous undeveloped ROWs that bisect their properties making them difficult if not impossible to appropriately develop. Approval of this request will give the properties much better development capacity.
3) There is no apparent service infrastructure currently in the ROWs. However, easements for any infrastructure that is found to exist will need to be given if this request for vacation is approved. Existing unknown infrastructure is addressed in the “Owners Certificate” section of the Certification Sheet.
4) This vacation is being done by plat, known as “Bybee Springs Subdivision”, which is the most efficient way to accomplish a vacation in which all properties that are adjacent to the subject ROW are required to sign the “Owner’s Certificate” portion of the Certification Sheet.

Recommendation:

The property owners and their attorneys have been working on this request with the City for a number of years. It is an extremely involved and complicated process to get legal descriptions for this many properties and Rights of Way assembled along with the approval and signatures of all the effected properties. **At this time, that appears to have been done and the Planning Department recommends approval of this request to vacate existing undeveloped Rights of Way and establish new lots with their own legal descriptions.**



NORTH

Bybee Springs Subdivision
Vacation Plat
Location Map

"BYBEE SPRINGS SUBDIVISION"

Owners' Certificate

The undersigned owners of the above described tracts of land have caused the same to be resurveyed in the manner shown on the accompanying plat and said tracts of land shall hereafter be known as "Bybee Springs Subdivision".

The Easement of Ingress and Egress shown on this plat shall be dedicated and reserved for the use of the owner's of Lot 1 and Lot 2 of Bybee Springs Subdivision, together with their successors, assigns, and invitees. The described tracts of land shall be subject to all restrictions, reservations, conditions and easements or record and to all existing roads and rights of way, except for those abandoned by the City of Osage Beach herein, and to all power lines and utilities, whether of record or not.

Motor Sports Properties, L.L.C.

~~David F. Mungenast, Sr.,~~ Steven Harris
Managing Member

Timothy and Deborah Seebold

Timothy Seebold

Deborah Seebold

Hilltop Estates, LLC

Shaun Hill

Daryl L. Foster Revocable Trust
Dated June 19, 2003 and
Daryl L. and Nicklyn B. Foster

Daryl L. Foster, Individually
and as Trustee

MB2 Investments, LLC

Mason Bennett

Nicklyn B. Foster, Individually
and as Trustee

STATE OF MISSOURI]
] ss.
COUNTY OF St. Louis]

On this 12 day of Aug, 2022, before me personally appeared ~~David F. Mungenast, Sr.~~ Steven Harris, as an authorized member of MOTOR SPORTS PROPERTIES, L.L.C., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he was authorized to execute the same on behalf of MOTOR SPORTS PROPERTIES, L.L.C., and did so as his free act and deed.

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

My commission expires: June 15, 2025

Notary Public

DONNA CHRISTOPHER
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JUNE 15, 2025
JEFFERSON COUNTY
COMMISSION #05462833

STATE OF MISSOURI]
] ss.
COUNTY OF Miller]

On this 1st day of July, 2022, before me personally appeared TIMOTHY SEEBOLD and DEBORAH SEEBOLD, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My commission expires: 2/28/2023

Notary Public

MIRANDA WIMBERLEY
Notary Public - Notary Seal
Camden County - State of Missouri
Commission Number 15017083
My Commission Expires Feb 28, 2023

STATE OF MISSOURI]
] ss.
COUNTY OF Miller]

On this 4th day of August, 2022, before me personally appeared Shaun Hill, as an authorized member of HILLTOP ESTATES, L.L.C., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he was authorized to execute the same on behalf of HILLTOP ESTATES, L.L.C., and did so as his free act and deed.

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

My commission expires: 2/28/2023

Notary Public

MIRANDA WIMBERLEY
Notary Public - Notary Seal
Camden County - State of Missouri
Commission Number 15017083
My Commission Expires Feb 28, 2023

STATE OF MISSOURI]
] ss.
COUNTY OF Miller]

On this 18th day of July, 2022, before me personally appeared Daryl L. Foster and Nicklyn B. Foster, both individually and as Trustees of the DARYL L. FOSTER REVOCABLE TRUST DATED JUNE 19, 2003, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they were authorized to execute the same on behalf of the DARYL L. FOSTER REVOCABLE TRUST DATED JUNE 19, 2003, and did so as their free act and deed.

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

My commission expires: 2/28/2023

Notary Public

MIRANDA WIMBERLEY
Notary Public - Notary Seal
Camden County - State of Missouri
Commission Number 15017083
My Commission Expires Feb 28, 2023

STATE OF MISSOURI]
] ss.
COUNTY OF Miller]

On this 6th day of July, 2022, before me personally appeared Mason Bennett, as an authorized member of MB2 INVESTMENTS, LLC, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he was authorized to execute the same on behalf of MB2 INVESTMENTS, LLC, and did so as his free act and deed.

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

My commission expires: 2/28/2023

Notary Public

MIRANDA WIMBERLEY
Notary Public - Notary Seal
Camden County - State of Missouri
Commission Number 15017083
My Commission Expires Feb 28, 2023

Consent of Mortgagee

I, Kayla Holt, of lawful age, being duly sworn upon his/her oath states that he/she is the Vice President of Central Bank of Lake of the Ozarks: that Central Bank of Lake of the Ozarks is the holder of a Deed of Trust for All of Lot Nos. 1 through 18 in Block 3 of "Osage Beach", as recorded in Book 264 at Page 554 in the Recorder of Deeds Office for Camden County, Missouri, on November 29, 2006; that Central Bank of Lake of the Ozarks hereby consents to the filing and recordation of the plat for "Bybee Springs Subdivision"; and that I am authorized to sign this instrument on behalf of Concord Bank and I did so as my own free act and deed on behalf of Central Bank of Lake of the Ozarks.

By: Kayla Holt

Subscribed and sworn to before me on this 22 day of August 2022.

My commission expires: Aug 3, 2024

Notary Public

VERVIA MAHURIN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES AUGUST 3, 2024
MILLER COUNTY
COMMISSION #16593391

Acceptance by the City of Osage Beach

The foregoing plat of "Bybee Springs Subdivision" was approved and accepted by the City of Osage Beach pursuant to Ordinance No. ______ of the Code of Ordinances of the City of Osage Beach, Missouri on the ____ day of ______________, 2022.

By: ______________________ Michael Harmison, Mayor

By: ______________________ Tara Berreth, City Clerk

Vacation of Platted Right of Ways and Dedicated Roadways

The City of Osage Beach hereby vacates all the platted right of ways and roadways located and lying within Lots 1, 2, 3, 4 and 5 of the plat of "Bybee Springs Subdivision"; the right of way dedicated to the City of Osage Beach by the Quit-Claim Deed recorded in Book 313 at Page 402 in the Recorder of Deeds Office for Camden County, Missouri; and the roadway easement dedicated to the City of Osage Beach by the Quit-Claim Deed of Dedication recorded in Book 379 at Page 136 in the Recorder of Deeds Office for Camden County, Missouri.

By: ______________________ Michael Harmison, Mayor

By: ______________________ Tara Berreth, City Clerk

Vacation of "Reserved for Hotel" and "Park"

The City of Osage Beach hereby vacates those tracts of land "Reserved for Hotel" and "Park" as shown on the all the plat recorded in Book 2 at Page 13 in the Recorder of Deeds Office for Camden County, Missouri, and hereby makes them part of Lots 1 and 2 as shown on the plat of "Bybee Springs Subdivision".

By: ______________________ Michael Harmison, Mayor

By: ______________________ Tara Berreth, City Clerk

STATE OF MISSOURI]
] ss.
COUNTY OF ______________]

On this ____ day of _________, 2022, before me personally appeared MICHAEL HARMISON, MAYOR, AND TARA BERRETH, CITY CLERK, of the City of Osage Beach, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

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

My commission expires: ____________

Notary Public

SURVEYOR'S CERTIFICATE

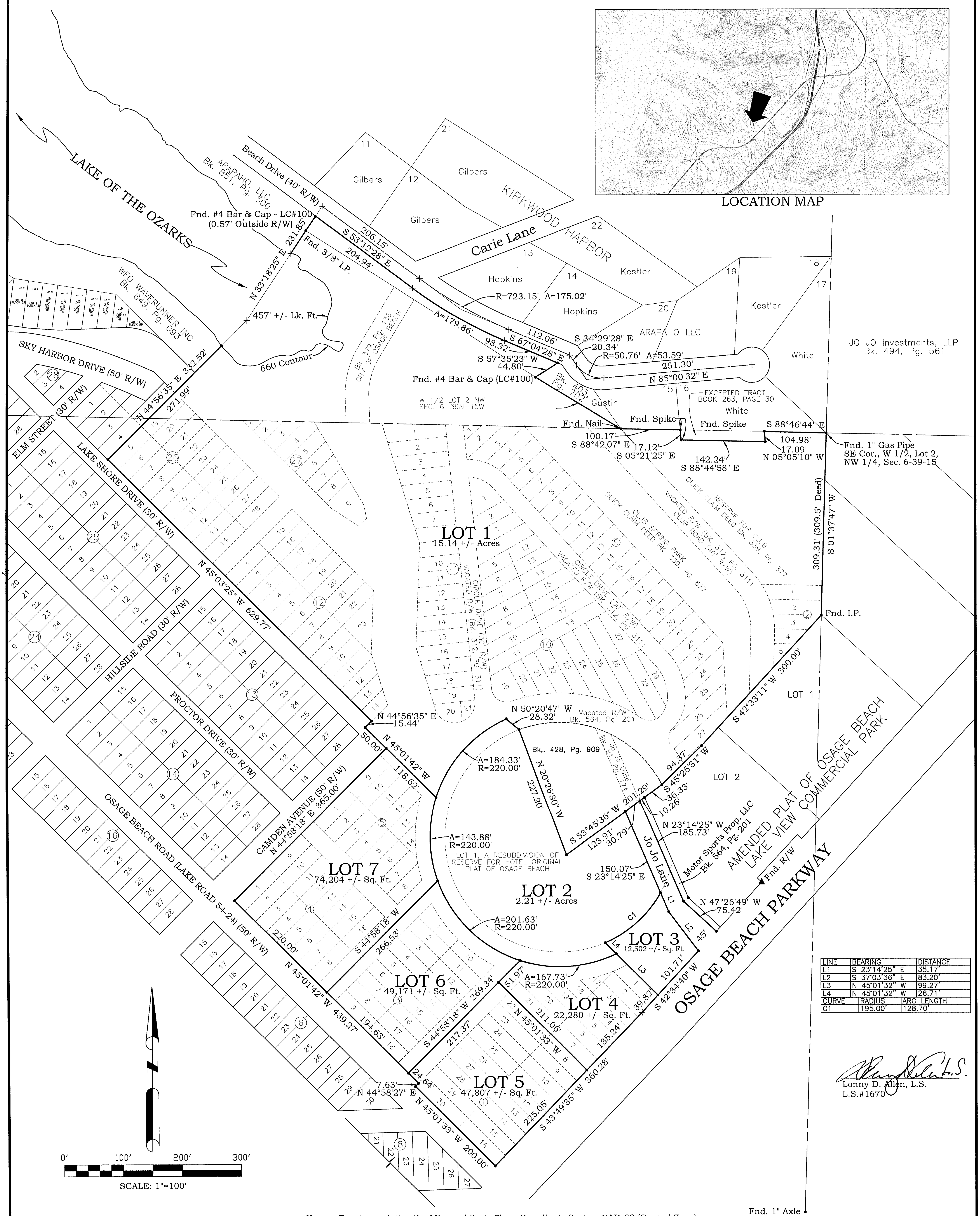
CERTIFICATION: This is to certify that I, Lonny D. Allen, L.S., at the request of NICKLYN B. FOSTER and DARYL L. FOSTER, Trustees of the Daryl L. Foster Revocable Trust dated June 19, 2003; HILLTOP ESTATES, LLC, a Missouri limited liability company; TIMOTHY A. SEEBOLD, a married person; MB2 INVESTMENTS, LLC., a Missouri limited liability company; and MOTOR SPORTS PROPERTIES, L.L.C. a Missouri limited liability company, have executed a survey of All of Block 3; All of Lots 8 through 16 and Lots 22 through 30, Block 1; All of Lots 5 through 14 and Lots 19 through 28, in Block 26; All of Lots 1 through 9, in Block 27; All of Lots 1 through 23, in Block 12; All of Lots 1 through 21, in Block 11; All of Lots 1 through 29, in Block 10; All of Lots 1 through 27, in Block 9, All of Lots 1 through 5, in Block 2; the area shown as 'RESERVED FOR CLUB', and the area shown as 'CLUB SPRING PARK'; all in OSAGE BEACH; All of Lot 1 of RESUBDIVISION OF BLOCKS 4 AND 5 OF OSAGE BEACH; All of Lot 1, SEEBOLD SUBDIVISION; and All of Lot 1, A RESUBDIVISION OF RESERVE FOR HOTEL, ORIGINAL PLAT OF OSAGE BEACH, and part of Lot 1 and Lot 2 of the Northwest Quarter of Section 6, Township 39 North, Range 15 West, in Camden County, Missouri, and that said survey was performed in accordance with the requirements of the standards for property boundary surveys adopted by the Missouri Board of Architects, Professional Engineers, Professional Land Surveyors and Professional Landscape Architects and that the results of said survey are shown hereon.

LONNY D. ALLEN
MO. Reg. No. L.S. 1670

00-99

SHEET 1 OF 2

"BYBEE SPRINGS SUBDIVISION"



LINE	BEARING	DISTANCE
L1	S 23°14'25" E	35.17'
L2	S 37°03'36" E	83.20'
L3	N 45°01'32" W	99.27'
L4	N 45°01'32" W	26.71'
CURVE	RADIUS	ARC LENGTH
C1	195.00'	128.70'

Lonny D. Allen, L.S.
L.S.#1670

Notes: Bearings relative the Missouri State Plane Coordinate System NAD-83 (Central Zone).

Set #4 Bar & Cap unless otherwise noted.

00-99

SHEET 2 OF 2

City of Osage Beach

Agenda Item Summary

Date of Meeting: October 20, 2022
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:
Bill 22-82- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Columbia Capital Management LLC for Municipal Financial Advisory Services for a term of one year with two additional renewals of one year. *First and Second Reading*

Requested Action:
First & Second Reading of Bill #22-82

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 - Services directly related to projects under a funding agreement are paid by developers as outlined in an applicable funding agreement. Budgeted amounts will be determined based upon executed funding agreements with the budget amended as needed. If services not directly related to an applicable funding agreement are executed, initiated for internal programs or services, said services will be executed as outlined in the City's purchasing policy.

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:
Per City Code 110.230, Bill 22-82 is in correct form.

City Administrator Comments:
A Municipal Financial Advisory Services Request for Proposals (RFP) was issued on September 2, 2022, and closed on September 23, 2022. The purpose of the RFP was to obtain competitive proposals from qualified companies capable of serving as the City's Municipal Financial Advisor and to provide financial advisory services as it relates to debt issuance and management, economic development advice and analysis, including consideration of and approvals for developer proposals and projects supported by a variety of public incentive tools, including but not limited to TIF, CID, TDD. The RFP scope also included other financial programs and additional services and advice as needed by the City customarily provided by financial advisors in Missouri, including working with the City Administrator and City Treasurer on City financing programs, capital improvement programs, investments, and other like services, as determined necessary.

Staff, including myself, reviewed four proposals received and determined Columbia Capital Management LLC to be the best qualified based on overall responsiveness and RPF quality, their nature and quality of expertise and experience, and their capability and capacity to perform the outlined scope of services requested.

BILL NO. 22-82 ORDINANCE NO. 22.82

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH COLUMBIA CAPITAL MANAGEMENT LLC FOR MUNICIPAL FINANCIAL ADVISORY SERVICES FOR A TERM OF ONE YEAR WITH TWO ADDITIONAL RENEWALS OF ONE YEAR

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

Section 1. The Board of Aldermen of the City of Osage Beach hereby authorizes the Mayor to execute a contract with Columbia Capital Management LLC, providing for municipal financial advisory services concerning development incentives and evaluation of costs and financing options for the term ending December 31, 2023 in a form substantially similar in terms and content contained in the engagement letter attached to this ordinance as Exhibit "A." The term of this Initial contract shall expire December 31, 2023, the City Administrator and the contractor may mutually agree extension of the contract for two optional one-year renewals.

Section 2 The Board of Aldermen of the City of Osage Beach hereby authorizes the City Administrator to take appropriate action to fulfill this contract and (to renew this contract on an annual basis for two additional one-year terms at the fees and costs set forth in Exhibit "A".

Section 3 This Ordinance shall be in full force and effect upon date of passage.

READ FIRST TIME: ____________________ READ SECOND TIME: ____________________

I hereby certify that the above Ordinance No. 22.82 was duly passed on ______________________, 2020 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. 22.82

____

Michael Harmison, Mayor

____

Date

ATTEST:

____

Tara Berreth, City Clerk

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

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

June 14, 2022

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

Via Electronic Mail

Dear Ms. Woods:

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

Scope of Services

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

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

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

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

Project Team

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

References

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

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

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

Municipal Advisor Rule

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

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

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

Fees for Services

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

Non-Contingent Fees

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

- $45,000 maximum fixed fee, invoiced monthly at $3,000 until a total of $35,000 has been billed, with the balance (if any) billed upon termination (see below) or in the month following the city council's approval of the first bond issuance in support of the Project.

- In the event the City terminates work on the Project prior to the issuance of bonds, the maximum fee will be lowered to $35,000 and Columbia Capital will bill any remaining balance due in the month following termination.

- In the event the developer terminates work on the Project or is unable or unwilling to take the Project to bond financing, the $45,000 maximum fee shall apply. Columbia Capital will bill any remaining balance due in the month following termination.

Contingent Fees

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

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

Optional Services

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

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

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

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

Term of Engagement

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

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

Respectfully submitted,
COLUMBIA CAPITAL MANAGEMENT, LLC

Jeff White
Managing Member

ACKNOWLEDGED AND ACCEPTED

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

By:

Its:

CITY OF OSAGE BEACH, MISSOURI

MUNICIPAL FINANCIAL ADVISORY SERVICES

Proposal Form

Signature of bidder indicates that the information provided in bidder's submission is true and accurate, the bidder is willing and able to provide services outlined in the scope of services, the bidder understands and will comply with all terms and conditions, and all other specifications made a part of this RFP, and any subsequent award or contract. All terms, conditions and representations made in this invitation will become an integral part of a contract subsequent to an award.

In compliance with this Request for Proposal and to all the conditions imposed herein, the undersigned offers and agrees to provide consulting services for the City of Osage Beach in accordance with the scope of work and intent of this request for proposal contained herein.

Indicate whether: ( ) Individual; ( ) Partnership; ( ) Corporation; (X) LLC / LLP or other entity

State Incorporated: MO Tax ID#: 43-1768510 Corporate Charter#: ________

COMPANY: Columbia Capital Management, LLC

ADDRESS: 6700 Antioch, Suite 250

CITY/STATE/ZIP: Merriam, KS 66204

CONTACT NAME: Jeff White

PHONE: 913.312.8077 EMAIL: jwhite@columbiacapital.com

Signature	Title	Date
	Managing Member	9/8/2022

City of Osage Beach, Missouri

Response to Request for Qualifications
Financial Advisor

September 23, 2022

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

Columbia Capital Management, LLC
6700 Antioch
Suite 250
Merriam, Kansas 66204

James Prichard
Senior Vice President
jprichard@columbiacapital.com
913.312.8072

Jeff White
Managing Member
jwhite@columbiacapital.com
913.312.8077

Columbia Capital is a **municipal advisor**, registered with the US Securities and Exchange Commission and the Municipal Securities Rulemaking Board. Columbia Capital provides advice as a fiduciary to its clients.

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

6700 Antioch
Suite 250
Merriam, Kansas 66204

James Prichard, Senior Vice President
913.312.8072
jprichard@columbiacapital.com

September 23, 2022

Jeana Woods
City Administrator
City of Osage Beach, Missouri
Office of the City Clerk
1000 City Parkway
Osage Beach, MO 65065

Dear Ms. Woods:

Columbia Capital Management, LLC ("Columbia Capital" or "Columbia") hereby presents its response to the City of Osage Beach, Missouri ("Osage Beach" or the "City") Request for Proposals to provide Municipal Financial Advisor Services ("RFP"). Columbia Capital is uniquely capable of providing the City of Osage Beach with the highest level of municipal financial advisory services for several reasons:

Established Missouri Footprint. Columbia is the largest independent municipal advisor in the region. Since our firm's inception 26 years ago in St. Louis, we have served as a financial advisor for Missouri issuers at the state, regional local government levels, including the cities of Columbia, Lee's Summit, Branson, Raytown and the counties of St. Louis, Jackson, and Boone. It has also been our privilege to serve as financial advisor to the State of Missouri for a decade and a half. Of our firm's 15 member staff team, nine work from our headquarters in the Kansas City Metro—a two-and-a-half-hour drive from Osage Beach. Columbia offers the City a truly local team with an unparalleled level of expertise and experience serving issuers across the state.

Extensive Breadth and Depth of Experience. Columbia's team has advised on more than 1,530 transactions totaling more than $80 billion in combined par, spanning a variety of credit structures, bond types and financing programs. In Missouri alone, Columbia has advised on 448 transactions totaling $20.5 billion in par offered. In addition to our work on bond financing, Columbia provides a range of consulting services to its clients, from general presentations on bonds and bond mechanics, to economic development consulting, to investment of City operating funds and bond proceeds, to assistance with post-issuance tax-exempt bond compliance.

Holistic, Innovative Service. Columbia possesses a track record of success developing and implementing innovative and thoughtful financing solutions. Our team often works with clients to design financing programs from the ground up, very frequently providing the services identified in the City's RFP, including: comprehensive financial planning and debt management; capital budget programming; conducting advanced quantitative analysis; monitoring outstanding debt and identifying potential refunding candidates; evaluating the advantages and disadvantages of financing alternatives; working closely with bond counsel on the construction of legal and offering documents; developing rating agency strategies and presentations; administering successful competitive auctions; and facilitating a timely settlement. The only exclusion Columbia has from the City's services identified in the RFP is in providing arbitrage rebate calculations which we propose to provide through an at-cost partnership with a third-party.

COLUMBIA CAPITAL
MUNICIPAL ADVISORS

6700 Antioch
Suite 250
Merriam, Kansas 66204

James Prichard, Senior Vice President
913.312.8072
jprichard@columbiacapital.com

Responsive, Local, Team-Based Service. Unlike many firms, Columbia uses a true team system to serve clients—an approach that grants each client access to the firm's broad range of skills and expertise. Our team builds on a variety of backgrounds, including investment banking, economics, local government administration, and state government finance, to develop thoughtful, and often novel, financing solutions. Our distinctive service delivery model offers many advantages, including seamless account coverage, responsiveness, and a unique approach to innovation that we feel sets us apart from the competition.

Advice as an Independent Fiduciary. The public finance industry has undergone substantial regulatory change in recent years. As of July 2014, the Securities and Exchange Commission implemented new standards for municipal advisors. These rules codified the long-anticipated restrictions governing the manner in which a variety of parties are permitted to interact with municipal bond issuers and borrowers with regard to the planning for, and issuance of, municipal financial products. As a registered municipal advisor with the SEC and MSRB, Columbia is duty-bound to provide financial advice as its clients' fiduciary—a standard the firm has maintained since its inception.

We appreciate the opportunity to respond to this RFP and would be pleased to meet with the City to discuss our qualifications and our staff team in more depth.

Respectfully submitted,
COLUMBIA CAPITAL MANAGEMENT, LLC

James Prichard
Senior Vice President

Jeff White
Managing Member

6700 Antioch
Suite 250
Merriam, Kansas 66204

James Prichard, Senior Vice President
913.312.8072
jprichard@columbiacapital.com

TABLE OF CONTENTS

COVER LETTER

1. Capabilities

Give a description of general capabilities, including information relating financial ability, size and staffing, research capability, professional staff and clerical, work product quality control process, and ability to address fast-moving economic development studies. Include a statement of work explaining work products, plans, activities, etc. as understood by the respondent, and unique or innovative solutions or approaches to be provided.

Firm Overview. Columbia Capital Management, LLC ("Columbia Capital" or "Columbia") formed in 1996 to offer government entities a capable, independent alternative to receiving financial advice from investment banks. Columbia has grown consistently since the firm's inception, establishing and maintaining relationships with a variety of local, state-level and high-profile bond issuers throughout the country.

For 26 years, Columbia Capital has worked to elevate the standard for advisory excellence in municipal finance. Our success in this endeavor is evident in the firm's record of acquiring and maintaining long-standing advisory relationships with a variety of clients across the country. Through our work with bond issuers in Missouri, Kansas, California, Illinois, Oklahoma and elsewhere, Columbia Capital has developed a reputation for excellence of advice, thoroughness of approach, and creativity in problem solving.

Columbia Capital is an **independent** registered Municipal Advisor with the SEC (**File No. 867-00262**) and the MSRB (**ID No. K0183**). One hundred percent of our firm's resources are dedicated to municipal finance, and with no ties to investment banks, we are firmly positioned to provide truly **independent** advice. Unlike broker-dealers providing financial advisory services, advice from an independent municipal advisor is not subject to the conflicts of interest inherent in serving both issuers and investors. As a truly independent registered municipal advisor, Columbia Capital is positioned to serve as our clients' fiduciary—the highest standard of care under the law.

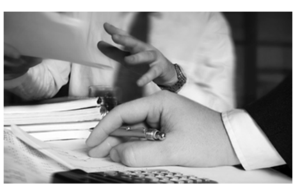
Comprehensive Services. As a full-service financial advisor, Columbia Capital frequently provides the services identified in the City's RFP. Our work routinely includes: developing, managing and implementing long-term financial plans; analyzing the impact of financial structuring on debt management and operating budgets; evaluating debt refunding and restructuring opportunities; assisting in the conceptual development of a financing or financing program; developing cash flow models to assess a financing's short- and long-term budgetary impact; preparing financing packages for rating agencies and bond insurers; reviewing and commenting on offering statements and legal documentation; presenting to client governing bodies; administering the bidding process for a public sale; serving as our clients' fiduciary during price negotiations for negotiated sales; and coordinating and overseeing the closing process. The graphic below illustrates the comprehensive services we provide.

Financial Advice
- Financial planning (budgets and CIP)
- Conceptual plans of finance
- Financial modeling
- Debt transaction management
- Coordinating the professional team

Economic Development
- Sustainable economic development
- Policy development and analysis
- Plan of finance development and cost/benefit modeling
- NMTCs, TIF, TDD, CID, NID, tax abatement, etc.
- New Markets Tax Credits financings

Post-Issuance Tax-Exempt Bond Compliance
- Outsourced implementation of compliance policies
- Training of bond compliance officers
- Management of annual compliance reviews of tax-exempt debt
- Administration of required EMMA
- Access to our MuniVault® compliance suite

Cash Management
- Policy development and analysis
- Cash demand forecasting
- Investing idle funds, bond proceeds and escrows
- Portfolio accounting and reporting
- Analyzing alternative investments



Consulting
- Municipal finance consulting
- Solutions to complex problems
- General government consulting
- Project management
- Policy development and analysis

Breadth and Depth of Experience. Since its founding, Columbia Capital has provided advice on 1,534 bond transactions, totaling more than $80.6 billion in par. The tables below demonstrate the full extent of our firm's financial advisory experience in both Missouri and across the country and our economic development transaction experience, which includes TIFs, CIDs and TDDs.

Transaction Experience By Type		
Category	Par	No.
General Obligation	$ 16,221,979,740	282
General Revenues	12,509,421,917	241
Housing	10,117,219,412	197
Misc. Temporary Financing	7,358,055,000	82
Lease/Appropriation	6,774,356,270	202
Transport/Parking	6,136,017,361	57
Pension / Tobacco / Unemployment	4,515,810,000	12
Econ Develop & Industrial Rev	4,400,816,936	220
Education	4,162,781,000	118
Hospital/Healthcare	4,063,895,000	43
Airport	2,561,320,000	11
Utility/SRF	1,826,933,581	67
Other	4,885,000	2
Total	$80,653,491,217	1,534

Transaction Experience By State		
State	Par	No.
IL	$31,485,386,908	176
MO	20,486,754,922	448
CA	14,146,695,409	441
KS	11,756,533,978	419
OK	1,171,225,000	18
MI	431,485,000	6
HI	396,085,000	7
AL	364,290,000	2
CO	131,460,000	2
LA	74,505,000	3
MD	72,460,000	4
NE	59,165,000	2
TX	40,000,000	2
NY	18,850,000	1
Other	10,975,000	2
OH	7,400,000	1
Total	$80,653,491,217	1,534

Missouri Transaction History – Top 10 Issuers		
Issuer/Borrower	No. Deals	Total Par
Missouri Housing Development Commission	157	$6,684,058,504
Missouri Health and Educational Facilities Authority	55	4,570,431,000
State of Missouri	29	2,565,230,000
Bi-State Development Agency of the Missouri-Illinois Metropolitan District (Metro)	17	1,985,181,044
St. Louis County, Missouri	63	1,396,087,170
Missouri Highways and Transportation Commission	3	657,000,000
City of Columbia, Missouri	27	517,325,000
State Environmental Improvement and Energy Resources Authority (State of Missouri)	7	449,255,000
City of St. Louis, Missouri	14	280,950,742
City of Branson, Missouri	7	110,147,724
Total	379	$19,215,666,184

We also frequently serve our clients in a myriad of non-transaction related capacities. Examples include consulting on unique or one-time projects; reviewing and providing input on proposed legislation and policies; evaluating the feasibility of economic development proposals; developing long-term capital programs and evaluating the impact of such programs on capital and operating budgets; managing our client's continuing disclosure obligations; and providing general insight into municipal market developments and trends.

Firm Structure. Columbia Capital is entirely employee-owned and one hundred percent of the firm's resources are dedicated to public finance. Columbia Capital has staff team of 15, seven of whom comprise the firm's ownership structure. Nine of the firm's 15 staff members work from our headquarters in Merriam, Kansas.

The firm has 13 advisors registered with the SEC as a Series 50 municipal advisor representative, nine of whom are also registered as Series 54 municipal advisor principals. Columbia Capital is a registered Municipal Advisor with the Securities and Exchange Commission (File No. 867-00262) and the Municipal Securities Rulemaking Board (MSRB ID No. K0183). Columbia Capital is also a registered investment adviser (RIA) with the SEC (IARD/CRD Number: 112773). As at truly independent municipal advisor, Columbia Capital has never acted as, or been affiliated with, a broker-dealer, commercial bank or investment bank. Columbia Capital believes it is in full compliance with the SEC's Municipal Advisory rule (MA-1s).

Columbia has no ties or relationships with any underwriter or broker-dealer, no outside investors and no long-term debt—a position that facilitates fiercely independent advice.

Assigned Team. Columbia brings a team to Osage Beach with a depth and breadth of experience not likely to be found with many other firms. Columbia uses a true team approach to staffing accounts. This method ensures responsive analytical support, seamless account coverage at all times, and the ability to keep pace with fast moving economic development studies.

James Prichard
Senior Vice President
913.312.8072
jprichard@columbiacapital.com

Jeff White
Managing Member
913.312.8077
jwhite@columbiacapital.com

Deric Marr
Analyst
913.312.8060
dmarr@columbiacapital.com

James Prichard will serve as the City's lead advisor and day-to-day contact. **Jeff White** will provide account oversight and advisory services on economic development, and **Deric Marr** will provide analytical services, assisting Mr. Prichard with day-to-day account coverage. The lead advisors' resumes are provided below.

James Prichard, Senior Vice President

jprichard@columbiacapital.com | (913.312.8072)

Lead Advisor

Assignment	Mr. Prichard will serve as a lead advisor to Osage Beach.
Experience	Mr. Prichard has 15 years of public finance experience and has worked on approximately $50 billion of municipal transactions. Prior to joining the firm, Mr. Prichard worked in the Office of Management and Budget for the State of Illinois.
Education	B.S. in Business Administration (Lee University); MBA (University of Illinois)
Registrations	Series 50 (Municipal Advisor); Series 54 (Municipal Advisor Principal)
Biographical Information	Jim Prichard joined Columbia Capital in 2012 as Vice President and is now a partner in the firm. Mr. Prichard previously worked in the State of Illinois' Office of Management and Budget's Capital Markets Group for five years, most recently as Manager of Capital Markets. During his tenure, Mr. Prichard was extensively involved in the issuance of $27 billion of State debt offerings. His work with the State included the issuance of general obligation bonds, short-term certificates, revenue bonds, tobacco securitization bonds, Build America Bonds, and unemployment insurance bonds. Mr. Prichard managed the State's $600 million of synthetically fixed rate debt. He used his quantitative skills to build various financial models used by the State including debt affordability models, a swap mark-to-market model, a GASB No. 53 derivative effectiveness model, and various other debt issuance and management models. In addition to his financial modeling, Mr. Prichard was extensively involved in investor outreach, including national road show presentations and bond rating agency meetings. He was also responsible for analyzing and drafting legislation and was involved in the State's budget preparation. Prior to his work for the State of Illinois, Mr. Prichard served as a Graduate Assistant for the Economics program at the University of Illinois. Since joining Columbia, Mr. Prichard has worked on transactions totaling over $20 billion. These transactions include credits and structures spanning much of the municipal market, including transactions for clients such as the County of Riverside (CA), State of Missouri, State of Illinois, City of Chicago, Cook County (IL), City of Columbia, Missouri, City of Olathe, Kansas, City of San Bernardino, California and many more. Mr. Prichard is an expert in managing public market competitive sales having successfully administered approximately 100 competitive auctions throughout his career. Mr. Prichard also serves as the firm's credit specialist, helping clients understand their credit through the various rating methodologies and through peer comparison.

Jeff White, Managing Member

jwhite@columbiacapital.com | (913.312.8077)

Co-Lead

Assignment	Mr. White will serve as Primary Advisor and lead on economic development advisory to Osage Beach, supplementing the work of Mr. Prichard.
Experience	Mr. White has served as financial advisor with Columbia Capital for 21 years. Prior to joining Columbia Capital, Mr. White worked in local government for more than a decade.
Education	A.B. in Political Science (University of Michigan, 1992); MPA in Local Government Management (University of Kansas, 1995)
Registrations	Series 50 (Municipal Advisor); Series 54 (Municipal Advisor Principal); Series 65 (Investment Adviser Representative)
Biographical Information	Jeff White serves as a Managing Member of Columbia Capital. Prior to joining Columbia Capital in 2001, Mr. White spent more than a decade as a local government management practitioner. As a city manager, assistant city manager, department head and budget director in cities from

14,000 to 124,000 in population, Mr. White became very familiar with the financial needs of local governments as debt issuers and investors. As public works director responsible for transportation, building inspection, engineering, and parking and water utilities, he managed annual operating budgets in excess of $50 million and capital programs exceeding $150 million. He enjoys bringing his passion for public service and an understanding of the business of local government to Columbia's clients.

Mr. White brings extensive experience providing a comprehensive range of financial advisory services to a broad range of clients, including Chicago Public Schools; the Town of Yountville; St. Louis County, Missouri; Boone County, Missouri; Truman State University; Southeast Missouri State University; University of Oklahoma; Metro/Bi-State Development Agency; Illinois Toll Highway Authority; Southwestern Illinois Flood Prevention District Council; a myriad of public and private higher education institutions; and numerous communities throughout Kansas and Missouri. His breadth of public finance expertise, which spans a variety of industries and financing structures, lends itself to developing creative and innovative financing solutions. His experience ranges from developing plans of finance from inception to settlement; reviewing legal and bond offering documents; reviewing and providing suggestions on formal debt policies; helping clients develop solutions to ad hoc problems and assessing complex analytical inquiries; and developing comprehensive debt restructuring programs for large, sophisticated borrowers.

Columbia believes in a true team approach to provide its clients with the best possible advice. Alongside the key staff members list above, the City will have access to the knowledge and expertise of the other members of Columbia Capital. Our advisory team assigned to the City and other Columbia advisors will be available to support the City as needed, along with a summary of experience, is illustrated in the table below.

Professional Advisory Team

Name	Jeff White	Jim Prichard	Deric Marr	Adam Pope	Khalen Dwyer
Title	Managing Member	SVP	Analyst	SVP	SVP
Role	Co-Lead, Economic Development Lead	Lead Advisor	Analytical Support	Support Advisor	Support Advisor
Prior Experience	City Manager	State Debt Manager	N/A	Federal Reserve Economist	N/A
Time at Firm	20+ Years	10 Years	3+ Years	8+ Years	12+ Years
Total Experience	20+ Years	15+ Years	3+ Years	8+ Years	12+ Years
Credentials	MPA, Series 50, 54, 65	MBA, Series 50 and 54	Series 50	M.A. Series 50, 54, 65	CFA, Series 50 and 54

Research Capabilities. Columbia Capital prides itself on its strong ad hoc quantitative analytics, innovative modeling skills and attention to detail, and the firm has made extensive investments in technology to ensure the firm remains at the cutting edge. With the growing number of challenges and complexities facing our industry, Columbia Capital has responded to the needs of our clients by investing in tools, technologies and expertise that allows us to match the analytical abilities and market knowledge of Wall Street firms. We believe that issuers should expect their financial advisors to have the depth of staff and breadth of expertise to tackle these growing complexities. Columbia couples a staff team with decades of public finance expertise with state-of-the-art tools, such as in-house access to the Bloomberg Professional Service, off-the-shelf bond structuring programs and an array of proprietary software models.

As Columbia's client, Osage Beach will benefit from our access to real-time market data and state-of-the art financial information systems. Columbia maintains subscription services to the industry's leading data resources and market indices: the firm has access to the same primary and secondary market tools large investment banks and broker/dealers use to monitor market activity. Columbia's most prominent resource is Bloomberg Professional® service—the industry's most powerful financial platform and research tool for real-time market data, news and analytics. We have access to this resource in-house, and we use it regularly to review market trends and conditions. This resource is particularly useful for documenting the reception of primary market activity, a practice that establishes credibility with underwriters and provides leverage during price negotiations. In developing our negotiation strategy, we use our own tools, analytics and data to build our case. We do not rely upon contacts in the dealer community to provide us with pricing data, avoiding the potential for conflicts now or in the future. With our work on dozens of transactions per year across a variety of credits in the municipal market, we stay abreast of new trends, innovations and challenges within the broader market.

Columbia also has access to a powerful in-house developed program that monitors Municipal Securities Rulemaking Board data for secondary market trade values. These secondary market values give an indicative track record of what an issuer should expect to see for spreads on current market rates. Our experience suggests that, by monitoring the ever-changing municipal market and identifying investor predilections as they change with market trends, we are able to make adjustments to both the financing structure and bidding parameters to most effectively appeal to underwriters in the current market.

Statement of Work. Columbia's belief is that our role in debt transactions is to reduce the administrative burden on the City as much as possible. We understand that debt and economic development transactions for most municipal governments are infrequent. Because of that, we take a very active role in all facets of the transaction and coordinate the finance team. A description of key services we will provide to the City is provided below in the order of the Scope of Services section as outlined in the City's RFP:

Debt Issuance and Management

A. Prepare a Financing Calendar. Columbia will work closely with the City to determine the appropriate timing of its financings and develop a financing calendar. As a frequent participant in the capital markets, Columbia will advise the City of possible sale dates that stand to increase the marketability of its offering. Generally, this means scheduling pricings to avoid potentially market-moving announcements, economic report releases, or competing transactions in the market—whether local, or simply comparable in nature—to increase the market reception of its offering.

B. Review Feasibility Studies. Columbia will review feasibility studies as requested by the City. We will analyze the sources and uses, model out cash flow projections and analyze other funding alternatives, among other related tasks. We are well equipped to produce detailed analysis using our extensive prior experience and comprehensive resources and tools.

C. Assist with Rating Agencies. Columbia brings to the City significant experience working with the "Big 3" rating agencies, Moody's Investors Services, S&P Global Ratings and Fitch Ratings, plus relative newcomer, Kroll Ratings. In the years following the credit crisis, each of the Big 3 rating agencies has taken steps to enhance the accuracy, consistency and transparency of their methodologies for rating bonds across industries and credit types. In certain instances, the agencies have sought feedback publicly regarding criteria and economic factors—both quantitative and qualitative—used to calculate issuer ratings, often publishing the final methodology for public reference. Columbia uses this data to develop internal models to simulate the rating process for our clients. This allows us to tailor rating strategies—especially for clients considering obtaining ratings from only those agencies offering the strongest feedback—and evaluate the potential for upward or downward rating pressures given a myriad of assumptions.

Columbia works with our clients on developing a rating strategy and presenting a particular credit or financing structure to the rating agencies on the majority of our engagements. Our expertise with the agencies spans quick, relatively informational update calls to in-depth presentations of new credits. In preparation for upcoming meetings or calls, we coach our clients to ensure they are prepared for any questions the rating agencies may pose. Columbia routinely works with clients to develop rating agency materials—including presentations and credit profiles—to assist during the rating process. In our preparations for our response to this RFP, Columbia has already began the credit review process under S&P's rating criteria as further described in our response to Question 6 of this RFP.

D. Act as Liaison / Coordinate the Team. Columbia will drive the financing process, prioritizing the City's objectives, and overseeing the working group's progress—via regular teleconferences and meetings—as the transactions develop. As needed, we will provide input on the selection of transaction professionals. Our team has experience managing dozens of successful transactions a year.

E. Review Current Debt Profile. Columbia was built on the idea of not by providing a one-size-fits-all approach, but by tailoring our services and our approach to the individual needs of each of the issuers we serve. To be able to do so, Columbia reviews in detail all current financings, covenants, escrow accounts, and reserve requirements to better know the history and needs of its clients. Columbia also keeps debt profiles of its client and regularly advises on any upcoming refunding opportunities as appropriate. As discussed later in Section 6, Columbia is ready to analyze the potential rating of the City as well as any changes that might affect that rating.

F. Assist Staff. Columbia seeks to become an "extension of staff" for its clients. We appreciate regular contact about budget updates, CIP updates, economic development proposals and other similar developments. When needed, we will work staff to assist in whatever capacity is needed.

G. Method of Financing and Sale Alternatives. Columbia will assist the City in selecting the appropriate method of sale for its transactions. A chief task as municipal advisor is to secure the lowest cost of capital for our clients while implementing terms and provisions to maximize their flexibility as a borrower. Achieving this goal requires carefully determining the most advantageous method of bond sale. Columbia works closely with each client to determine the method of sale on a case-by-case basis, taking into consideration the various financing aspects, such as any unusual credit or term structure characteristics, prevailing market trends and statutory limitations.

- *Competitive Sales*. We often recommend that large, highly rated issuers consider selling their bonds competitively, using negotiated sales only when circumstances warrant it on a case-by-case basis. Our data reveal that straightforward, strongly rated credits are highly marketable for public auction. A broad range of underwriters frequently competes for high quality bonds, yet no single firm has managed to establish a consistent winning record. This fact, coupled with the prevalence of large spread differentials in bids for auctions we have administered, illustrates that each bank's market clearing prices and distribution capacity varies significantly from week-to-week, or even day-to-day. By soliciting every qualified bank at the time of pricing, an issuer is mitigating this bank-to-bank fluctuation in pricing efficiency, ensuring it the opportunity to work with the bank offering the most attractive terms at the time of sale.

- *Negotiated Sales*. Financings that require extensive marketing resources or a close-working relationship with an underwriting team lend themselves to negotiated sales. This includes financings characterized by unusual or complex credit or term structures; infrequent or unrated issuers; or very particular pricing, marketing or timing constraints. In such instances, the issuer/borrower, together with its financial advisor, have the advantage of handpicking an underwriting team to work closely with throughout the financing process. This includes the benefit of the underwriter's analytical resources, participating in the evolution of the final reoffering scale (coupon and yield structure) and negotiating the underwriter's compensation.

- *Bank Direct Purchase/Private Placements*. For certain types of borrowing needs, we occasionally find that a private placement provides the lowest cost of capital or the most advantageous borrowing terms. We have worked with a number of banks in recent years, some of which consistently provide particularly aggressive terms for direct purchase deals. Columbia Capital is happy to work through the City's various borrowing needs and credit types on a case-by-case basis to determine the advantages—if any—of considering a private placement structure.

H. Advise on Terms and Covenants. Columbia will prepare analytical and informational materials about the various financing options available, their relative strengths and weaknesses, and our recommended approach using our extensive resources and tools (Bloomberg, bond structuring software, propriety models etc.). Columbia will work with the City to determine its preference as to the appropriate call provisions, reserve fund requirements, payment dates, amortization, couponing strategies and method of sale. We will work with the City to determine the most effective way to meet its financing objectives in light of any fiscal restraints that currently exist or may arise down the road. This means developing a structure that (a) meets the financing objectives, (b) achieves the lowest cost of financing and (c) provides for future flexibility.

I. Legal Considerations. Columbia will work with Bond Counsel to develop and distribute any amendments, authorizing resolutions, notice of sales, and other necessary documents for the sale. Columbia will also advise and assist on obtaining IRS rulings and opinion of tax exemption. However as stated in section 3 of this response, Columbia would help secure a separate contract specifically for arbitrage rebate calculations or, alternatively, sub-contract out that service. (We also note that the City's bond counsel may provide this service.) Columbia works closely with our clients' lawyers to ensure the legal documents match the business deal desired.

J. Prepare Official Statements. Columbia prides itself on its attention to detail and thorough document review. We understand the importance of well-drafted and accurate legal documents, and we will work closely with the City to ensure its disclosure documents meet current standards. To that effect, over the last decade it has become more common for issuers of bonds to engage a separate disclosure counsel to prepare the bond-offering document. The disclosure counsel brings a specialized skill set to ensure the City's offering document is consistent with other similar transactions. This not only helps protect the City from potential future legal issues but a more robust disclosure document could also open the City's offering to more investors. Columbia will work with the City on a case-by-case basis on whether a disclosure counsel will be beneficial to the City.

K. Publish the Bid Documents, Develop Interest, and Advise on Financing Team. Columbia will work with the financing team to publish all the relevant documents and prepare the market for reception of the City's sale. Columbia keeps regular contact with the underwriters it frequently deals with on transactions and before each sale reaches out to garner interest and answer questions concerning the City's sale. Columbia routinely helps in the solicitation, evaluation and selection process of other transaction professionals who provide services related to registration, trustee, paying agents and other services.

L. Pricing Management and Bid Evaluation. Should the City pursue a competitive sale, Columbia will carefully construct the bidding parameters contained in the notice of sale to account for current market preferences while also ensuring the transaction meets the City's legal and business requirements. Columbia recommends the use of an electronic bidding website for competitive sales via https://www.columbiacapitalauction.com, but often permits facsimile bids to accommodate all prospective bidders. Columbia will manage the auction of the bonds and will provide onsite access to the competitive bidding platform to allow the City to watch as bids come in live during the auction. Following the auction, Columbia will ensure each bid meets the parameters set forth in the notice of sale and will verify the True Interest Cost calculation of each bid using independent software to determine the winning bidder. Columbia has extensive experience managing competitive sales. In total, our team has advised on more than 400 competitive sales.

M. & N. Bond Closing and Work Product Notes. After the pricing, Columbia will prepare the closing memo to coordinate all members of the financing and provide closing instructions. When needed, Columbia offers its investment services for bond proceeds.

Columbia prepares pre-pricing materials to assist the City in understanding market condition leading into the sale and post-pricing analysis to assist the City in understanding the relative success of the pricing outcome. We can be available to the City to summarize the transaction and evaluate the quality of the bond pricing. The most straightforward and data driven approach to evaluate a pricing is to compare the pricing results to other recent transactions of similar credit, size, and quality. This analysis shows how the transaction priced relative to the MMD benchmark (for tax-exempt transactions), the industry standard benchmark yield curve. The spread, or the difference in the yield of the client's bonds as compared to the MMD at a similar maturity term, is then compared to a list of recent comparable transactions. Aside from comparing the market reception of the City's bonds with those of comparable issues, our post-pricing analysis will also summarize key parts of the transaction, highlight the municipal market trends and news at the time of the sale, and provide advice for future offerings.

Economic Development Projects

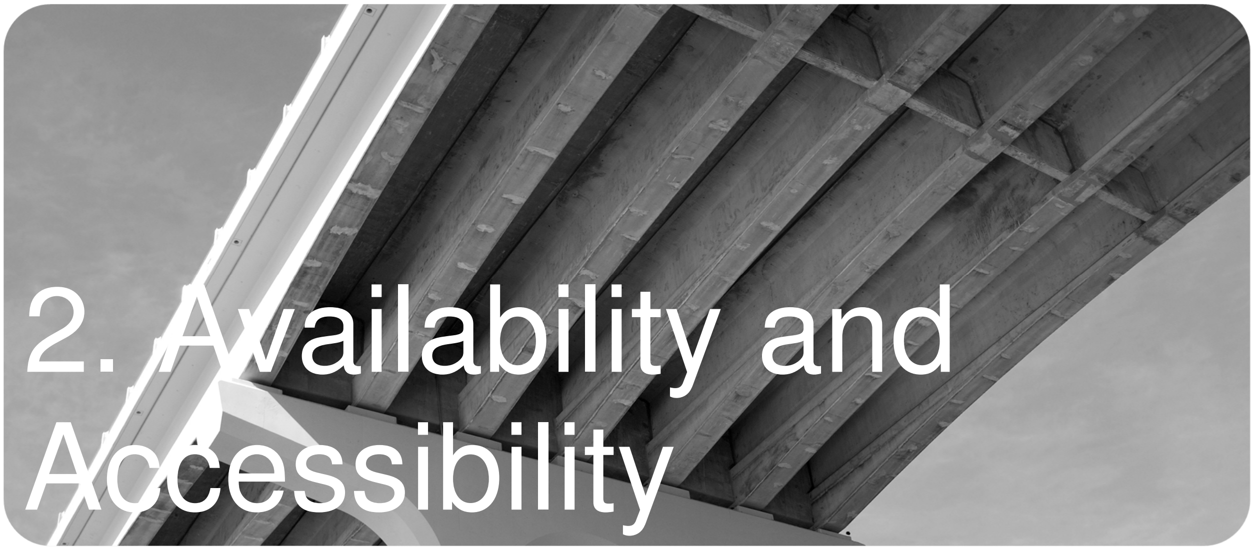
A. & B. Feasibility Studies and Related Due Diligence. Columbia will review and analyze feasibility studies, market studies, revenue reports and but-for analyses. We regularly review these studies for reasonableness of assumptions and outcomes. We maintain the technology to verify but-for calculations. Further, we review assumed development costs and assumed revenue streams with respect to both timing and projected amounts. We actively participate on the City's team in preparing the development agreement, ensuring that document matches the business deal desired by the City and ensuring ample accountability mechanisms to ensure the developer is being held to account for its performance on the project.

C. Attend Meetings / Make Presentations. Columbia will meet and present its findings and work product to City staff and elected officials. Our approach is to boil down complex topics into easy to understand decision points.

D. Policy Development. We will start by reviewing the City's existing policies, taking note of any policies that may be out of date, deficient or missing. Using our knowledge of other City policies and best practices we will advise the City on our recommended updates and will provide draft language for consideration.

E. Provide or Coordinate Arbitrage Rebate Calculations and Continuing Disclosure. As provided in our response to Question 3 of this RFP, we propose to either arrange for the City to use directly or to subcontract to Arbitrage Compliance Specialists, Inc. for its arbitrage calculations needs. (If we subcontract, we will do so at-cost (no markup of ACS's fees).) Columbia provides a full suite of continuing disclosure services through our MuniVault® program and we have included that in our fee proposal.

F. Learn Plans / Culture. Columbia appreciates constant contact with our clients and seeks to serve as an extension of staff. To that point, upon engagement we will work to come up to speed on the City's unique advisory needs as quickly as possible.



2. Availability and Accessibility

Please submit a Statement of firm's local availability and degree of accessibility to the City of Osage Beach, specifying how accessibility will be provided and charged to the City.

Columbia Capital Management is headquartered on the Kansas side of the Kansas City Metro in the city of Merriam. Mr. Prichard, as Lead Advisor to the City, is located in Jackson County, Missouri, roughly two and a half hours from Osage Beach. Columbia has a history of meeting in-person availability needs of other central Missouri clients such as the State of Missouri, which is located in Jefferson City and the City of Columbia. Generally speaking, Columbia should not have issues attending in person meetings when a one- to- two-week advance request is provided in advance of the meeting. We also offer Zoom and other online meetings as an option in cases where meetings have little advance notice.

Columbia would seek reimbursement for actual out-of-pocket expenses including travel costs (e.g., mileage and meals) with the rate for mileage set by the Internal Revenue Service on January first every year (or as otherwise adjusted by the IRS each year; the standard mileage rate for the second half of 2022 is $0.625 per mile). Further information about Columbia's fees for services can be found in **Appendix A—Fee Proposal.**

3. Statement of Intention

Provide a statement of intention and/or need to use the services of other organizations to perform any of the services identified in this RFP. If applicable, provide identification of service and role of the organization.

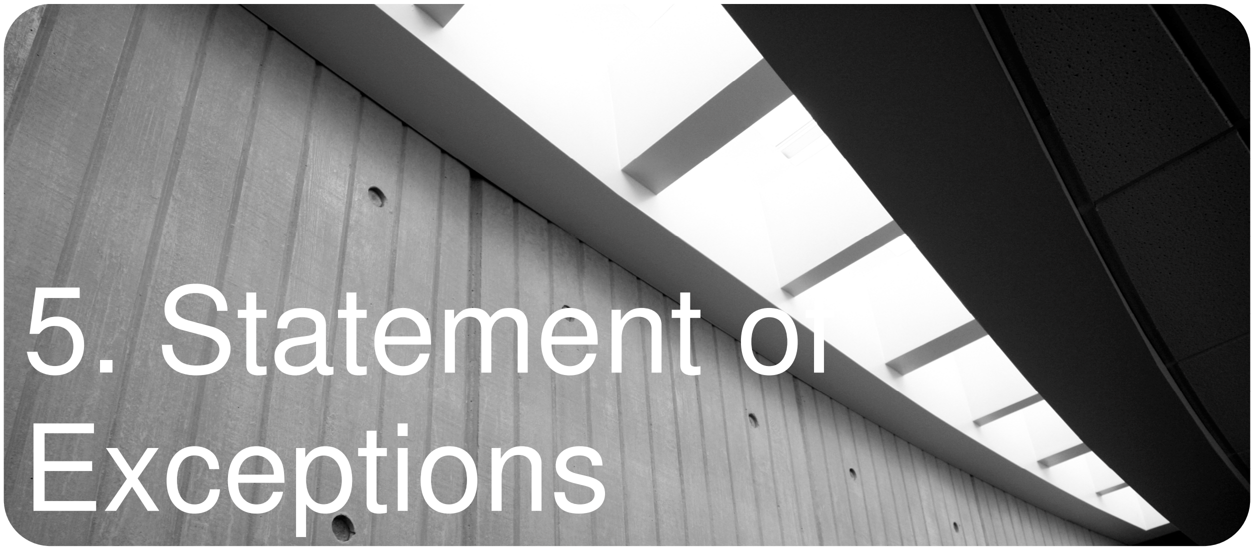
Columbia Capital recognizes the scope of work identified in the City's RFP and would help secure a separate contract specifically for arbitrage rebate calculations. Alternatively, Columbia can sub-contract out that service (without markup). Columbia generally recommends Arbitrage Compliance Specialists, Inc. for arbitrage rebate calculation services (www.RebateByACS.com).

Further, Columbia Capital recommends that the City hire a separate disclosure counsel to prepare bond offering documents. Columbia has the capabilities to prepare bond offering documents but we will work with the City on a case-by-case basis on whether engaging a disclosure counsel is beneficial for a transaction.

4. Conflicts of Interest

Disclose any professional or personal financial interest, or other possible conflicts of interest, and any affiliation or relationship with any broker-dealer.

Columbia Capital does not foresee any potential conflicts of interest that would arise as a result of this engagement. Please refer to **Appendix D—Standard Disclosures**.



5. Statement of Exceptions

Provide a statement of exceptions to any requirement, terms, or conditions of the RFP.

As described in section 3, Columbia Capital is prepared to address the City's arbitrage rebate calculation needs through another firm, either via a sub-contracting relationship or a direct referral. Columbia takes no other exception to the City's response for proposals.

6. Additional Information

Provide additional information considered pertinent for the City's consideration of this RFP.

During our due diligence of the City, Columbia conducted a review of the City's underlying credit. This not only assists us in better understanding the City's economic and fiscal position, among other matters, but also can be helpful for City officials as they seek to better understand how their credit may be perceived in the municipal bond market.

Rating Strategy Services. Columbia's clients often turn to us to develop a rating agency strategy. That often involves projecting out likely ratings under each agency's respective criteria, pinpointing factors that may lead to an upgrade or downgrade, or advising on which rating agency to use, including adding/dropping certain ratings.

Our extensive experience modeling dozens of credits under published rating methodologies and working with similar clients suggest that the City may be able to attain a double-A rating from S&P Global. Upon engagement, Columbia is ready to assist the City in reviewing its rating strategy and helping the City determine if an S&P rating is appropriate should we work with the City to bring a public offering. That might include advising the City through the indicative rating process—an option to pursue a non-public S&P rating to determine the rating level S&P would actually assign publicly before such rating is released to the market. The following tables illustrates our preliminary S&P rating scorecard projection, which indicates a double-A rating.

City of Osage Beach Projected S&P Scorecard Results

Factor	Weight	Implied Score/ Rating	Qualitative Adjustments	Implied Score/ Rating
Factor 1: Institutional Framework	10%	3.0	0.0	3.0
Factor 2: Economy	30%	3.0	0.0	3.0
Factor 3: Management	20%	2.0	0.0	2.0
Factor 4: Budget Flexibility	10%	1.0	0.0	1.0
Factor 5: Budgetary Performance	10%	1.0	0.0	1.0
Factor 6: Liquidity	10%	1.0	0.0	1.0
Factor 7: Debt/Contingent Liabilities	10%	1.0	0.0	1.0
Weighted Average Score		**2.00**		**2.00**
Corresponding Rating		**AA**		**AA to AA-**

Why Columbia? With the growing complexity of challenges faced by our municipal finance clients, Columbia has responded to the needs of our clients by investing in tools, technologies and expertise that allows us to match the analytical abilities and market knowledge of Wall Street firms. We believe that issuers should expect their financial advisors to have the depth of staff and breadth of expertise to tackle these growing complexities. Columbia couples a staff team with both 100+ combined years of public finance expertise and backgrounds in public administration with state-of-the-art tools, such as in-house access to the Bloomberg Professional Service and off-the-shelf, proprietary bond sizing and structuring models and various other custom models developed in-house.

We understand that the City has its pick of a myriad of municipal advisory firms throughout the country. Interestingly, of the literally hundreds of municipal advisory firms in the U.S., most are very small—one or two people each. These firms are unlikely to have the breadth of transaction expertise and the depth of advisory experience that Columbia's team possesses. There are a few very large firms, with dozens or even hundreds of advisors in offices around the country. These firms certainly have broad advisory expertise and a deep bench of personnel. But, they tend to be rigid in their organization and generic in their approach to clients—a stark contrast to the custom-tailored approach Columbia Capital develops with each of its clients. Also, their breadth of experience is spread across multiple offices/regions that often have specialties, whereas for Columbia, what you see is what you get. We do not outsource our analytical work to another office located out of state. We believe that our unique mix of advisory depth, staff expertise, local presence and focus on client service make Columbia Capital the most effective, cost or otherwise, choice for the City.

The table below illustrates some of the additional advantages we offer municipal clients

Factor	Columbia
Comprehensive advisory services	☑
In-house quantitative analysis and bond structuring software	☑
Multiple advisors assigned to each account	☑
In-house Bloomberg Terminal	☑
Nationally ranked by the Bond Buyer	☑
Broad credit experience	☑
Small and large client experience	☑
Investment advisory services	☑
Truly independent advice	☑
Local presence	☑

APPENDIX A:
Fee Proposal

Columbia Capital proposes the following transaction-based fee structure for financial advisory services, including the full scope of financing-related services detailed in the City's RFP.

Transaction Type	Base Fee	Plus Per Bond Fee
General Obligation Bonds	$19,500	$0.95 per $1,000
COPs/Lease-Revenue	$24,500	$1.00 per $1,000
Utility Revenue Bonds	$27,500	$1.15 per $1,000
Economic Development	$32,500	$5.00 per $1,000

Note: For transactions where disclosure counsel is not present and we are engaged to draft the bond offering document, our fee will be an additional $17,500 to the calculated advisory fee above.

In addition to the fees above, Columbia would seek reimbursement for actual out-of-pocket expenses including travel costs (e.g., mileage and meals), printing/duplicating, overnight delivery services, etc., and any transaction costs not directly related to financial advisory services that we are expected to pay.

Columbia Capital is also prepared to provide non-transaction-based financial advisory, consulting and ad hoc analytical services to the City at the following hourly rates.

Classification	Hourly Rate
Managing Member	$ 295
Senior Vice President	265
Vice President / Analyst	180
Administrative Support	90
Economic Development	325 (Blended Rate)

Other Transaction-Related Services
Depending on the City's plan of finance, the City may desire to engage Columbia to provide other related services. Our proposed fee structure for such services is summarized below.

Service Type	Proposed Fee
Investment brokerage for various funds and accounts in the Trust Indenture (project account, debt service reserve fund, escrow fund)	0.20% of the face amount invested per account, subject to IRS safe harbor limits
Actively-managed investment advisory services on City idle funds and bond proceeds (includes policy development, portfolio design, securities selection and trading; and portfolio accounting and reporting)	0.165% per annum on assets managed, valued and billed on a quarterly basis, subject to a minimum of $12,500 per annum
Post-issuance compliance services (MuniVault®), including assisting the City in managing its responsibilities under its post-issuance compliance policy	$2,500 initial setup fee per series, plus $750 per year per series of bonds

APPENDIX B:
References

The table below identifies three of Columbia Capital's current clients. We encourage the City to contact these individuals directly to learn more about our approach to providing financial advisory services. For each of these clients, Columbia Capital routinely provides the services sought by the City. This includes work on a variety of projects for each client throughout the years. Please refer to the case studies provided for project specific work related to certain of these clients.

References
City of Columbia, Missouri Matthew Lue Finance Director (573) 874-7368 mathew.lue@como.gov Advisors: Jim Prichard/Jeff White
City of Lee's Summit, Missouri Bette Wordelman Finance Director (816) 969-1103 bette.wordelman@cityofls.net Advisors: Jim Prichard/Jeff White
City of Edgerton, Kansas Karen Kindle Finance Director (913) 893-6231 kkindle@edgertonks.org Advisors: Jeff White/Khalen Dwyer

CASE STUDY City of Columbia, Missouri—Pivoting our Approach During the Pandemic

In late 2019 / early 2020 CCM worked with City finance staff to craft a plan of finance for the airport project totaling around $14 million. The work included financial modeling around the City's hotel tax dedicated to the project and future passenger facility charge (PFC) revenues. We determined that using the City's existing Special Obligation (promise to appropriate) credit was the best route as the hotel tax ballot language did not contemplate formal bond securitization, language required under Missouri law in order to pledge hotel taxes as security for revenue bonds. Other bond structures, such as lease transactions, would be higher cost and would required the City to pledge real estate collateral.

Given the City's well-tested and highly rated Special Obligation credit, we recommend a competitive capital markets sale – the primary method of bond sale the City has used over the years. We assembled the finance team and formally "kicked-off" the financing process on March 6, 2020 with a planned competitive sale on May 18, 2020 and a closing on June 4, 2020.

In early March, we received an unsolicited offer from Regions Bank to privately finance the airport project. Based on rates at the time, we estimated that Regions' offer was 0.22% better than what we would be able to achieve in the public markets. Further, because Regions provided a loan to the City in 2019, they were already familiar with the City and already had approved the credit, shortening our timeline by two weeks. Other advantages CCM noted with the Regions proposal were as follows:

(1) No need for a rating
(2) No offering document
(3) Accelerate closing by about one month

The advantages above reduced the costs of issuance and lessened the administrative burden on City staff to transact the offering. Given the accelerated schedule, the City could start construction about one month earlier. Though there was no way any of us would have known in early March the economic implications of COVID-19, putting money to work on the airport project sooner could provide a boost to the City's economy.

As the City's fiduciary, we are obligated to assess viable financing options for the City. For standard transactions that are highly rated and known to the market, such as the City Special Obligation credit, we usually recommend a public markets competitive sale; hence our initial recommendation. When the situation warrants, if a private placement appears to offer a better cost of borrowing, we will recommend our client canvass the private placement market by releasing an RFP to banks. Private placements usually work best for shorter duration loans (inside 10-years), for more challenged credits (low or no rating) and those that have other unusual characteristics. These loans sometimes require a security interest in some asset.

The City's transaction was an ideal candidate for a public competitive sale; however, Regions' aggressive offer on a relatively long-duration loan, coupled with the fact they are very familiar with the City and had already approved the special obligation credit with no lease or security interest, provided us good reason to pivot on our financing approach. Further, the COVID-19 situation was developing fast and the public markets were highly stressed and were effectively broken by mid-March. Municipal market borrowing rates were moving higher fast and for the small amount of public deals actually getting done, pricing was as much as 2% higher than it had been in February.

The final results of the loan, after the April 6, 2020 price lock, were better than expected as compared to a public markets sale. Based on our estimates, the private loan with Regions was at least 0.50% better than what the City would have achieved if it priced a public markets sale the same day (which translates to over $0.5 million in debt service cost). Given the state of financial markets, it is unclear at what rate the City might have executed a capital markets transaction. Very few transactions priced in the public municipal market during the onset of the COVID-19 crisis. We are confident the City pursued the best path possible for this financing given the unique mix of factors at hand.

CASE STUDY City of Lee's Summit, Missouri

The City of Lee's Summit engaged Columbia as its municipal advisor in 2018. Our first assignment was in the fall of 2018 where the City asked us to assist it in executing a $3.7 million general obligation offering sold via private placement. Columbia quickly engaged a placement agent and then released an RFP to potential purchasers. After selecting the best bid, Columbia quickly worked with the finance team to document and close the transaction as soon as possible. From start to finish we were able to close the transaction in just over two months. Since that time, we have advised on three other privately placed transactions, with all totaling approximately $33 million.

In addition to our transaction work for various new money and refinancing purposes, we have also worked with the City on various economic development projects. That work includes reviewing a developer proposal for a large apartment complex in the City's downtown area, the issuance of transportation development sales tax bonds, and ongoing work and negotiation on various economic development proposals and programs under development.

CASE STUDY — City of Edgerton, KS—BNSF Railway Intermodal Facility

EDGERTON global routes. local roots.

The City of Edgerton, in the southwest corner of the Kansas City metropolitan area, is the home of BNSF railroad's newest rail/freight intermodal facility, and a key node along its Transcontinental Corridor. Surrounding the 450-acre intermodal port is Logistics Park Kansas City (LPKC), a 1000+ acre master planned distribution and warehousing logistics park anticipated to house 19 million square feet of buildings, including three million square feet of rail-served warehousing. Total public and private development will exceed $1.2 billion at build-out. LPKC's development is governed by a unique three-party agreement including a master private developer (Northpoint), BNSF Railroad and the City of Edgerton. In support of the partnership, the City in 2014 authorized its issuance of up to $500 million in industrial revenue bonds (IRBs) for private projects within LPKC.

Although the Kansas Department of Transportation developed a key connection between LPKC and Interstate 35, more than $60 million of adjacent and interior infrastructure to this formerly greenfield site is anticipated to be financed from local sources. Working together, the parties have created a financing strategy that produces a variety of revenue streams from new development within LPKC.

Because of Edgerton's small population and limited borrowing capacity, the City had to explore a variety of approaches to finance public improvements supporting the intermodal facility. The intended financing approach, an intermodal revolving loan facility administered by the State's DOT, has not come to fruition, and the City's governing body is committed not to use the City's credit to finance intermodal-related infrastructure.

Working within these constraints, Columbia worked closely with City staff and legal counsel to develop a public-private partnership with Northpoint where it provides the initial financing for projects, evidenced by a note secured under a master revenue bond indenture issued by the City. The master indenture provides that the security for repayment of these financings comes solely from the half-dozen project-related revenue streams administered and captured by the City. As the project develops, the City anticipates the ability to issue revenue bonds to the public, refunding the Northpoint infrastructure notes, providing Northpoint with capital to undertake additional projects.

Columbia Capital developed and maintains a complex, dynamic financial model identifying the timing and scale of the development's revenue streams, and we are currently working with the parties to develop an availability payment-type structure to provide public-private financing for the bulk of the project's infrastructure needs.

APPENDIX C:
Standard Service Contract

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COLUMBIA CAPITAL
MUNICIPAL ADVISORS

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

June 14, 2022

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

Via Electronic Mail

Dear Ms. Woods:

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

Scope of Services

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

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

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

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

Project Team

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

References

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

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

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

Municipal Advisor Rule

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

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

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

Fees for Services

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

Non-Contingent Fees
For the scope of services items (1) through (10) above:

- $45,000 maximum fixed fee, invoiced monthly at $3,000 until a total of $35,000 has been billed, with the balance (if any) billed upon termination (see below) or in the month following the city council's approval of the first bond issuance in support of the Project.

- In the event the City terminates work on the Project prior to the issuance of bonds, the maximum fee will be lowered to $35,000 and Columbia Capital will bill any remaining balance due in the month following termination.

- In the event the developer terminates work on the Project or is unable or unwilling to take the Project to bond financing, the $45,000 maximum fee shall apply. Columbia Capital will bill any remaining balance due in the month following termination.

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

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

Optional Services

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

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

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

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

Term of Engagement

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

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

Respectfully submitted,
COLUMBIA CAPITAL MANAGEMENT, LLC

Jeff White
Managing Member

ACKNOWLEDGED AND ACCEPTED

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

____
By:

Its:

APPENDIX D:
Standard Disclosures

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6700 Antioch
Suite 250
Merriam, Kansas 66204

STANDARD DISCLOSURES

Date: September 23, 2022

Client: City of Osage Beach, Missouri

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

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

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

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

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

NO PAYMENTS BY COLUMBIA CAPITAL
Columbia Capital has not made any payments, directly or indirectly, to obtain or retain this engagement to perform municipal advisory activities for your organization.

6700 Antioch
Suite 250
Merriam, Kansas 66204

NO PAYMENTS TO COLUMBIA CAPITAL

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

NO FEE-SPLITTING ARRANGEMENTS

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

THIRD-PARTY PAYMENTS

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

CONSIDERATIONS RELATED TO FEES

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

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

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

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

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

LEGAL OR DISCIPLINARY MEASURES

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

COMPLAINTS

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

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

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

QUESTIONS

Please direct any questions about these Standard Disclosures to:

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

City of Osage Beach
Agenda Item Summary

Date of Meeting:	October 20, 2022
Originator:	Jeana Woods, City Administrator
Presenter:	Jeana Woods, City Administrator

Agenda Item:
Bill 22-83 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Gilmore & Bell LLC for legal services concerning economic development issues for a term of one year with two additional renewals fo one year. *First and Second Reading*

Requested Action:
First & Second Reading of Bill #22-83

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 - Services directly related to projects under a funding agreement are paid by developers as outlined in an applicable funding agreement. Budgeted amounts will be determined based upon executed funding agreements with the budget amended as needed. If services not directly related to an applicable funding agreement are executed, initiated for internal programs or services, said services will be executed as outlined in the City's purchasing

Budget Line Information (if applicable):
No applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:
Per City Code 110.230, Bill 22-83 is in correct form.

City Administrator Comments:

The City has successfully used Gilmore & Bell LLC for legal services directly related to development incentives and evaluation of developer proposals, projects, and programs supported by a variety of public incentive tools for many years. Due to their quality of services, expertise and experience, it is the intent of the City to retain such services on an ongoing basis. The contract is written to allow for contracted services to run through December 31, 2023 with two optional one-year renewals.

BILL NO. 22-83 ORDINANCE NO. 22.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH GILMORE BELL LLC FOR LEGAL SERVICES CONCERNING ECONOMIC DEVELOPMENT ISSUES FOR A TERM OF ONE YEAR WITH TWO ADDITIONAL RENEWALS OF ONE YEAR

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

Section 1. The Board of Aldermen of the City of Osage Beach hereby authorizes the Mayor to execute a contract with Gilmore Bell LLC providing for legal advisory services concerning development incentives and evaluation of programs and options for the term ending December 31, 2023 in a form substantially similar in terms and content contained in the engagement letter that accompanies this ordinance dated October 13, 2022 from Mark Spykerman for the firm. The term of this Initial contract shall expire December 31, 2023, the City Administrator and the contractor may mutually agree extension of the contract for two optional one-year renewals.

Section 2 The Board of Aldermen of the City of Osage Beach hereby authorizes the City Administrator to take appropriate action to fulfill this contract and (to renew this contract on an annual basis for two additional one-year terms at the fees and costs set forth in Exhibit "A".

Section 3 This Ordinance shall be in full force and effect upon date of passage.

READ FIRST TIME: ____________________ READ SECOND TIME: ____________________

I hereby certify that the above Ordinance No. 22.83 was duly passed on ______________________, 2020 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. 22.83

____

Michael Harmison, Mayor

____

Date

ATTEST:

____

Tara Berreth, City Clerk

GILMORE BELL

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

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

October 13, 2022

Mayor and Board of Aldermen
Osage Beach, Missouri

Re: Proposal for Special Counsel and Bond Counsel on Economic Development Incentive Projects

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 various economic development incentive projects (the "Projects").

SCOPE OF ENGAGEMENT

Special Counsel Services

Gilmore & Bell will provide the following services as special counsel regarding the Projects:

1. Review and advise the City regarding the legal compliance of any redevelopment plans, cost-benefit analyses and related documents.

2. Prepare or review legal proceedings relating to the approval of any redevelopment plans.

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 any economic development incentives.

5. Review and advise the City regarding the incentives proposed by a developer.

6. Assist the City Attorney in negotiating and drafting redevelopment or other agreements between the City and the developer.

7. Attend such conferences and meetings as may be requested by the City in connection with the Projects.

Bond Counsel Services

If bonds or other obligations (collectively, the "Obligations") are to be issued to finance a Project (i.e., "TIF" bonds) or facilitate certain incentives for a Project (i.e., "Chapter 100" bonds"), Gilmore & Bell will provide the following services:

1. Prepare or examine all proceedings and legal documents relating to the authorization of the Obligations.

2. Assist the City's financial advisor or underwriter in obtaining a rating on the Obligations, if applicable, and preparing the necessary documents related to the sale and issuance of the Obligations.

3. Prepare and examine transcripts of proceedings relating to the authorization of the Obligations.

4. Coordinate and assist with the necessary filings and recordings with appropriate county, state and federal agencies.

5. Render an approving legal opinion on the validity of the Obligations and any opinions incidental thereto, to the extent appropriate for the applicable transaction.

6. Attend such conferences and meetings as may be requested in connection with the issuance of the Obligations.

7. Any other services necessary for the timely and cost effective sale of the Obligations.

8. If separately engaged by the City, provide post-issuance tax and securities law compliance services (e.g. arbitrage rebate calculations and assistance with securities law disclosure).

At the direction of the City, our bond counsel services will also include disclosure counsel services in connection with the offering of any Obligations for a Project. Disclosure counsel services typically include preparation of an official statement or other offering document, preparation of a continuing disclosure undertaking, and delivery of a customary SEC Rule 10b-5 letter concerning any offering document.

Our bond counsel services are limited to the items describe above and expressly do not include:

1. Except as required to complete any applicable disclosure counsel services, performing an independent investigation to determine the accuracy, completeness or sufficiency of the offering document or rendering advice that the offering document does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.

2. Preparing requests for tax rulings from the Internal Revenue Service or no-action letters from the Securities and Exchange Commission, or representing the City in Internal Revenue Service examinations or inquiries or Securities and Exchange Commission investigations.

3. Preparing "Blue Sky" or investment surveys with respect to the Obligations.

4. Drafting state constitutional or legislative amendments or pursuing test cases or other litigation.

5. Making an investigation or expressing any view as to the creditworthiness of the City or any credit enhancement provider for the Obligations.

6. Preparing or negotiating the terms of any guaranteed investment contract or other investment agreement.

7. After Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

8. After Closing, providing continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Obligations will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations for the Obligations).

9. Addressing any other matter not specifically set forth above that is not required to render any Bond Counsel opinion or SEC Rule 10b-5 letter.

STAFFING

Mark Spykerman, a shareholder in the firm's St. Louis office, will be the primary contact for the City for both Special counsel and Bond Counsel services. Sid Douglas, a shareholder in the firm's Kansas City office, and Mark Grimm, a shareholder in the firm's St. Louis office, will be secondary contacts. In addition to Mr. Spykerman, Mr. Douglass and Mr. Grimm, other Gilmore & Bell attorneys may, from time to time, assist in providing Special Counsel and Bond Counsel services to the City.

TERM OF ENGAGEMENT

The engagement of Gilmore & Bell for the services described in this letter shall be effective upon execution of this letter by the City and shall remain in effect until December 31, 2023. Notwithstanding the foregoing, Gilmore & Bell and the City, acting through its City Administrator, may elect to renew the engagement described in this letter for up to two additional one-year periods (January 1, 2024 through December 31, 2024 and January 1, 2025 through December 31, 2025).

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 Obligations will be a flat fee due upon issuance of the Obligations and determined in accordance with our then-current fee schedule, based on the structure, complexity and size of the transaction. We will confirm a specific fee estimate with the City as soon as sufficient details regarding any proposed Obligations are determined.

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.

TERMINATION

The City has the right to terminate our representation at any time. Our firm also has the same right, subject to our professional obligation to give the City reasonable notice to arrange for alternate representation. In the event of termination of the employment of the firm, either at the request of the City or by our request, we promptly will submit our statement for accrued services and costs.

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:	October 20, 2022
Originator:	Kevin Crooks, Public Works Operations Manager
Presenter:	Kevin Crooks, Public Works Operations Manager

Agenda Item:
Motion to approve the purchase of a 70 HP submersible pump for CL05 from Municipal Equipment Company, Inc. for a not to exceed amount of $36,513.

Requested Action:
Motion to Approve

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

Deadline for Action:
Yes -The station is operating on only 1 pump, two of the three pumps in CL05 are compromised and will not operate.

Budgeted Item:
Yes

Budget Line Information (if applicable):
Budget Line Item/Title: 35 00-743300 Repair of System

FY2022 Budgeted Amount:	$ 1,303,300
FY2022 Expenditures to Date (10/7/2022):	($ 1,101,543)
FY2022 Available:	$ 201,757
FY2022 Requested Amount:	$ 36,513

Department Comments and Recommendation:
Motion to approve the purchase of a 70HP submersible pump for CL 005 (Rockway station) from Municipal Equipment Company, Inc. for a not to exceed price of $34,071 including a "quick ship" option adding $1,242.25 and a required installation supervision fee of $1,200 from Municipal Equipment.

City Attorney Comments:

Not Applicable

City Administrator Comments:
I concur with the department's recommendation.

Municipal Equipment Company, Inc.
13625 Lakefront Drive Earth City, MO 63045 • Office 314-290-2999 • Fax 314-290-2980 • www.munequip.com

QUOTE

Mr. Kevin Crooks
City of Osage Beach, MO

September 28, 2022

RE: Osage Beach, MO
Rockway Replacement Pumps

Dear Kevin,

Following are prices for the requested replacement pumps:

Standard pump option - Delivery time of 18-20 weeks

Two (2) ABS/Sulzer model XFP155J CB2 PE520/4 submersible pumps with a 6" discharge connection and a 70 horsepower, 1780 RPM, 460 volt, three phase motor and 49' of power/control cable

Two (2) Non witnessed hydraulic and vibration test

PRICE.....$31,328.75 each + freight

Quick Ship pump option - Delivery time of 2-3 weeks

One (1) ABS/Sulzer model XFP155J CB2 PE520/4 submersible pump with a 6" discharge connection and a 570 horsepower, 1780 RPM, 460 volt, three phase motor and 49' of power/control cable, Includes full monitoring with bearing and motor bimetallic temperature switches and closed loop cooling system for continuous in air operation

PRICE.....$32,571.00 + freight

One (1) Service – installation supervision and start up of pumps

PRICE.....$1,500.00 (per day required)

I look forward to hearing from you. Please let me know if there are any questions or comments concerning this item.

Sincerely,

Derrick Brandt

Derrick Brandt

City of Osage Beach
Agenda Item Summary

Date of Meeting:	October 20, 2022
Originator:	Jeana Woods, City Administrator
Presenter:	Jeana Woods, City Administrator

Agenda Item:
Discussion - Grand Harbor Pool Estimates

Requested Action:
Discussion

Ordinance Referenced for Action:
Not Applicable

Deadline for Action:
None

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:
Not Applicable

City Administrator Comments:
Discussion requested from Mayor Harmison regarding the Grand Harbor Pool. Additional information on renovation has been received from the Grand Harbor Condominium Association. Quotes/estimates enclosed have been supplied by Grand Harbor Condominiums, 1) ASP (American's Swimming Pool Co.) submitted initially, and 2) Midwest Pool & Court Co. recently submitted to Mayor Harmison.

"EXHIBIT A"

Specification Sheet / Quote

Grand Harbor
744 Malibu Road, Osage Beach, MO 65065

01 - Pool Interior	**$21,746.00**

01-01 Plaster - Type: TBD — $12,924.00

Type: Type Pebble Sheen,Color TBD
Prep, Install/Labor, and Travel.
The pool will be drained, pressure washed, treated with TSP (tri-sodium phosphate a bond coat will be applied, the pool will also be acid washed before plaster. For (30) days following the plaster, we will brush down the walls of the swimming pool and maintain the proper chemical levels in the swimming pool to promote proper bonding of the Plaster. We will be on location to do this maintenance 4-5 times per week during this process.

01-02 HydroBlast — $5,374.00

Hydro blasting the pool will remove a large amount of existing plaster to provide adequate bonding of the new plaster.

01-03 Tile — $2,823.00

We will remove the existing tile and replace it with new tile.
Includes waterproofing tile line.
Includes spotter tile for steps if requested.

Tile Type: TBD

01-04 Tile and Coping Prep — $625.00

02 - Pool Exterior	**$73,550.00**
02-01 Demolition of concrete	$7,500.00
02-02 Gravel Work Excavate for removal of existing plumbing, add miscellaneous gravel and grade out for new slab.	$6,000.00
02-03 Concrete install Includes 3 pumps and color of concrete to match existing concrete as much as possible. Included- removing tripping hazard on deck with elevated area, leveling out and adding a step by gate. (no additional cost)	$39,450.00
02-04 Fence Removal and Install Remove rail from pool area Remove Glass from rail, transport to safe area Install rail when concrete work is finished Adjusting rails to match new concrete and make repairs to rails.	$13,600.00
02-05 Coping Remove and Replace existing Coping. Coping type TBD. Replacing with existing or using travertine included in price	$7,000.00
03 – Other Work	**$15,001.00**
03-01 Electrical Replacing electrical lines where necessary Bonding all existing areas around pool, the pool itself, lighting, handrails, equipment, fencing, and all areas necessary	$2,650.00
03-02 Engineering & Surveying Includes getting new pool deck engineered and surveyed to Match existing grade.	$3,450.00

03-03 Hazard and Cleanup $3,500.00

Mediation of gravel inside pool area with lime treatment

03-04 Plumbing $3,726.00

Includes replumbing and replacing existing plumbing lines.

Adding new Sch 40 2" PVC lines where accessible on pool to new equipment.

03-05 Facilities and cleanup $1,175.00

Includes having porta potty put on location, dumpster, and final cleanup.

03-06 Permit and Administration $500.00

Includes permit fees, and time applying for permits

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04 - Pool Equipment **$7,159.39**

04-01 Lighting

Replacing lighting $2,294.98

(1) 120v 100ft color pool intellibrite 5g
(1) Lighting Controller

$977.99

04-02 Autofill

(1) Jandy 110/220v Levolar w/ sensor & Valve

04-03 Taxes on equipment $477.55

State, County, and City sales tax.

04-04 Install/Labor $500.00

Install of all equipment listed and install of pool cover

04-05 Safety Equipment & Misc Parts $808.87

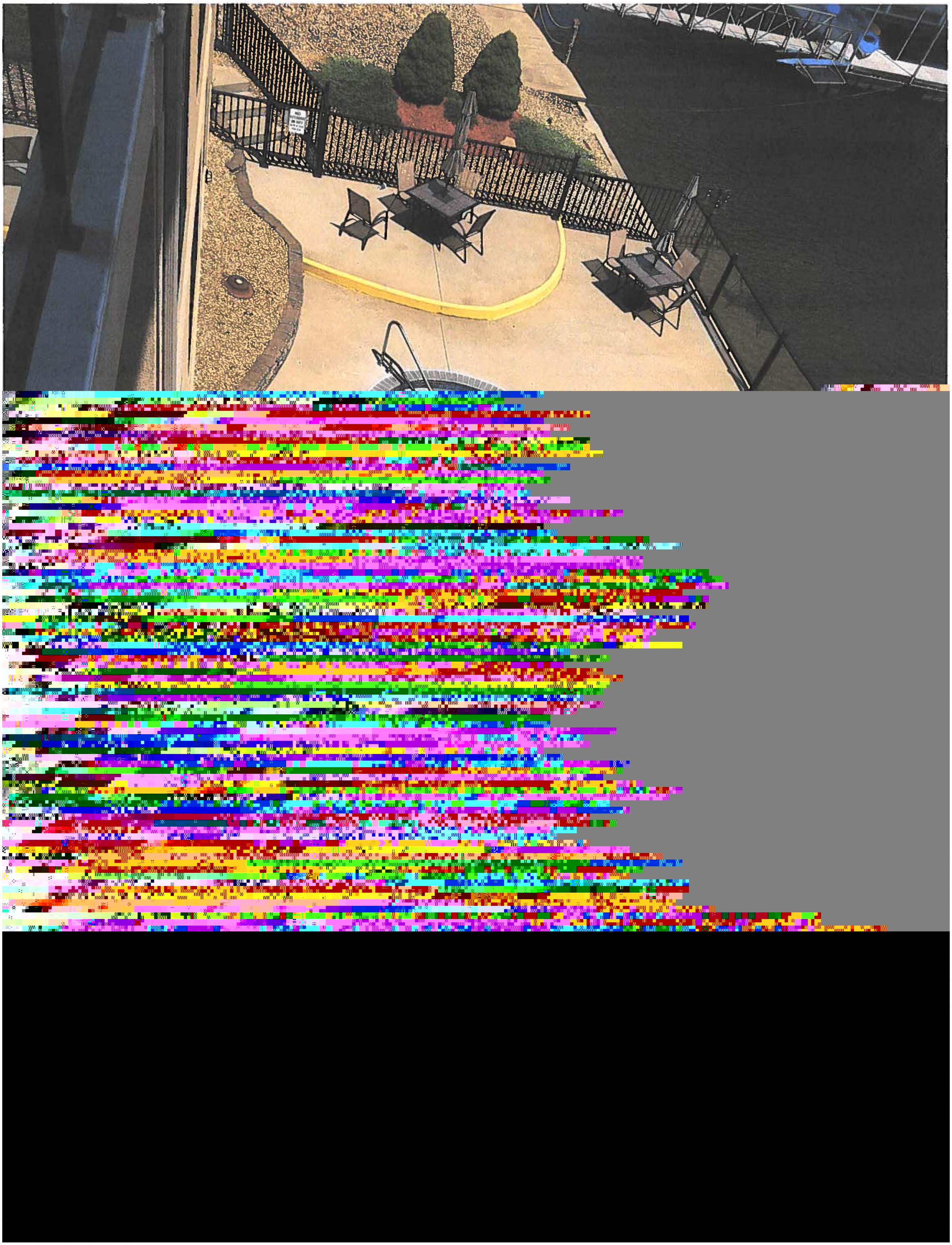
Including safety equipment for pool area, and replacing cup mounts for handrails.

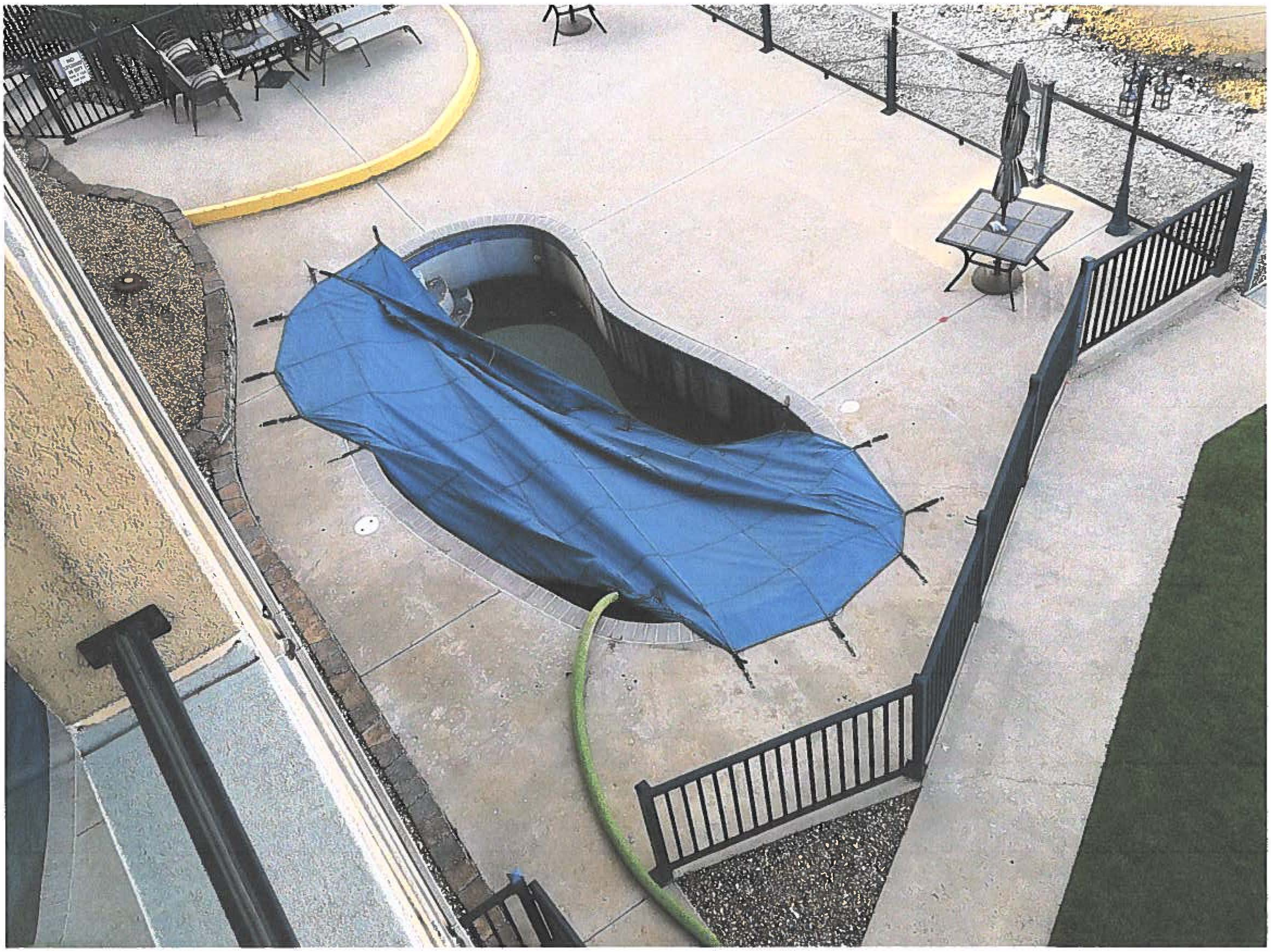
04-06 LoopLoc Safety Cover $2,100.00

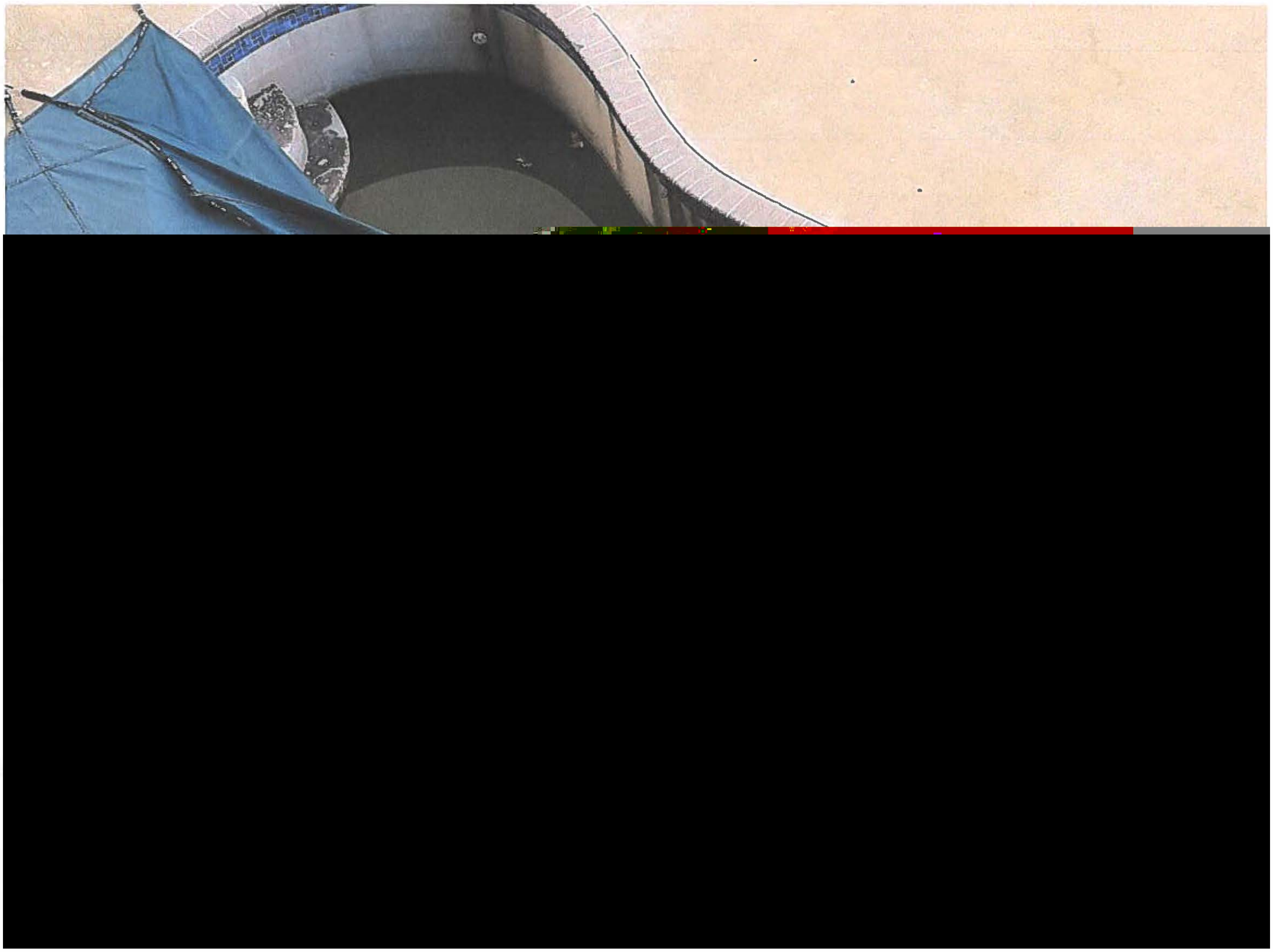
Project Total	**$117,456.39**

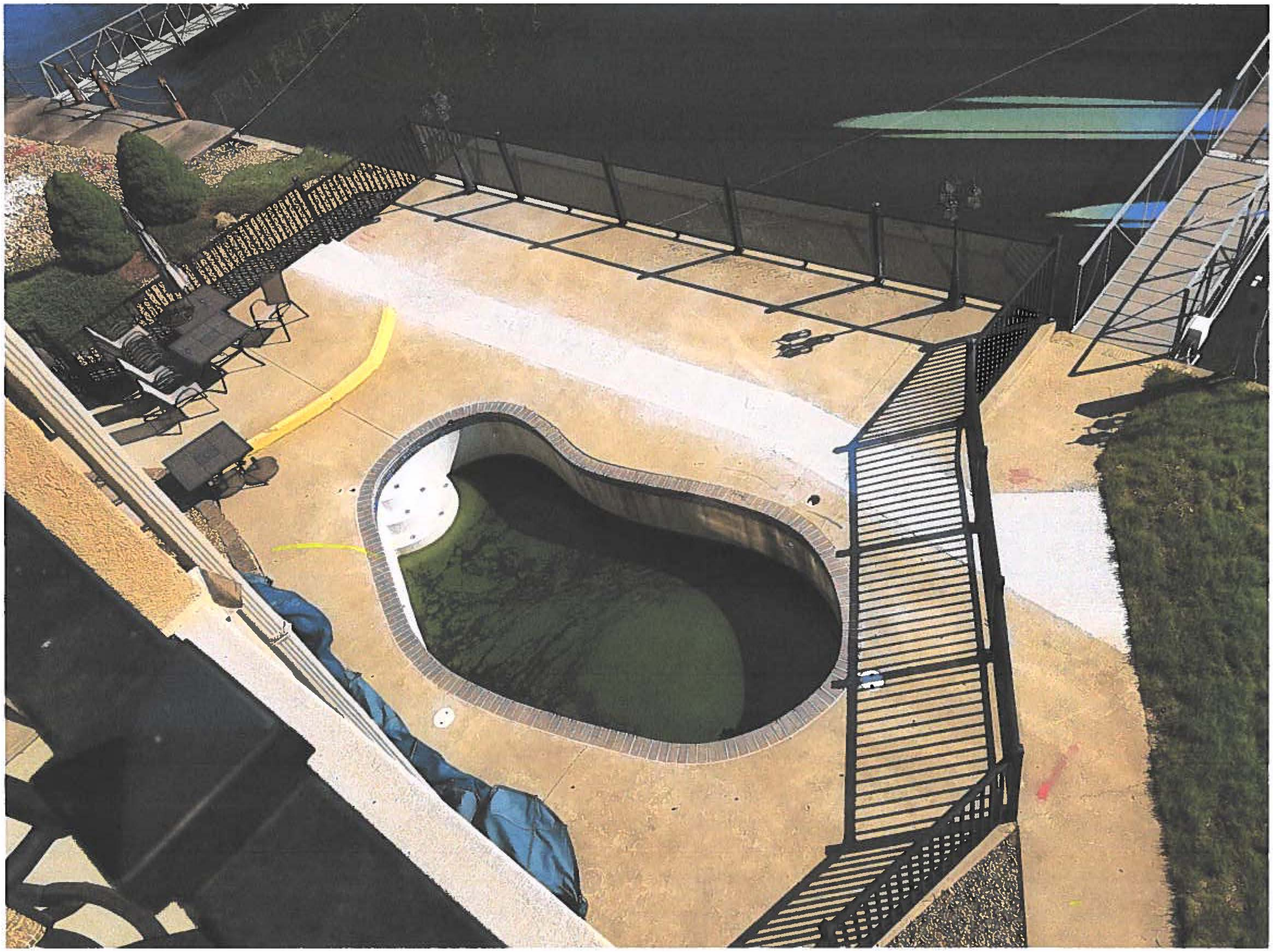
Client Signature   Date

Contractor Signature   Date









Midwest Pool & Court Co
Engineers & Constructors

October 12, 2022

Mr. Chad Kautz
Grand Harbor Condominiums
Osage Beach, Missouri 65065

RE: Swimming Pool Renovation

Midwest Pool & Court Co. is pleased to provide the following estimate for renovating the Grand Harbor Condominium Swimming Pool. Below I have listed the relevant items of the project.

1) Procure the necessary plans and permits for renovation.
2) Provide demolition as required and preserve the existing fence for reuse.
3) Remove and replace sub-grade as required with ¾-1" clean limestone.
4) Re-pipe filter recirculation system as required.
5) Hydro-blast and replaster swimming pool surface with Pebble Fina plaster.
6) Remove and replace existing coping with poured concrete pool coping.
7) Remove and replace 6" band of waterline tile.
8) Provide and install new pool light, junction box and pool light wiring.
9) Install new 4" concrete pool deck in broom finish.
10) Provide initial start-up and 1 day pool training.

The above-described work can be provided for the sum of $265,285.00

NOTE* Landscaping, finish grading, and other site work are specifically excluded from the estimate. Any other work not explicitly mentioned above is also excluded.

Respectfully Submitted,

Sam Williamson

Sam Williamson
Midwest Pool & Court Co

7841 Manchester Rd. • St Louis, MO 63143-2715 • 314-781-1000 •
MidwestPoolSTL.com