

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 16, 2025 - 5:30 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.

Any questions or comments for the Mayor and Board may also 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 - September 23, 2025 and October 2, 2025
- ▶ Bills List - October 16, 2025
- ▶ New Liquor Licenses for Mi Gusto Es, LLC - 6605 HWY 54

FINANCIAL UPDATE

UNFINISHED BUSINESS

- A. Bill 25-76 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Dogwood Animal Shelter, INC. *Second Reading*
- B. Bill 25-92 - An ordinance of the City of Osage Beach, Missouri, Accepting a Contract with Victus Advisors LLC to conduct a multi-sport feasibility study for an amount not to exceed \$58,000.00. *Second Reading*

NEW BUSINESS

- A. Bill 25-93 - An ordinance of the City of Osage Beach, Missouri, Amending the Arrowhead Centre Tax Increment Financial Redevelopment Plan. *First Reading*
- B. Bill 25-94 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotion efforts to support Midwest Blue Oval Club for an amount not to exceed \$500. *First Reading*
- C. Resolution 2025-29 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend a transfer in budget expenditures for the Fiscal Year 2025 to cover Change Order #2 for Osage Beach Road Improvements Project.
- D. Bill 25-96 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 24.93 Adopting the 2025 Annual Budget, Transfer of Funds for Necessary Expenditures, to cover Change Order #2 for Osage Beach Road Improvements Project for an amount not to exceed \$100,555.69. *First Reading*
- E. Bill 25-95 - An ordinance of the City of Osage Beach, Missouri to approve authorize the City Administrator to sign the change order #2 for the Osage Beach Road Improvement Project for an amount not to exceed \$100,555.69. *First Reading*
- F. Motion to approve the installation of Eight (8) High Tide Gen 2 Cellular SCADA Units for the Drinking Water System from Municipal Equipment for an amount of \$29,920.
- G. Motion to approve the updates to Fixed Asset Policies and Procedures.

H. Motion to approve the purchase of a new playground for Peanick Park.

STAFF COMMUNICATIONS

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN 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 SPECIAL MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
September 23, 2025**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Special Meeting on Thursday, September 23, 2025, at 4:30 PM. The following were present in person: Mayor Michael Harmison, Alderman Phyllis Marose, Alderman Justin Hoffman, Alderman Kevin Rucker, Alderman Bob O'Steen. Absent Alderman Rebecca Collins and Alderman Celeste Barela. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

NEW BUSINESS

Motion to direct staff on the Osage Beach Parkway Road Diet Options.

The Board requested additional information and expressed interest in holding a public hearing to gather community input.

Alderman Hoffman made a motion to leave Osage Beach Parkway as is. This motion was seconded by Alderman O'Steen. Motion passes with a voice vote. Absent Alderman Collins and Alderman Barela.

EXECUTIVE SESSION

Notice is given that the agenda includes a roll call vote to close the meeting as allowed by RSMo. Section 610.021 (1) Legal Actions, Causes of Action, or Litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys.

Alderman O'Steen made a motion to open executive session. This motion was seconded by Alderman Rucker. A roll call was taken "Ayes" Alderman Hoffman, Alderman O'Steen, Alderman Marose, and Alderman Rucker. Motion passes unanimously. Absent Alderman Collins and Alderman Barela,

Alderman Hoffman made a motion to close executive session. This motion was seconded by Alderman Rucker. A roll call was taken "Ayes" Alderman Hoffman, Alderman O'Steen, Alderman Marose, and Alderman Rucker. Motion passes unanimously. Absent Alderman Collins and Alderman Barela,

No action taken.

Alderman Marose made a motion to adjourn at 5:00pm. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote. Absent Alderman Collins and Alderman Barela.

ADJOURN

The meeting adjourned at 5:00 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 September 23, 2025, and approved October 16, 2025.

Tara Berreth, City Clerk

Michael Harmison, Mayor

**** All meetings may be viewed on Facebook and YouTube for further details and clarification.**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
September 18, 2025**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, October 2, 2025, at 5:30 PM. The following were present in person: Mayor Michael Harmison, Alderman Celeste Barela, Alderman Phyllis Marose, Alderman Bob O'Steen, Alderman Kevin Rucker, and Alderman Justin Hoffman. Absent Alderman Rebecca Collins. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Appointed and Management staff present City Administrator Devin Lake, Assistant City Administrator April White, Police Chief Todd Davis, Public Works Director Jeff Fisher, City Planner Cary Patterson, Building Official Ron White Airport Manager Ty Dinsdale, Marketing and Economic Development Director Eric Hundelt.

CITIZEN'S COMMUNICATIONS

Todd Ray – Read a letter of gratitude for the City's response to an accident involving his son.

APPROVAL OF CONSENT AGENDA

Alderman Marose made a motion to approve the consent agenda with September 18, 2025, minutes. This motion was seconded by Alderman Rucker. Motion passed unanimously with voice vote. Absent Alderman Collins.

UNFINISHED BUSINESS

Bill 25-85 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 710 Sewer and Sewerage System Section 710-070 Violations. *Second Reading*

Alderman O'Steen made a motion to approve the second reading of Bill 25-85. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 25-85 and to pass same into ordinance: "Ayes" Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O'Steen and Alderman Rucker. Bill 25-85 passed and approved as Ordinance 25-85. Absent Alderman Collins.

Bill 25-86 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 240: Aeronautical Service and Activities; Section 240.040; Aeronautical Services Section 240.050 Late Payment Penalty—Notification of Delinquency—Discontinuance of Services for Non-Payment as set forth. *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 25-86. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 25-86 and to pass same into ordinance: "Ayes" Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O'Steen and Alderman Rucker. Bill 25-86 passed and approved as Ordinance 25-86. Absent Alderman Collins.

Bill 25-87 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 135 Finance and Purchasing; Section 135.080 Transfer and Sales as set forth. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 25-87. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 25-87 and to pass same into ordinance: "Ayes" Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O'Steen and Alderman Rucker. Bill 25-87 passed and approved as Ordinance 25-87. Absent Alderman Collins.

Bill 25-90 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 100 and adding Section 100.250 Business Relations as set forth. *Second Reading*

Alderman Barela made a motion to approve the second reading of Bill 25-90. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 25-90 and to pass same into ordinance: “Ayes” Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Rucker. Bill 25-90 passed and approved as Ordinance 25-90. Absent Alderman Collins.

NEW BUSINESS

Presentation - Public Works FY26 Capital Presentation

Bill 25-89 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 23.90 Adopting the 2025 Annual Budget: Amendment & Transfer of Funds for Necessary Expenditures in Water and Transportation. *First and Second Reading*

Alderman Rucker made a motion to approve the first reading of Bill 25-89. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote. Absent Alderman Collins.

Alderman Barela made a motion to approve the second reading of Bill 25-89. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 25-89 and to pass same into ordinance: “Ayes” Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Rucker. Bill 25-89 passed and approved as Ordinance 25-89. Absent Alderman Collins.

Bill 25-91 - An ordinance of the City of Osage Beach, Missouri, repealing section 210.770 Panhandling and Aggressive Panhandling as set forth. *First and Second Reading*

Alderman Rucker made a motion to approve the first reading of Bill 25-91. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote. Absent Alderman Collins.

Alderman Hoffman made a motion to approve the second reading of Bill 25-91. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 25-91 and to pass same into ordinance: “Ayes” Alderman Barela, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Rucker. Bill 25-91 passed and approved as Ordinance 25-91. Absent Alderman Collins.

Bill 25-92 - An ordinance of the City of Osage Beach, Missouri, Accepting a Contract with Victus Advisors LLC to conduct a multi-sport feasibility study for an amount not to exceed \$58,000.00. *First Reading*

Alderman Hoffman made a motion to approve the first reading of Bill 25-92. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote. Absent Alderman Collins.

Motion to approve the Mayor signing the City Park Right of Way Plat on behalf of the City.

Alderman Hoffman made a motion to approve the Mayor signing the City Park Right of Way Plat on behalf of the City. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote. Mayor Harmison asked for a roll call vote. “Ayes” Alderman Hoffman, Alderman Marose, Alderman Hoffman, Alderman Barela, Alderman O’Steen. “Nays” Alderman Rucker. Absent Alderman Collins.

STAFF COMMUNICATIONS

City Administrator Lake - The draft FY26 budget will be emailed out Friday

Assistant City Administrator White – Thank Deputy City Clerk Kegan Powers for her hard work on the Wex Fuel Reimbursement Program.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

Alderman Rucker: Requested that the City Administrator provide a list of projects not completed in 2025 or those that will be rolled over.

Board and Mayor: Complimented the Veterans Memorial.

Mayor Harmison – Announced the ribbon cutting for the Angler’s Outpost on Friday, October 3, from 12:30 PM to 1:30 PM.

Alderman Hoffman made a motion to adjourn at 6:50 pm. This motion was seconded by Alderman Rucker. Motion passes unanimously with voice vote. Absent Alderman Collins.

ADJOURN

The meeting adjourned at 6:50 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 2, 2025, and approved October 19, 2025.

Tara Berreth, City Clerk

Michael Harmison, Mayor

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**CITY OF OSAGE BEACH
BILLS LIST
October 16, 2025**

Bills Paid Prior to Board Meeting	\$	266,734.15
Payroll Paid Prior to Board Meeting	\$	191,576.27
SRF Transfer Prior to Board Meeting		
TIF Transfers		
Bills Pending Board Approval	\$	172,207.19
Total Expenses	\$	630,517.61

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE	State Withholding	5,124.11
			Fed WH	14,244.08
		INTERNAL REVENUE SERVICE	FICA	10,353.53
			Medicare	2,421.39
		MISSIONSQUARE RETIREMENT	Loan Repayment	84.83
			Retirement 457 &	4,694.59
			Retirement 457	3,303.84
			Loan Repayments	290.92
			Loan Repayments	266.82
			Loan Repayments	119.32
			Loan Repayments	180.67
			Loan Repayments	577.67
			Loan Repayments	315.76
			Loan Repayments	320.81
			Loan Repayments	259.64
			Retirement Roth IRA	200.00
			HSA Contribution	302.49
			HSA Family/Dep. Contributi	2,678.49
		ONE TIME VENDOR LESLIE A VOUDRIE III	ROW BOND REFUND- #24-1013	2,000.00
			TOTAL:	47,738.96
Mayor & Board	General Fund	ELAN CORPORATE PAYMENT SYSTEMS	FLOWERS -LONG FATHER IN LA	75.00
			FLOWERS - BERRETH BABY	50.00
			TOTAL:	125.00
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	713.65
			Medicare	166.90
		MISSIONSQUARE RETIREMENT	Retirement 401%	345.99
			Retirement 401	807.30
		ELAN CORPORATE PAYMENT SYSTEMS	2026GFOA MEMBRSHP -WHITE	75.00
			ICMA MEMBERSHIP - LAKE	816.00
			TOTAL:	2,924.84
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	376.78
			Medicare	88.12
		MISSIONSQUARE RETIREMENT	Retirement 401%	192.32
			Retirement 401	448.73
		THE PITNEY BOWES BANK INC	CITY CLERK POSTAGE	2,000.00
		ELAN CORPORATE PAYMENT SYSTEMS	MOCCFOA MEMBRSHP - POWERS	20.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	3,350.95
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	578.83
			Medicare	135.37
		MISSIONSQUARE RETIREMENT	Retirement 401%	274.68
			Retirement 401	640.92
		ELAN CORPORATE PAYMENT SYSTEMS	2025 CONF REGIS - BELL	150.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
		HARLAND CLARKE - DELUXE CHECKS	DEPOSIT SLIPS - AR	131.34
			TOTAL:	2,136.14
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	110.81
			Medicare	25.91
		MISSIONSQUARE RETIREMENT	Retirement 401%	56.15
			Retirement 401	131.01
		THE PITNEY BOWES BANK INC	MUNICIPAL POSTAGE	150.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	548.88
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	395.67
			Medicare	92.53
		MISSIONSQUARE RETIREMENT	Retirement 401%	195.16
			Retirement 401	455.37
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,213.73
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	637.54
			Medicare	149.10
		MISSIONSQUARE RETIREMENT	Retirement 401%	272.74
			Retirement 401	756.12
		WEX INC	BLDG DEPT FUEL	210.97
		THE PITNEY BOWES BANK INC	BUILDING POSTAGE	150.00
		ELAN CORPORATE PAYMENT SYSTEMS	ICLOUD STORAGE - JOHNS	2.99
		OPTUM BANK INC	HSA Family/Dep. Contributi	300.00
			TOTAL:	2,479.46
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 8/13-9/14/25	64.10
			CITY HALL SVC 8/13-9/14/25	7,142.09
		INTERNAL REVENUE SERVICE	FICA	98.31
			Medicare	22.99
		MISSIONSQUARE RETIREMENT	Retirement 401%	50.76
			Retirement 401	118.44
		SUMMIT NATURAL GAS OF MISSOURI INC	CH SVC 8/14-9/17/25	30.00
		HOME DEPOT CREDIT SERVICES	WORKBENCH	872.98
			GARDEN HOSE FOR AMB BAY	50.07
		GFL ENVIRONMENTAL	CITY HALL TRASH SERVICE	183.75
		ELAN CORPORATE PAYMENT SYSTEMS	DISPOSAL OF SURPLUS	63.31
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	8,771.80
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	663.61
			Medicare	155.20
		MISSIONSQUARE RETIREMENT	Retirement 401%	195.60
			Retirement 401	693.10
		CULLIGAN LAKE OF THE OZARKS	SOLAR SALT	30.50
		LOWE'S	FROGTAPE, ANITFREEZE	19.35
			MESH SHEET	147.52
			ROPE, POSTS, SCREWS	243.36
			SCREWS	54.09
			PRESSURE WASHER CONCENTRAT	15.18
			TAPE, DOOR AND TRIM	147.75
			CONNECTIONS	8.06
			SAW BLADES	24.61
			SCREWS	22.56
			MARKING TAPE	24.66
		AT&T MOBILITY-CELLS	CITY PARK SIGN 8/13-9/12/2	47.23
		WEX INC	PARK DEPT FUEL	297.12
		AMEREN MISSOURI	LWR DIAMOND LTS 8/6-9/7/25	19.84
			HATCHERY RD SIGN 8/13-9/1	107.41
			CP MAINT BLDG 8/13-9/14/25	68.42
			CP #2 DISPLAY C 8/13-9/14/	13.72
			CP SOCCER FIELDS 8/13-9/1	164.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CP #2 DISPLAY D 8/13-9/14	13.72
			CP BALL FIELDS 8/13-9/14/	1,359.77
			CP #2 DISPLAY B 8/13-9/14	15.17
			CP #2 DISPLAY A 8/13-9/14	15.45
			HWY 42 BALLPARK LTS 8/6-9/	24.41
			CP#2 IRRG PUMP 8/13-9/14/	14.44
		THE PITNEY BOWES BANK INC	PARK POSTAGE	50.00
		GFL ENVIRONMENTAL	PARKS TRASH SERVICE	210.00
		OPTUM BANK INC	HSA Contribution	187.50
			TOTAL:	5,053.93
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	11.17
			Medicare	2.62
		MISSIONSQUARE RETIREMENT	Retirement 401%	9.06
			Retirement 401	21.14
		THE PITNEY BOWES BANK INC	HUMAN RESOURCES POSTAGE	70.00
		ELAN CORPORATE PAYMENT SYSTEMS	HEALTH FAIR PRIZES	38.95
			HEALTH FAIR PRIZES	135.60
			HEALTH FAIR PRIZES	64.94
			HEALTH FAIR PRIZES	112.01
			MOTHERS ROOM RUGS	432.18
			MOTHERS ROOM SUPPLIES	34.87
			HEALTH FAIR SUPPLIES	801.33
			MOTHERS ROOM CHAIRS	1,096.00
			MOTHERS ROOM FURNITURE	139.96
			HEALTH FAIR	22.98
			HSA TRAINING FOOD	208.37
			EMPLOYEE OF THE YEAR PLAQU	141.90
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	3,418.08
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	4,508.94
			Medicare	1,054.54
		MISSIONSQUARE RETIREMENT	Retirement 401%	2,059.79
			Retirement 401	4,994.16
		SHELTON, JOEL	MEALS FOR PATROL RIFLE INS	200.00
		WEX INC	POLICE DEPT FUEL	5,758.98
			POLICE DEPT CAR WASHES	47.52
		HOME DEPOT CREDIT SERVICES	CABLE TIES	93.41
		ELAN CORPORATE PAYMENT SYSTEMS	LODGING FOR TRAINING - RIN	1,038.53
			STUDENT FEES	500.00
			TRAINING REFUND	750.00-
			CAR WASH	32.00
			DRINKS	16.63
			CATERING 8/16/25	185.87
			IDI SUBSCRIPTION	154.00
		OPTUM BANK INC	HSA Contribution	225.00
			HSA Family/Dep. Contributi	1,350.00
		MARCO	COPIER LEASE 8/26-9/25/25	206.52
			TOTAL:	21,675.89
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	1,065.05
			Medicare	249.06
		MISSIONSQUARE RETIREMENT	Retirement 401%	324.37
			Retirement 401	1,229.23
		AT&T INTERNET/IP SERVICES	911 INTERNET 9/11/25	411.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE PITNEY BOWES BANK INC	911 CENTER POSTAGE	25.00
		ELAN CORPORATE PAYMENT SYSTEMS	SEC OF STATE FEES	25.75
			LODGING FOR TRAINING- CURL	300.38
		OPTUM BANK INC	HSA Contribution	150.00
			HSA Family/Dep. Contributi	75.00
			TOTAL:	3,854.85
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	222.50
			Medicare	52.04
		MISSIONSQUARE RETIREMENT	Retirement 401%	111.79
			Retirement 401	260.84
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	722.17
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	250.46
			Medicare	58.57
		MISSIONSQUARE RETIREMENT	Retirement 401%	6.39
			Retirement 401	293.93
		WEX INC	ENG DEPT FUEL	138.07
		CAPITAL ONE, N.A.	DRINKS, SUPPLIES	174.68
		MARCO TECHNOLOGIES LLC	PLOTTER SUPPORT 7/26-8/25/	118.58
		ELAN CORPORATE PAYMENT SYSTEMS	FOOD FOR TRAINING	63.05
		OPTUM BANK INC	HSA Contribution	112.50
			TOTAL:	1,216.23
Information Technology	General Fund	AT & T/CITY HALL	CH PH SVC 9/5-10/4/2025	1,867.00
		INTERNAL REVENUE SERVICE	FICA	382.28
			Medicare	89.41
		MISSIONSQUARE RETIREMENT	Retirement 401%	114.63
			Retirement 401	440.73
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		MARCO	COPIER LEASE 8/26-9/25/25	297.63
		BCN TELECOM INC TBS	OCT 2025 ELEVATOR PHONE	160.41
			TOTAL:	3,427.09
Economic Development	General Fund	INTERNAL REVENUE SERVICE	FICA	337.93
			Medicare	79.03
		MISSIONSQUARE RETIREMENT	Retirement 401%	196.62
			Retirement 401	458.77
		ELAN CORPORATE PAYMENT SYSTEMS	CLOUD CAMPAIGN SUBSCRIPTIO	49.00
			RAPTOR PROGRAM	1,198.00
			2026 FIREWORKS	15,000.00
			TOTAL:	17,319.35
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	555.90
		INTERNAL REVENUE SERVICE	Fed WH	1,305.22
			FICA	1,206.37
			Medicare	282.14
		MISSIONSQUARE RETIREMENT	Retirement 457 &	744.93
			Retirement 457	34.00
		OPTUM BANK INC	HSA Contribution	45.00
			HSA Family/Dep. Contributi	39.49
			TOTAL:	4,213.05
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	1,206.37
			Medicare	282.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISSIONSQUARE RETIREMENT	Retirement 401%	454.05
			Retirement 401	1,307.54
		LOWE'S	SOAP	7.58
			PAINT SUPPLIES FOR PARKWAY	59.86
		PHILLIPS, MITCHELL	CDL FEE REIMB - PHILLIPS	59.41
			MACTO CONF - MEALS	100.00
		WEX INC	TRANS DEPT FUEL	4,276.52
		AMEREN MISSOURI	5757 CHAPEL DRIVE	395.51
		AMEREN MISSOURI	792 PASSOVER LTS 8/13-9/14	21.20
			1095 MACE RD LTS 8/13-9/14	34.31
			1129 INDUSTRIAL LTS 8/13-9	33.33
			1075 NICHOLS RD 8/14-9/15/	71.46
			872 PASSOVER LTS 8/13-9/14	28.02
			MACE RD RNDABT 8/13-9/14/2	29.95
			680 PASSOVER LTS 8/13-9/14	27.24
			MAINT SALT BLDG 8/7-9/8/25	13.72
		LONG IV, ROBERT W	MACTO CONF MEALS	100.00
		THE PITNEY BOWES BANK INC	TRANSPORTATION POSTAGE	200.00
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 8/14-9/16/25	7.50
		CAPITAL ONE, N.A.	BUNS AND HOT DOGS	21.36
			DRINKS	60.06
			DRINKS	95.98
			AQUAMAX	59.36
			DRINKS, SUPPLIES	174.68
		LINDYSPRING LAKE OF THE OZARKS	SEPT PW WATER COOLER RENTA	10.00
		GFL ENVIRONMENTAL	TRANS TRASH SERVICE	61.25
		ELAN CORPORATE PAYMENT SYSTEMS	PARKING FOR CONFERENCE	9.00
			PARKING FOR CONFERENCE	9.00
			FOOD FOR TRAINING 8/12/25	41.97
			CONF LODGING - LONG	616.71
			CONF LODGING - FISHER	205.57
		OPTUM BANK INC	HSA Contribution	112.50
			HSA Family/Dep. Contributi	200.25
		BULLOCK, GALE	PUMP FOR ASPHALT ROLLER	117.98
		MARCO	COPIER LEASE 8/26-9/25/25	68.85
		WALLIS, MATTHEW	MACTO CONF MEALS	100.00
		LOGAN EXCAVATING	OSAGE BEACH RD PRJCT OB-24	20,000.00
			TOTAL:	30,680.23
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	State Withholding	567.54
		INTERNAL REVENUE SERVICE	Fed WH	1,474.27
			FICA	1,121.65
			Medicare	262.33
		MISSIONSQUARE RETIREMENT	Retirment 457 &	649.37
			Retirement 457	33.00
		OPTUM BANK INC	HSA Contribution	90.00
			HSA Family/Dep. Contributi	148.88
			TOTAL:	4,347.04
Water	Water Fund	GOEHRI, GEORGE	OCT 2025 INSURANCE PREMIUM	81.70
		INTERNAL REVENUE SERVICE	FICA	1,121.65
			Medicare	262.33
		MISSIONSQUARE RETIREMENT	Retirement 401%	456.02
			Retirement 401	1,312.85
		LOWE'S	SOAP	7.58
			MAILBOX POST	77.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			METER FITTING	7.39
			BOOTS	586.25
			KEYS FOR CONCRETE PLANT	18.92
			FUNNELS	16.13
		WEX INC	WATER DEPT FUEL	1,571.73
		AMEREN MISSOURI	5757 CHAPEL DRIVE	395.51
		AMEREN MISSOURI	LK RD 54-59 8/13-9/14/25	1,450.42
			BLUFF RD TWR 8/7-9/8/25	8,029.28
			COLLEGE WELL 8/6-9/7/25	2,800.11
			COLUMBIA CLG WELL 8/13-9/1	789.88
			COLUMBIA TWR POLES 8/13-9/	23.53
		THE PITNEY BOWES BANK INC	WATER POSTAGE	200.00
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 8/14-9/16/25	7.50
		STOUFER, TOMMIE L	MILEAGE REIMB - STOUFER	17.50
		CAPITAL ONE, N.A.	BUNS AND HOT DOGS	21.36
			DRINKS	60.07
			DRINKS	95.99
			TAPE, SCISSORS, PENS	111.00
			DRINKS, SUPPLIES	174.68
		LINDYSPRING LAKE OF THE OZARKS	SEPT PW WATER COOLER RENTA	10.00
		GFI DIGITAL	UB PRINTR MAINT 8/11-9/10/	18.90
		LUTTRELL, JOHN	MILEAGE REIMG - 9/12/25	37.80
		GFL ENVIRONMENTAL	WATER TRASH SERVICE	61.25
		ELAN CORPORATE PAYMENT SYSTEMS	UBER FOR TRAINING	35.34
			UBER FOR TRAINING	5.00
			UBER FOR TRAINING	31.84
			WATER CERT RENEWAL - STOUF	61.45
			PARKING FOR CONFERENCE	9.00
			PARKING FOR CONFERENCE	9.00
			FOOD FOR TRAINING 8/12/25	41.98
			CONF LODGING - DEVORE	823.71
			CONF LODGING - FISHER	205.57
		OPTUM BANK INC	HSA Contribution	75.00
			HSA Family/Dep. Contributi	349.50
		MARCO	COPIER LEASE 8/26-9/25/25	68.85
		MALONE, JUSTIN	MILEAGE REIMB - 9/20/25	25.20
		HAMEL, KEVIN	MILEAGE REIMB 8/21/25	30.10
			MILEAGE REIMB - 9/20/25	30.10
			TOTAL:	21,626.89
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	653.45
		INTERNAL REVENUE SERVICE	Fed WH	1,702.90
			FICA	1,454.61
			Medicare	340.21
		MISSIONSQUARE RETIREMENT	Retirment 457 &	558.49
			Retirement 457	83.00
			Retirement Roth IRA	25.00
		OPTUM BANK INC	HSA Contribution	227.08
			HSA Family/Dep. Contributi	261.63
			TOTAL:	5,306.37
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,454.61
			Medicare	340.21
		MISSIONSQUARE RETIREMENT	Retirement 401%	421.28
			Retirement 401	1,676.45
		LOWE'S	SOAP	7.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			LIME	366.00
			LIGHT BULBS	17.08
			LIGHT BULBS	17.08-
			LED LIGHTBULBS	49.32
			QUICK LINK	34.62
		WEX INC	SEWER DEPT FUEL	3,246.24
		AMEREN MISSOURI	5757 CHAPEL DRIVE	395.52
			GRINDER PUMPS & LIFT STATI	10,276.45
		THE PITNEY BOWES BANK INC	SEWER POSTAGE	200.00
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 8/14-9/16/25	15.00
		MENARDS COMMERCIAL	LIME	491.18
		CAPITAL ONE, N.A.	BUNS AND HOT DOGS	21.36
			DRINKS	60.07
			DRINKS	95.99
			DRINKS, SUPPLIES	174.68
		LINDYSPRING LAKE OF THE OZARKS	SEPT PW WATER COOLER RENTA	10.00
		GFI DIGITAL	UB PRINTR MAINT 8/11-9/10/	18.90
		GFL ENVIRONMENTAL	SEWER TRASH SERVICE	61.25
		ELAN CORPORATE PAYMENT SYSTEMS	CONF LODGING - DUNCAN	823.71
			PARKING FOR CONFERENCE	9.00
			PARKING FOR CONFERENCE	9.00
			FOOD FOR TRAINING 8/12/25	41.98
			CONF LODGING - FISHER	205.57
			CONF LODGING - DUNCAN	6.00
		OPTUM BANK INC	HSA Contribution	225.00
			HSA Family/Dep. Contributi	275.25
		MARCO	COPIER LEASE 8/26-9/25/25	68.85
		HEARTLAND ENVIRONMENTAL DISTRIBUTORS,	ODOR CONTROL BUGS	20,000.00
			ODOR CONTROL BUGS	15,000.00
			TOTAL:	56,081.07
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	535.00
		INTERNAL REVENUE SERVICE	Fed WH	1,460.42
			FICA	1,298.25
			Medicare	303.61
		MISSIONSQUARE RETIREMENT	Retirment 457 &	363.90
			Loan Repayments	244.66
		OPTUM BANK INC	HSA Contribution	41.66
			HSA Family/Dep. Contributi	359.16
			TOTAL:	4,606.66
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	1,298.25
			Medicare	303.61
		MISSIONSQUARE RETIREMENT	Retirement 401%	321.89
			Retirement 401	1,026.49
		WEX INC	AMB FUEL	697.16
		THE PITNEY BOWES BANK INC	AMBULANCE POSTAGE	25.00
		ELAN CORPORATE PAYMENT SYSTEMS	EMS CONF LODGING - HANDY	263.25
			EMS CONF LODGING - PENROD	263.25
			FOOD FOR TRAINING	84.35
			FLIGHT CREDIT - PENROD	203.97-
			EMS TRAINING REGIS - PENRO	465.00
			FLIGHT FOR TRAINING - PENR	407.94
			EMS TRANING REGIS - RUDAT	520.00
		OPTUM BANK INC	HSA Contribution	75.00
			HSA Family/Dep. Contributi	150.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
				TOTAL: 5,697.22
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	State Withholding	252.60
		INTERNAL REVENUE SERVICE	Fed WH	538.32
			FICA	491.11
			Medicare	114.85
		MISSIONSQUARE RETIREMENT	Retirment 457 &	104.07
			Retirement 457	90.00
			Loan Repayments	30.39
			Loan Repayments	74.51
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
				TOTAL: 1,750.85
Lee C. Fine Airport	Lee C. Fine Airpor	AMEREN MISSOURI	LCF RUNWAY LTS 8/27-9/28/2	23.82
			AP FIREHOUSE 8/27-9/28/25	38.70
		INTERNAL REVENUE SERVICE	FICA	491.11
			Medicare	114.85
		MISSIONSQUARE RETIREMENT	Retirement 401%	120.58
			Retirement 401	554.19
		DISH NETWORK	SVC 9/29-10/28/25	104.13
		WEX INC	LCF FUEL	68.75
		THE PITNEY BOWES BANK INC	LCF POSTAGE	30.00
		CAPITAL ONE, N.A.	ICE	22.56
		GFL ENVIRONMENTAL	LCF TRASH SERVICE	84.00
		ELAN CORPORATE PAYMENT SYSTEMS	LODGING - AP CONFE - DINSD	255.61
		OPTUM BANK INC	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		PRESTIEN PLUMBING	SERVICE CALL -TOILET REPLA	180.00
				TOTAL: 2,320.80
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	77.40
		INTERNAL REVENUE SERVICE	Fed WH	314.92
			FICA	282.74
			Medicare	66.13
		MISSIONSQUARE RETIREMENT	Retirment 457 &	15.20
			Retirement 457	60.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
				TOTAL: 871.39
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 8/27-9/26/2	57.88
		AMEREN MISSOURI	GG AP HANGAR 8/27-9/28/25	25.28
		INTERNAL REVENUE SERVICE	FICA	282.74
			Medicare	66.13
		MISSIONSQUARE RETIREMENT	Retirement 401%	55.82
			Retirement 401	322.18
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE 9/16-10/15/25	129.26
		WEX INC	GG FUEL	82.57
		THE PITNEY BOWES BANK INC	GG POSTAGE	100.00
		GFL ENVIRONMENTAL	GG TRASH SERVICE	54.60
		ELAN CORPORATE PAYMENT SYSTEMS	LODGING - AP CONFE - DINSD	255.61
			MODULE FOR AIR DEERE	52.82
		OPTUM BANK INC	HSA Family/Dep. Contributi	105.00
				TOTAL: 1,589.89
TIF - Arrowhead	TIF - Arrowhead	ARROWHEAD DEVELOPMENT GROUP LLC	DVLPR REIMB CID 09/2025	1,665.34
				TOTAL: 1,665.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
10	General Fund			125,977.35
20	Transportation			34,893.28
30	Water Fund			25,973.93
35	Sewer Fund			61,387.44
40	Ambulance Fund			10,303.88
45	Lee C. Fine Airport Fund			4,071.65
47	Grand Glaize Airport Fund			2,461.28
62	TIF - Arrowhead			1,665.34

GRAND TOTAL:				266,734.15

TOTAL PAGES: 9

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
Mayor & Board	General Fund	LAKE PRINTING COMPANY, INC	BUSINESS CARDS - COLLINS	44.50	
			BUSINESS CARDS - MAROSE	44.50	
			TOTAL:	89.00	
City Administrator	General Fund	AMAZON CAPITAL SERVICES INC	CARD READER	14.98	
			TOTAL:	14.98	
City Clerk	General Fund	LAKE PRINTING COMPANY, INC	WINDOW ENVELOPES	441.00	
			TOTAL:	441.00	
City Treasurer	General Fund	TYLER TECHNOLOGIES INC	UB TRAINING - GREGORY	275.00	
			TOTAL:	275.00	
City Attorney	General Fund	MILLER, TODD	ASST PA SVCS	2,500.00	
			TOTAL:	2,500.00	
Building Inspection	General Fund	AMAZON CAPITAL SERVICES INC	SAFETY GLASSES	47.00	
			TOTAL:	47.00	
Building Maintenance	General Fund	SURECUT LAWCARE LLC	CH GROUNDS MAINT 09/2025	2,746.85	
			IRRIGATION REPAIR/ VETERAN	2,180.96	
			CINTAS CORPORATION	CH FLOOR MATS	81.44
			STAPLES BUSINESS ADVANTAGE	CUPS	86.89
			US DISASTER RESTORATION LLC	LEAK REMEDIATION	13,272.68
			ALLRISE ELEVATOR COMPANY	3RD QTR 2025 ELEVATOR SVC	571.20
			3RD QTR 2025 ELEVATOR SVC	571.20	
			WOOD SHED LUMBER	CONNECTOR	4.79
			TOTAL:	19,516.01	
			Parks	General Fund	MOTOR HUT INC
OIL FILTER AND PARTS	199.26				
SHERWIN-WILLIAMS	PAINT	154.75			
BIG O TIRES AND SERVICE CENTERS	TIRES AND INSTALLATION	533.72			
CINTAS CORPORATION	JACKET - SHOULTS	42.77			
POLOS AND SWEATSHIRTS - SH	103.40				
AMAZON CAPITAL SERVICES INC	SPEED BUMP SIGNS	29.96			
TOTAL:	1,386.85				
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE	RANDOM TESTING	260.00	
			POST ACCIDENT TESTING	25.00	
			AMAZON CAPITAL SERVICES INC	DOOR PRIZES FOR EMPLOYEE D	49.98
			TOTAL:	334.98	
Police	General Fund	WIRELESS USA INC	DESKTOP AND BATTERIES	1,045.76	
			GULF STATES DISTRIBUTING INC	GUN CASES (17)	4,283.00
		GULF STATES DISTRIBUTING INC	GUN CASES (8)	3,280.00	
			MO VOCATIONAL ENTERPRISES	LICENSE PLATES	263.50
		PSE INSTALLATION	REMOVE OLD EQUIP - PD 21	250.00	
			EQUIP INSTALL IN PD 21	2,442.50	
		TURN KEY MOBILE INC	PRNTR, RADIO AND ACCESSORI	4,248.00	
		HEDRICK MOTIV WERKS LLC	OIL CHANGE PD 26	299.88	
			OIL CHANGE 2015 PD SEDAN	90.00	
		GFI DIGITAL	PR PRNTR MAINT 8/1-9/18/25	116.54	
		OSAGE ANIMAL HOSPITAL	WELLNESS EXAM - FREYA	69.97	
			TOTAL:	16,389.15	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
911 Center	General Fund	AMAZON CAPITAL SERVICES INC	CALENDARS	11.42
			BADGE HOLDERS	63.96
			BADGE HOLDERS	49.95
			HEADSETS	961.30
			TOTAL:	1,086.63
Engineering	General Fund	BARTLETT & WEST INC	LAKEPORT REVIEW 2/25-3/25	1,370.50
			LAKEPORT REVIEW 3/25-4/25	792.73
		AMAZON CAPITAL SERVICES INC	FILE ORGRANIZER	63.85
			SAFETY VEST, UNIFRM SHIRT-	212.09
			TOTAL:	2,439.17
Information Technology	General Fund	TYLER TECHNOLOGIES INC	UTILITY ACCESS	136.00
		MIDWEST ELECTRONIC SYSTEMS INC	SVC CALL FOR PANIC BUTTON	700.00
		HUBER & ASSOCIATES, INC	OCT MANAGED SERVICES	8,100.00
			TOTAL:	8,936.00
Emergency Management	General Fund	OUTDOOR WARNING CONSULTING LLC	MAINT ON WHELEN WARNING SY	2,770.00
		SHERLOCK HOME INSPECTIONS LLC	STORM SIREN PST CNTRL 08/2	200.00
			TOTAL:	2,970.00
Economic Development	General Fund	LAKE AREA CHAMBER OF COMMERCE	MEMBERSHIP INVEST - CITY O	360.00
		LAKE OF THE OZARKS CONVENTION & VISITO	ANNUAL AREA MARKETING PROG	25,000.00
		MORE THAN BILLBOARDS, INC DBA ASSOCIAT	PARKS & REC SPONSOR SIGNAG	514.42
			TOTAL:	25,874.42
Transportation	Transportation	FASTENAL CO	NUTS AND BOLTS	123.51
			NYLOCK	23.05
		SAMCO TRANSMISSIONS	WIRING REPAIR - 4463	962.21
		MO ONE CALL SYSTEM INC	LOCATES 09/2025	43.65
		ECONO SIGNS & BARRICADE LLC	MATERIALS FOR MAKING SIGNS	968.40
		O'REILLY AUTOMOTIVE STORES INC	LED LIGHT - TRK 5087	20.79
			BULB AND CAPSULE	63.06
			MEGACRIMP FOR BACKHOE	84.91
		CROWN POWER & EQUIPMENT	BOLTS FOR BACKHOE	66.96
			BOLTS FOR SKIDSTEER	4.96
			BELT FOR SKID STEER	28.78
			BELT FOR SKID STEER	41.33
			SERVICE CALL FOR BACKHOE	2,946.60
		PRECISION AUTO & TIRE SERVICE LLC	OIL CHANGE - 2023 FORD TRA	75.86
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	103.59
			TRANS DEPT FLOOR MATS	7.10
			TRANS DEPT UNIFORMS	103.59
			TRANS DEPT FLOOR MATS	7.10
		MEYER ELECTRIC CO INC	OB PKWY LIGHT REPAIR	724.64
			POLE REPLACEMENT - NICHOLS	5,517.00
			REPLACE POLE - NICHOLS ROA	4,962.12
			SPARE LIGHT POLE	5,224.00
			STREET LIGHTS	7,200.00
		WESTGATE TRAILERS - LEBANON LLC	TILT TRAILER	755.00
		J & A TRAFFIC PRODUCTS LLC	POSTS FOR PARKWAY	1,092.00
		AMAZON CAPITAL SERVICES INC	OVER THE DOOR STORAGE	23.46
			PAPER TWLS	20.58
			SPOONS, FORKS, PAPER TWLS,	63.86
			GLOVES, TOWELS,	305.99
			MANAGEMENT TRNG BOOK	18.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COCHRAN ENGINEERING	OB RD IMPROVEMENTS	9,206.80
			OB RD IMPROVEMENTS	2,762.04
		MO DEPARTMENT OF CORRECTIONS	WORK AGREEMENT 8/10-9/10/2	84.42
		PINKLEY SALES CO	LED LIGHT BULBS FOR SIGNAL	1,073.82
		ARMOR EQUIPMENT	EYE BOLT FOR SWEEPER	60.49
		TOTAL TOOL SUPPLY INC	GREASE GUN (5)	1,363.55
		ALTEC INDUSTRIES, INC.	BUCKET TRUCK INSPECTION	1,033.68
		MALIBU BLUE OUTFITTERS	HATS - SAMPLE	52.33
		PORTERS ACE	PIPE & CLEANER FOR ASPHALT	16.98
		WOOD SHED LUMBER	MISC NUTS AND BOLTS	45.93
			WEATHERSTRIPING	18.58
			CAULK GUN AND ADHESIVE	40.96
			ELBOW COUPLING	3.65
		FIRST AID CORP	CLEANER AND RUST PREVENTIO	1,059.47
		COPLAN & COPLAN INC	RHINO TABLE	2,669.97
			TOTAL:	51,075.02
Water	Water Fund	UNITED RENTALS (NORTH AMERICA) INC	CONCRETE MIXER RENTAL	129.87
		MO ONE CALL SYSTEM INC	LOCATES 09/2025	43.65
		POSTMASTER	OCTOBER UTILITY BILL POSTA	625.00
		BRENNTAG MID SOUTH INC	CHLORINE AND FLOURIDE	1,236.00
		CORE & MAIN LP	COUPLING	2,132.85
			ALPHA TEE	1,897.78
			END CAP	2,199.98
			ALPHA COUPLING	1,836.50
			COUPLING	2,331.20
			COUPLINGS	1,372.29
			COUPLINGS AND TEES	2,321.18
			VALVE BOX	1,585.60
		MAGRUDER LIMESTONE CO INC	2" CLEAN	1,544.51
			1" MINUS	516.08
		TRAVIS HODGE HAULING LLC	WATER LINE VALVE REPLACEME	6,000.00
		CINTAS CORPORATION	WATER DEPT UNIFORMS	95.57
			WATER DEPT FLOOR MATS	7.11
			WATER DEPT UNIFORMS	95.57
			WATER DEPT FLOOR MATS	7.11
		AMAZON CAPITAL SERVICES INC	PAPER TWLS	20.58
			SPOONS, FORKS, FILE ORGNZR,	63.86
			MANAGEMENT TRNG BOOK	18.25
		MALIBU BLUE OUTFITTERS	HATS - SAMPLE	52.33
			TOTAL:	26,132.87
Sewer	Sewer Fund	AMOS SEPTIC SERVICE INC	PUMP LIFT STATION - WOODLA	375.00
		MO ONE CALL SYSTEM INC	LOCATES 09/2025	43.65
		MUNICIPAL EQUIPMENT CO	START KIT	1,609.50
			DISCONNECT	1,207.36
			SAFE SWITCH	2,323.00
		O'REILLY AUTOMOTIVE STORES INC	BATTERY	426.98
			CORE RETURN	44.00-
			WIPER FLUID	8.52
		CONSOLIDATED ELECTRICAL DISTR, INC	CONDUIT AND PVC ELBOW	302.36
			CONDUIT AND CLAMPS	1,070.94
			ADAPTERS AND CONNECTORS	169.84
		POSTMASTER	OCTOBER UTILITY BILL POSTA	625.00
		BUTLER SUPPLY CO	ELBOW	22.30
		CORE & MAIN LP	GASKETS	572.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PE TUBE	372.00
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	146.04
			SEWER DEPT FLOOR MATS	7.11
			SEWER DEPT UNIFORMS	137.24
			SEWER DEPT FLOOR MATS	7.11
		AMAZON CAPITAL SERVICES INC	PAPER TWLS	20.58
			SPOONS, FORKS, PAPER TWLS,	63.86
			MANAGEMENT TRNG BOOK	18.25
		REEVES-WIEDEMAN COMPANY	REPAIR CLAMP	114.71
			CURB STOP	316.35
		HIGH TIDE TECHNOLOGIES	COMMS RENEWAL - HERON BAY	460.00
		MALIBU BLUE OUTFITTERS	HATS - SAMPLE	52.34
		WOOD SHED LUMBER	PAINT MARKER	29.95
			TOTAL:	10,458.36
Ambulance	Ambulance Fund	WIRELESS USA INC	DESKTOP AND BATTERIES	414.20
		LIFE-ASSIST, INC.	MEDICAL SUPPLIES	324.82
			MEDICAL SUPPLIES	7.20
			TOTAL:	746.22
Lee C. Fine Airport	Lee C. Fine Airpor	O'REILLY AUTOMOTIVE STORES INC	WIPER FLUID	17.97
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVC 9/8/2025	192.50
			AP JANITORIAL SVCS 9/15/20	192.50
			AP JANITORIAL SVCS 9/22/20	192.50
			TOTAL:	595.47
Grand Glaize Airport	Grand Glaize Airpo	MEYER ELECTRIC CO INC	BEACON LIGHT REPAIR	539.06
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVC 9/8/2025	120.00
			AP JANITORIAL SVCS 9/15/20	120.00
			AP JANITORIAL SVCS 9/22/20	120.00
			TOTAL:	899.06
===== FUND TOTALS =====				
10	General Fund			82,300.19
20	Transportation			51,075.02
30	Water Fund			26,132.87
35	Sewer Fund			10,458.36
40	Ambulance Fund			746.22
45	Lee C. Fine Airport Fund			595.47
47	Grand Glaize Airport Fund			899.06

	GRAND TOTAL:			172,207.19

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



Planning Dept: **NA**
Sewer Dept: **NA**
License #: **OS962**

Pd V#

LIQUOR LICENSE APPLICATION

Date of Application: **08-29-25** Date _____

Applicant Name: **Valentina Gopar Ortiz**
(As it is to appear on license. If corporation, name of corporation and managing officer)

Application Received: **September 2, 2025**

Name of Establishment: **Mi Gusto ES - MIA LLC**

Physical Address: **6605 highway 54 Osage beach MO 65065**

Mailing Address: **1161 Osage beach Rd Osage beach MO 65065**

- ☐ New Applications: Submit a copy of your Missouri voter registration card & background check performed by the Missouri Highway Patrol along with the application.
- ☐ Completed applications must be received by May 1st. Applications received after May 1 are subject to the following late fees: May 2 to May 31 - \$100 late fee; June 1 to June 30 - \$200 late fee; after June 30 - \$300 late fee.

Item	Fee	License Description	City Code
	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package to be consumed on premises. (Includes Sunday Sales.)	BPR
	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package not to be consumed on premises. (Includes Sunday Sales.)	BPK
	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
1	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises. (Includes Sunday Sales.)	LDRK2
	150.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises.	LPKG1
	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises. (Includes Sunday Sales.)	LPKG2
	75.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight.	BWDRK1
	375.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight. (Includes Sunday Sales.)	BWDRK2
	300.00	Sunday Liquor Sales	LSUN
	15.00	*Caterer per day.	CTLQDY
	10.00	*Picnic per day.	PCLQDY
	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

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

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 25-76 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Dogwood Animal Shelter, INC. *Second Reading*

Requested Action:

Second Reading of Bill #25-76

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:

Not Applicable

Budgeted Item:

Budget Line Information (if applicable):

Budget Line Item/Title: 10-14-734000 Animal Control

FY2025 Budgeted Amount:	\$1,000
FY2025 Expenditures to Date (7/18/2025):	(\$ 40)
FY2025 Available:	\$960

Department Comments and Recommendation:

City Attorney Comments:

Per City Code 110.230, Bill 25-76 is in correct form.

City Administrator Comments:

This will be a future budgeting obligation for FY2026. The proposed agreement is for \$10,000 per year. If any additional funds are needed for FY2025 to utilize Dogwood's services, a budget amendment will come forward for your approval.

BILL NO. 25-76

ORDINANCE NO. 25.76

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH DOGWOOD ANIMAL SHELTER, INC.

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

Section 1. The Mayor is hereby authorized to execute contractual relationship with Dogwood Animal Shelter, INC under substantially the same terms and conditions as the attached contract Exhibit A to this ordinance.

Section 2. 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: August 21, 2025

READ SECOND TIME:

I hereby certify that the above Ordinance No. 25.76 was duly passed on by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 25.76.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

EXHIBIT A



CITY OF OSAGE BEACH ANIMAL CONTROL AGREEMENT

THIS ANIMAL CONTROL AGREEMENT (the “Agreement”) states the terms and conditions that govern the contractual relationship between the City of Osage Beach, Missouri (“**City**”) and Dogwood Animal Shelter, Inc. (“**Shelter**”), on the following terms.

WHEREAS City employees, including law enforcement, encounter stray or abandoned pets from time to time; and

WHEREAS the City is not equipped to house or rehome pets for periods exceeding five days; and

WHEREAS it is in the best interests of the City and its citizens to provide for the safe and humane care of abandoned pets within the City.

NOW THEREFORE City and Shelter agree as follows:

I. TERMS

1. Shelter’s Obligations.

- a. Shelter agrees to accept any and all pets (to include cats and dogs other than pit bull breeds) referred to Shelter by City staff, including but not limited to law enforcement. Once received by Shelter, Shelter will provide humane care for all such pets in the same manner as any other animal it cares for, at Shelter’s sole expense. Shelter agrees to accept referred pets from City at any time during Shelter’s normal business hours.
- b. *Professionalism.* Shelter will exercise the care and skill ordinarily used by members of the subject profession practicing under similar circumstances (as defined by the appropriate licensing authority, professional standards, and/or relevant industry practices). Shelter understands that it will be perceived as a partner of the City and will ensure its personnel and any subcontractors will conduct themselves in a thoroughly professional and respectable manner while performing its obligations under this Agreement and while on-site. Shelter shall ensure its personnel and any subcontractors comply

with all City policies while on-site. Shelter and its personnel and any subcontractors will comply with all reasonable instructions and requests by the City. City property and resources are to be used only in ways that are consistent with their lawful intended purpose.

c. *Time.* If a specific time of performance of any obligation is provided, that time shall control. If a specific time of performance is not provided, Shelter's obligation to perform such obligation will be for a period which may reasonably be required for the completion thereof. If City has requested changes in the scope or character of the obligation and a specific time was not included in such changes, the time for performance shall be adjusted equitably.

d. *Insurance.* Shelter shall purchase and maintain insurance as set forth below:

- i. Commercial General Liability insurance with a limit of \$1,000,000 for each occurrence and \$2,000,000 general aggregate;
- ii. Workers Compensation and Employer's Liability insurance in accordance with statutory requirements, with a limit of \$1,000,000 for each accident;
- iii. If Shelter is using a company-owned vehicle to perform any obligation herein, Automobile Liability insurance with a limit of \$1,000,000 for each accident, combined single limit for bodily injury and property damage.

Upon request by the City, Shelter shall cause City to be named as additional insured for all such policies; except that nothing contained in this section, or the balance of this document, shall be construed to broaden the liability of the City beyond the provisions of R.S.Mo. §§ 537.600 or 537.610, nor to abolish or waive any defense at law which might otherwise be available to the City or its officers and employees.

e. *Licenses, Permits, Taxes.* Shelter must have or obtain a City merchant's license. Shelter shall be responsible for applying for, obtaining, and maintaining all licenses, permits, and other approvals required for itself, including but not limited to the subject matter of this Agreement. Shelter shall be responsible for paying all sales, income, property, and other taxes required to carry on its business.

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

g. *Communication.* Shelter will provide timely replies to City's inquiries and requests for information.

2. City's Obligations.

- a. *Payment.* City hereby agrees to pay Shelter as follows:
 - i. \$10,000.00 per year, payable in monthly installments on the first Friday of the month following the month in which services were rendered.
City will pay Shelter not more frequently than monthly unless otherwise agreed in writing.
- b. *Delivery.* Unless otherwise agreed to by Shelter, City shall be responsible for delivering all pets to Shelter at 1075 Runabout Road, Osage Beach, MO 65065.
- c. *Access.* Unless otherwise specified in the RFP, City will arrange for access to and make all provisions for Shelter to enter upon public and private property as required to perform its obligations herein.
- d. *Cooperation.* City will examine alternative solutions, reports, drawings, specifications, and other documents presented by Shelter and render timely decisions pertaining to the documents. City will participate in conferences, meetings, bid openings, and other similar actions in furtherance of this Agreement as requested by Shelter.
- e. *Permitting and Approvals.* City will provide timely reviews, approvals, licenses, and permits from where it has jurisdiction over components or phases of the work performed under this Agreement. Such approvals are contingent upon Shelter meeting the requirements therefor.
- f. City will provide timely replies to Shelter's inquiries and requests for information. City's point of contact for this Agreement is: Police Chief Todd Davis.

II. STANDARD CONDITIONS

The following conditions are standard in all City of Osage Beach contracts and are only to be modified with substantial justification, and then only as much as necessary to accommodate such justification.

- 3. **Appropriations.** The continuation of this Agreement is contingent upon annual appropriation of funds by the Osage Beach Board of Aldermen. In the event the Board of Aldermen shall not budget and appropriate, specifically with respect to this Agreement, on or before January 1, subsequent years of the contract moneys sufficient to make all payments under this Agreement, the City shall not be obligated to make those payments.

4. **Pre-Contract Expense.** The City shall not be obligated to pay or liable for any cost incurred by Shelter prior to execution of this Agreement. All costs to prepare and submit a response to this and any other RFQ, RFP, or IFB shall be borne by the proposer.
5. **Assignment or Transfer.** Neither this Agreement, nor any portion thereof, shall be transferred or assigned without formal written approval by the City.
6. **Discrimination Policy.** The City of Osage Beach advises the public that it does not discriminate on the basis of disability, race or color, national origin, religion, age, or sex in employment or the provision of municipal services. Shelter shall not discriminate on any prohibited basis and shall comply with all applicable employment laws.
7. **Laws, Ordinances, and Regulations.** Shelter shall conform to all Federal, State, and local regulations, ordinances, and laws applicable to Shelter, the City, or the subject matter of this Agreement. The City shall not be responsible for any fees, charges, money, or other obligations due as result of from any service provided under this Agreement. Shelter shall conform to all changes made to this Agreement as a result of any ordinance, law and/or directive issued by the Federal, State, or local authority having jurisdiction over this Agreement, Shelter, or the City.
8. **Grants.** In the event the work provided for herein is being funded, in whole or in part, by a federal, state, local, or private grant, City's obligations herein shall be contingent upon such grant being available for the term of this Agreement. City shall not be obligated to make pay any monies funded by grant funds until such funds are received by and available to the City Treasurer. Except as otherwise provided by this Contract, if this Contract is not funded, then both parties are relieved of all of their obligations under this Contract.
9. **E-Verify.** If this Agreement is for an aggregate value in excess of \$5,000.00, Shelter shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the contracted services. Shelter shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the Work. *See* R.S.Mo. § 285.530.
10. **Anti-Israel Discrimination.** Shelter certifies it is not currently engaged in and shall not, for the duration of this Agreement, engage in a boycott of goods or services from the State of Israel companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. *See* R.S.Mo. § 34.600.
11. **Indemnification by Shelter.** Shelter shall indemnify, save, and hold harmless the City, 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 Shelter or its employees, agents, subcontractors, or assignees arising out of this Agreement.

12. **No Indemnification by City.** Nothing in this Agreement shall be construed to require the City to indemnify Shelter. Such indemnification is illegal under Missouri law. *See* Mo. A.G. Opinion 138-87 (1987).
13. **Sunshine Law.** All material submitted to the City will likely become public record and will be subject to the Missouri Sunshine Law, R.S.Mo. Chapter 610. Any material requested to be treated as proprietary or confidential must be clearly identified and easily separable from other materials. Shelter must include justification for the request. The City's obligation to comply with the Sunshine Law supersedes any request by Shelter that material be treated as proprietary or confidential.
14. **Ownership of Work Product.** All documents and other work product created by Shelter under this Agreement shall become the property of City once the invoice for the preparation of such document or work product has been paid.
15. **Termination.** The City reserves the right to terminate this Agreement without cause by giving 30 days' written notice to Shelter. City may terminate this Agreement upon written notice of any violation of this Agreement if such violation is not cured within 7 calendar days of such notice. City may immediately terminate this Agreement for any material violation or any violation which creates a risk to the health, safety, or welfare of any person or property.
16. **Notices.** All formal notices or other documents required by this Agreement shall be in writing and delivered personally or mailed by certified mail, postage prepaid, addressed to the parties at:

For City:
City Clerk
1000 City Parkway
Osage Beach, MO 65065

For Shelter:

City may also serve written notice to Shelter by personal delivery to any of its owners, officers, or employees.

17. **Necessary Documents.** The parties agree to execute and deliver without additional consideration such instruments and documents and to take such further actions as they may reasonably request in order to fulfill the intent of and give effect to this Agreement and the transactions contemplated thereby.
18. **Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to its subject matter. There are no other understandings or agreements between them. Without limiting the foregoing, this Agreement expressly supersedes any click-through, browse-wrap, or any other terms related to the subject matter of this Agreement on any website or

that otherwise may be presented to or required to be accepted by the City or its employees and contractors while exercising rights under this Agreement.

19. **Non-Waiver.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right unless otherwise expressly provided herein.
20. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.
21. **Governing Law; Venue for Disputes.** This Agreement was made in the State of Missouri and shall be interpreted under and governed by the laws of the State of Missouri. Any action arising out of this Agreement or its subject matter, including both state and federal causes of action, shall be filed in the Circuit Court for Camden County, Missouri or the Associate Division thereof and the parties hereby consent and agree to the exclusive personal and subject-matter jurisdiction of that Court.
22. **WAIVER OF RIGHT TO JURY TRIAL.** THE PARTIES HEREBY KNOWINGLY, INTENTIONALLY, VOLUNTARILY AND IRREVOCABLY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER DOCUMENT OR TRANSACTION CONTEMPLATED HEREBY OR THEREBY, WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY.
23. **No Third-Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended to confer upon any other person any rights or remedies under or by reason of this Agreement.
24. **Severability.** If any provision in this Agreement shall be found to be void, the other provisions of this Agreement shall survive and remain enforceable.
25. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. A facsimile or electronic (such as .PDF) copy of this Agreement or a signature thereto shall have the same force and effect as an original.
26. **Binding Effect.** This Agreement, subject to the above conditions of assignment, shall be binding upon and inure to the benefit of all parties and their respective legal representatives, successors, heirs, and assigns.

IV. ACCEPTANCE

THIS AGREEMENT CONTAINS A WAIVER OF THE PARTIES' RIGHTS TO TRIAL BY JURY. THE UNDERSIGNED HEREBY MUTUALLY RELINQUISH AND WAIVE THEIR RIGHT TO TRIAL BY JURY.

CITY:

SHELTER:

CITY OF OSAGE BEACH, MISSOURI

DOGWOOD ANIMAL SHELTER, INC.

BY: Michael Harmison Date
 Date

ITS: Mayor

Attest:

BY: Tara Berreth Date
ITS: City Clerk

BY:

ITS:



CITY OF OSAGE BEACH ANIMAL CONTROL AGREEMENT

THIS ANIMAL CONTROL AGREEMENT (the "Agreement") states the terms and conditions that govern the contractual relationship between the City of Osage Beach, Missouri ("**City**") and Dogwood Animal Shelter, Inc. ("**Shelter**"), on the following terms.

WHEREAS City employees, including law enforcement, encounter stray or abandoned pets from time to time; and

WHEREAS the City is not equipped to house or rehome pets for periods exceeding five days; and

WHEREAS it is in the best interests of the City and its citizens to provide for the safe and humane care of abandoned pets within the City.

NOW THEREFORE City and Shelter agree as follows:

I. TERMS

1. Shelter's Obligations.

- a. Shelter agrees to accept up to 33 cats and dogs per year (excluding pit bull breeds and any animal known to be aggressive towards people or other animals) referred to Shelter by City staff including, but not limited to, law enforcement.¹ Once received by Shelter, Shelter will provide humane care for all such pets in the same manner as any other animal it cares for, at Shelter's sole expense. Shelter agrees to accept referred pets from City at any time during Shelter's normal business hours with proper notification.
- b. *Professionalism.* Shelter will exercise the care and skill ordinarily used by members of the subject profession practicing under similar circumstances (as defined by the appropriate licensing authority, professional standards, and/or relevant industry practices). Shelter understands that it will be perceived as a partner of the City and will ensure its personnel and any subcontractors will conduct themselves in a thoroughly professional and respectable manner while performing its obligations under this Agreement

¹ The parties agree to revisit this number annually based on usage.

and while on-site. Shelter shall ensure that its personnel, and any subcontractors, comply with all City policies while on-site. Shelter and its personnel and any subcontractors will comply with all reasonable instructions and requests by the City. City property and resources are to be used only in ways that are consistent with their lawful intended purpose.

- c. *Time.* If a specific time of performance of any obligation is provided, that time shall control. If a specific time of performance is not provided, Shelter's obligation to perform such obligation will be for a period which may reasonably be required for the completion thereof. If City has requested changes in the scope or character of the obligation and a specific time was not included in such changes, the time for performance shall be adjusted equitably.
- d. *Insurance.* Shelter shall purchase and maintain insurance as set forth below:
 - i. Commercial General Liability insurance with a limit of \$1,000,000 for each occurrence and \$2,000,000 general aggregate;
 - ii. Workers Compensation and Employer's Liability insurance in accordance with statutory requirements, with a limit of \$1,000,000 for each accident;
 - iii. If Shelter is using a company-owned vehicle to perform any obligation herein, Automobile Liability insurance with a limit of \$1,000,000 for each accident, combined single limit for bodily injury and property damage.

Upon request by the City, Shelter shall cause City to be named as additional insured for all such policies; except that nothing contained in this section, or the balance of this document, shall be construed to broaden the liability of the City beyond the provisions of R.S.Mo. §§ 537.600 or 537.610, nor to abolish or waive any defense at law which might otherwise be available to the City or its officers and employees.

- e. *Licenses, Permits, Taxes.* Shelter shall be responsible for applying for, obtaining, and maintaining all licenses, permits, and other approvals required for itself, including but not limited to the subject matter of this Agreement. Shelter shall be responsible for paying all sales, income, property, and other taxes required to carry on its business.
- f. *Safety.* Shelter must have a formal safety-training program in place, which addresses issues associated with hazardous situations, proper lifting, operation of equipment, and use of personal protection equipment, and all OSHA Safety Requirements.

- g. *Communication.* Shelter will provide timely replies to City's inquiries and requests for information.

2. **City's Obligations.**

- a. *Payment.* City hereby agrees to pay Shelter as follows:
 - i. \$10,000.00 per year, payable in monthly installments on the first Friday of the month following the month in which services were rendered.
City will pay Shelter not more frequently than monthly unless otherwise agreed in writing.
- b. *Information and Documentation.* City will provide to Shelter information and documentation related to the referred animals including, but not limited to, the breed and age of the animal, where the animal was located, and the circumstances by which it came into the possession of the City.
- c. *Delivery.* Unless otherwise agreed to by Shelter, City shall be responsible for delivering all pets to Shelter at 1075 Runabout Drive, Osage Beach, MO 65065.
- d. City will provide timely replies to Shelter's inquiries and requests for information. City's point of contact for this Agreement is: Police Chief Todd Davis.

II. **STANDARD CONDITIONS**

The following conditions are standard in all City of Osage Beach contracts and are only to be modified with substantial justification, and then only as much as necessary to accommodate such justification.

- 3. **Appropriations.** The continuation of this Agreement is contingent upon annual appropriation of funds by the Osage Beach Board of Aldermen. In the event the Board of Aldermen shall not budget and appropriate, specifically with respect to this Agreement, on or before January 1, subsequent years of the contract moneys sufficient to make all payments under this Agreement, the City shall not be obligated to make those payments.
- 4. **Pre-Contract Expense.** The City shall not be obligated to pay or liable for any cost incurred by Shelter prior to execution of this Agreement. All costs to prepare and submit a response to this and any other RFQ, RFP, or IFB shall be borne by the proposer.

5. **Assignment or Transfer.** Neither this Agreement, nor any portion thereof, shall be transferred or assigned without formal written approval by the City.
6. **Discrimination Policy.** The City of Osage Beach advises the public that it does not discriminate on the basis of disability, race or color, national origin, religion, age, or sex in employment or the provision of municipal services. Shelter shall not discriminate on any prohibited basis and shall comply with all applicable employment laws.
7. **Laws, Ordinances, and Regulations.** Shelter shall conform to all Federal, State, and local regulations, ordinances, and laws applicable to Shelter, the City, or the subject matter of this Agreement. The City shall not be responsible for any fees, charges, money, or other obligations due as result of from any service provided under this Agreement. Shelter shall conform to all changes made to this Agreement as a result of any ordinance, law and/or directive issued by the Federal, State, or local authority having jurisdiction over this Agreement, Shelter, or the City.
8. **Grants.** In the event the work provided for herein is being funded, in whole or in part, by a federal, state, local, or private grant awarded to City, City's obligations herein shall be contingent upon such grant being available for the term of this Agreement. City shall not be obligated to make pay any monies funded by grant funds until such funds are received by and available to the City Treasurer. Except as otherwise provided by this Contract, if this Contract is not funded, then both parties are relieved of all of their obligations under this Contract.
9. **E-Verify.** If this Agreement is for an aggregate value in excess of \$5,000.00, Shelter shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the contracted services. Shelter shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the Work. See R.S.Mo. § 285.530.
10. **Anti-Israel Discrimination.** Shelter certifies it is not currently engaged in and shall not, for the duration of this Agreement, engage in a boycott of goods or services from the State of Israel companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. See R.S.Mo. § 34.600.
11. **Indemnification by Shelter.** Shelter shall indemnify, save, and hold harmless the City, 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 Shelter or its employees, agents, subcontractors, or assignees arising out of this Agreement.

12. **No Indemnification by City.** Nothing in this Agreement shall be construed to require the City to indemnify Shelter. Such indemnification is illegal under Missouri law. See Mo. A.G. Opinion 138-87 (1987).
13. **Sunshine Law.** All material submitted to the City will likely become public record and will be subject to the Missouri Sunshine Law, R.S.Mo. Chapter 610. Any material requested to be treated as proprietary or confidential must be clearly identified and easily separable from other materials. Shelter must include justification for the request. The City's obligation to comply with the Sunshine Law supersedes any request by Shelter that material be treated as proprietary or confidential.
14. **Ownership of Work Product.** All documents and other work product created by Shelter under this Agreement shall become the property of City once the invoice for the preparation of such document or work product has been paid.
15. **Termination.** The City reserves the right to terminate this Agreement without cause by giving 30 days' written notice to Shelter. City may terminate this Agreement upon written notice of any violation of this Agreement if such violation is not cured within 7 calendar days of such notice. City may immediately terminate this Agreement for any material violation or any violation which creates a risk to the health, safety, or welfare of any person or property.
16. **Notices.** All formal notices or other documents required by this Agreement shall be in writing and delivered personally or mailed by certified mail, postage prepaid, addressed to the parties at:

For City:
City Clerk
1000 City Parkway
Osage Beach, MO 65065

For Shelter:
Dogwood Animal Shelter
1075 Runabout Drive
Osage Beach, MO 65065

City may also serve written notice to Shelter by personal delivery to any of its owners, officers, or employees.

17. **Necessary Documents.** The parties agree to execute and deliver without additional consideration such instruments and documents and to take such further actions as they may reasonably request in order to fulfill the intent of and give effect to this Agreement and the transactions contemplated thereby.
18. **Entire Agreement.** This Agreement supersedes all agreements previously made between the parties relating to its subject matter. There are no other understandings or agreements between them. Without limiting the foregoing, this Agreement expressly supersedes any click-through, browse-wrap, or any other terms related to the subject

matter of this Agreement on any website or that otherwise may be presented to or required to be accepted by the City or its employees and contractors while exercising rights under this Agreement.

19. **Non-Waiver.** No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right unless otherwise expressly provided herein.
20. **Headings.** Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.
21. **Governing Law; Venue for Disputes.** This Agreement was made in the State of Missouri and shall be interpreted under and governed by the laws of the State of Missouri. Any action arising out of this Agreement or its subject matter, including both state and federal causes of action, shall be filed in the Circuit Court for Camden County, Missouri or the Associate Division thereof and the parties hereby consent and agree to the exclusive personal and subject-matter jurisdiction of that Court.
22. **WAIVER OF RIGHT TO JURY TRIAL.** THE PARTIES HEREBY KNOWINGLY, INTENTIONALLY, VOLUNTARILY AND IRREVOCABLY WAIVE ANY RIGHT TO A TRIAL BY JURY IN ANY ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT OR ANY OTHER DOCUMENT OR TRANSACTION CONTEMPLATED HEREBY OR THEREBY, WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY.
23. **No Third-Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended to confer upon any other person any rights or remedies under or by reason of this Agreement.
24. **Severability.** If any provision in this Agreement shall be found to be void, the other provisions of this Agreement shall survive and remain enforceable.
25. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. A facsimile or electronic (such as .PDF) copy of this Agreement or a signature thereto shall have the same force and effect as an original.
26. **Binding Effect.** This Agreement, subject to the above conditions of assignment, shall be binding upon and inure to the benefit of all parties and their respective legal representatives, successors, heirs, and assigns.

IV. ACCEPTANCE

THIS AGREEMENT CONTAINS A WAIVER OF THE PARTIES' RIGHTS TO TRIAL BY JURY. THE UNDERSIGNED HEREBY MUTUALLY RELINQUISH AND WAIVE THEIR RIGHT TO TRIAL BY JURY.

CITY:
CITY OF OSAGE BEACH, MISSOURI

SHELTER:
DOGWOOD ANIMAL SHELTER, INC.

BY: Michael Harmison Date
ITS: Mayor

BY: Date
ITS:

Attest:

BY: Tara Berreth Date
ITS: City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Eric Hundelt, Marketing and Development Director
Presenter: Eric Hundelt, Marketing and Development Director

Agenda Item:

Bill 25-92 - An ordinance of the City of Osage Beach, Missouri, Accepting a Contract with Victus Advisors LLC to conduct a multi-sport feasibility study for an amount not to exceed \$58,000.00. *Second Reading*

Requested Action:

Second Reading of Bill #25-92

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:

no

Budgeted Item:

yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10 21 733800 Professional Services

FY2025 Budgeted Amount: \$55,000

FY2025 Expenditures to Date (MM/DD/YY): (\$ 2,900)

FY2025 Available: \$52,100

FY2025 Requested Amount: \$58,000

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

FY2025 Budgeted Amount: \$13,000

FY2025 Expenditures to Date (MM/DD/YY): (\$ 6,130)

FY2025 Available: \$ 6,870

FY2025 Requested Amount: \$ 4,870

Budget Line Item/Title: 10 21 729200 Training and Conferences

FY2025 Budgeted Amount: \$4,700

FY2025 Expenditures to Date (MM/DD/YY): (\$2,881)

FY2025 Available: \$1,819

FY2025 Requested Amount:

\$1,030

Department Comments and Recommendation:

Positioning Report: Recommendation to proceed with a Multi-Sport Venue Feasibility Study

Purpose

The purpose of this report is to request approval to move forward with a feasibility study for a potential multi-sport venue in Osage Beach. This project was budgeted for in our 2025 planning cycle.

Process and Recommendation

We issued a request for proposals and received responses from eight qualified consulting firms. Together with two other members of our management team, we reviewed each proposal in detail. All three of us unanimously agreed that Victus Advisors LLC is the right consultant for this project.

Victus' original estimate was \$65,000. Through our review process and discussion, we negotiated the cost down to \$58,000. While this is \$3,000 greater than the original budget of \$55,000, we have favorability in the Training & Conferences and Community Event Support budget lines that will cover the additional need.

Based on their expertise, approach, and proven track record, my recommendation on behalf of the City is to move forward with Victus Advisors to complete the multi-sports venue feasibility study.

Why Victus Advisors

- **Independent and objective.** Unlike the other seven consultants, Victus does not design, build, or operate facilities. Their only role is to give us an honest read on demand, feasibility, and community impact without pushing development we do not need.
- **Phased approach.** Victus is one of the only firms that proposed a two-phase structure, giving us a clear go or no-go decision point after Phase 1.
 - **Phase 1 (\$30,000):** Quantitative and qualitative studies, research, stakeholder interviews, and data collection to assess whether the project should move forward. If the findings show the project is not viable, we are not obligated to continue to Phase 2.
 - **Phase 2 (\$28,000):** Site evaluations, economic and fiscal impact analysis, funding options, and a final recommendation.
 - Expect to complete Phase 1 & 2 in 3.5 months.
- **Strong Midwest track record.** Victus has completed more than 200 sports venue studies nationwide, including multiple projects in Missouri and the surrounding region.
- **Community and market focused.** Their process uses surveys, focus groups, and benchmarking to ensure that recommendations reflect both local needs and broader trends.
- **Financially disciplined.** They develop operating models, visitor projections, and

long-term impact studies that evaluate hotel nights, visitor spending, tax revenue, and funding sources.

- **Results we can measure.** Their work has consistently led to projects that deliver measurable economic and community benefits.

How the City Will Use the Feasibility Study

The feasibility study will give us clear, actionable answers that we can use to guide decision-making on a potential multi-sport venue in Osage Beach. Specifically, the study will help us:

- **Understand demand.** Identify which sports are underserved in our region and measure the appetite for tournaments, leagues, and recreation so we can align investment with real needs.
- **Define the right type of facility.** Determine whether the best fit for Osage Beach is an indoor or outdoor venue, single-sport or multi-sport, or a flexible-use design that serves both residents and visitors.
- **Evaluate competition.** Benchmark against other facilities in Missouri and surrounding states to see where Osage Beach can stand out as a sports and tourism destination.
- **Build a financial model.** Establish a realistic plan for funding and operations, including the balance of public and private contributions, sponsorships, naming rights, and projected revenues.
- **Measure economic impact.** Project both the direct revenues and the indirect tourism and tax revenues the facility could generate, giving us a clear picture of return on investment for the community.

In short, this study provides the facts we need before committing to a project of this size.

Strategic Framing

A multi-sport development is not just about recreation. It is about economic resilience. It directly supports two of our biggest goals:

- Reducing dependency on summer-only tourism by creating new year-round demand.
- Growing Osage Beach's role as a regional hub for commerce, culture, and events.

If framed correctly, this project positions Osage Beach not only as the "Heart of the Lake" but also as a year-round destination for families, sports, and events.

In short:

- **Does it fit in the economic development plan?** Yes. It diversifies our economy, improves resident quality of life, and strengthens our regional positioning.
- **Can it be a revenue generator?** Yes. Both directly through events and rentals, and indirectly through increased visitor spending and sales tax revenue.

- **Can it bring tourism in off-peak periods?** Yes. That is one of the strongest benefits, filling winter and spring gaps when lake-driven tourism is low.

We also followed up with two client references, both of whom gave very favorable feedback on their experience working with Victus. **Amy Schneider, Columbia MO CVB, and Alana Cooper, President & CEO of the Monroe–West Monroe CVB**, each noted that Victus delivered excellent customer service, stayed on time and on budget, and provided financial modeling that has proven accurate against actual results. Both confirmed they would hire Victus again for a similar project.

City Attorney Comments:

Per City Code 110.230, Bill 25-92 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 25-93 - An ordinance of the City of Osage Beach, Missouri, Amending the Arrowhead Centre Tax Increment Financial Redevelopment Plan. *First Reading*

Requested Action:

First Reading of Bill #25-93

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:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

City Attorney Comments:

Per City Code 110.230, Bill 25-93 is in correct form.

City Administrator Comments:

AN ORDINANCE APPROVING THE 2025 AMENDMENT TO THE ARROWHEAD CENTRE TAX INCREMENT FINANCING REDEVELOPMENT PLAN.

WHEREAS, the Board of Aldermen of the City of Osage Beach, Missouri (the “City”), has duly created the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the “TIF Commission”); and

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the “TIF Act”), authorizes the TIF Commission to hold public hearings with respect to proposed redevelopment areas, redevelopment plans and redevelopment projects (including amendments thereto) and to make recommendations thereon to the Board of Aldermen; and

WHEREAS, following a duly-noticed public hearing and receipt of a recommendation from the TIF Commission, the City adopted the following ordinances with respect to the Arrowhead Centre Tax Increment Financing Redevelopment Plan (the “Original Redevelopment Plan”):

- (a) Ordinance No. 15.56 approving the Original Redevelopment Plan;
- (b) Ordinance No. 15.57 approving the redevelopment project for “RPA I” as described in the Original Redevelopment Plan;
- (c) Ordinance No. 15.58 approving the redevelopment project for “RPA II” as described in the Original Redevelopment Plan;
- (d) Ordinance No. 15.59 approving the redevelopment project for “RPA III” as described in the Original Redevelopment Plan;
- (e) Ordinance No. 15.60 approving the redevelopment project for “RPA IV” as described in the Original Redevelopment Plan;
- (f) Ordinance No. 15.61 approving the redevelopment project for “RPA V” as described in the Original Redevelopment Plan;
- (g) Ordinance No. 15.62 approving the redevelopment project for “RPA VI” as described in the Original Redevelopment Plan;
- (h) Ordinance No. 15.63 approving the redevelopment project for “RPA VII” as described in the Original Redevelopment Plan; and
- (i) Ordinance No. 15.64 approving the redevelopment project for “RPA VIII” as described in the Original Redevelopment Plan;

WHEREAS, an amendment to the Original Redevelopment Plan has been prepared and is attached as **Exhibit A** hereto (the “2025 Amendment”); and

WHEREAS, the 2025 Amendment consolidates RPA II through RPA VIII into a single redevelopment project area and provides flexibility to undertake redevelopment project activities designated for the original RPA II through RPA VIII anywhere in the newly consolidated redevelopment project area; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the Act on August 14, 2025, received comments from all interested persons and taxing districts relative to the approval of the 2025 Amendment and the revisions to the redevelopment projects described therein, and recommended that the City adopt an ordinance approving the 2025 Amendment;

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

Section 1. Approval of 2025 Amendment. The 2025 Amendment and the revisions to the redevelopment projects described therein are in the best interests of the City and, accordingly, are hereby approved.

Section 2. Further Authority. The City staff is hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after the date of passage and approval of the Mayor.

[Remainder of Page Intentionally Left Blank]

READ FIRST TIME: _____, 2025 READ SECOND TIME: _____, 2025

I hereby certify that Ordinance No. 25.93 was duly passed on _____, 2025 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:

Cole Bradbury, City Attorney

I hereby approved Ordinance No. 25.93.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

EXHIBIT A
2025 AMENDMENT

**2025 AMENDMENT TO THE
ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN**

CITY OF OSAGE BEACH, MISSOURI

Background: On June 24, 2015, the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the “TIF Commission”) held a public hearing regarding the Arrowhead Centre Tax Increment Financing Plan (the “Original Redevelopment Plan” and as amended herein, the “Redevelopment Plan”) and the “Redevelopment Projects” described therein. The Redevelopment Plan applies to an approximately 226-acre “Redevelopment Area” that includes the property of the former Dogwood Hills Golf Course, as shown on the map attached hereto as **Exhibit A**. As described in the Original Redevelopment Plan, the Redevelopment Area was divided into eight “Redevelopment Project Areas” (each, an “RPA”) so that tax increment financing (“TIF”) and the Redevelopment Projects could be initiated on a phase-by-phase basis as development occurred in the Redevelopment Area.

On July 16, 2025, the Board of Aldermen of the City of Osage Beach, Missouri (the “City”) adopted Ordinance No. 15.56 approving the Original Redevelopment Plan. Ordinances initiating tax increment financing in each RPA and approving the Redevelopment Projects for each RPA were introduced at the July 16, 2015 Board of Aldermen meeting and were tabled with the intent of being taken up for final passage at a later date.

On February 18, 2016, the Board of Aldermen adopted Ordinance No. 15.57 initiating TIF in “RPA I” and approving the Redevelopment Project for RPA I. Arrowhead Senior Living was subsequently developed within RPA I. Accordingly, the maximum term of TIF in RPA I is February 18, 2016 through February 17, 2039 (i.e., 23 years).

On June 17, 2025, the Board of Aldermen adopted Ordinance Nos. 15.58, 15.59, 15.60, 15.61, 15.62, 15.63 and 15.64 initiating TIF in and approving Redevelopment Projects for “RPA II,” “RPA III,” “RPA IV,” “RPA V,” “RPA VI,” “RPA VII” and “RPA VIII,” respectively. Accordingly, the maximum term of TIF in RPAs II - VIII is June 17, 2025 through June 16, 2048.

The purposes of this amendment are:

1. Consolidate RPAs II - VIII into a single “RPA II” as shown on **Exhibit B** attached hereto. Because RPAs II - VIII have the same term, consolidating these RPAs into a single RPA will make administration of the TIF area more simple. Moreover, given the limitations in Section 99.810, RSMo., there is no longer any legal ability to initiate TIF on a phase-by-phase basis in RPAs II - VIII.

2. Allow the Redevelopment Projects described in the Original Redevelopment Plan for each of RPAs II - VIII to be developed anywhere in the newly consolidated RPA.

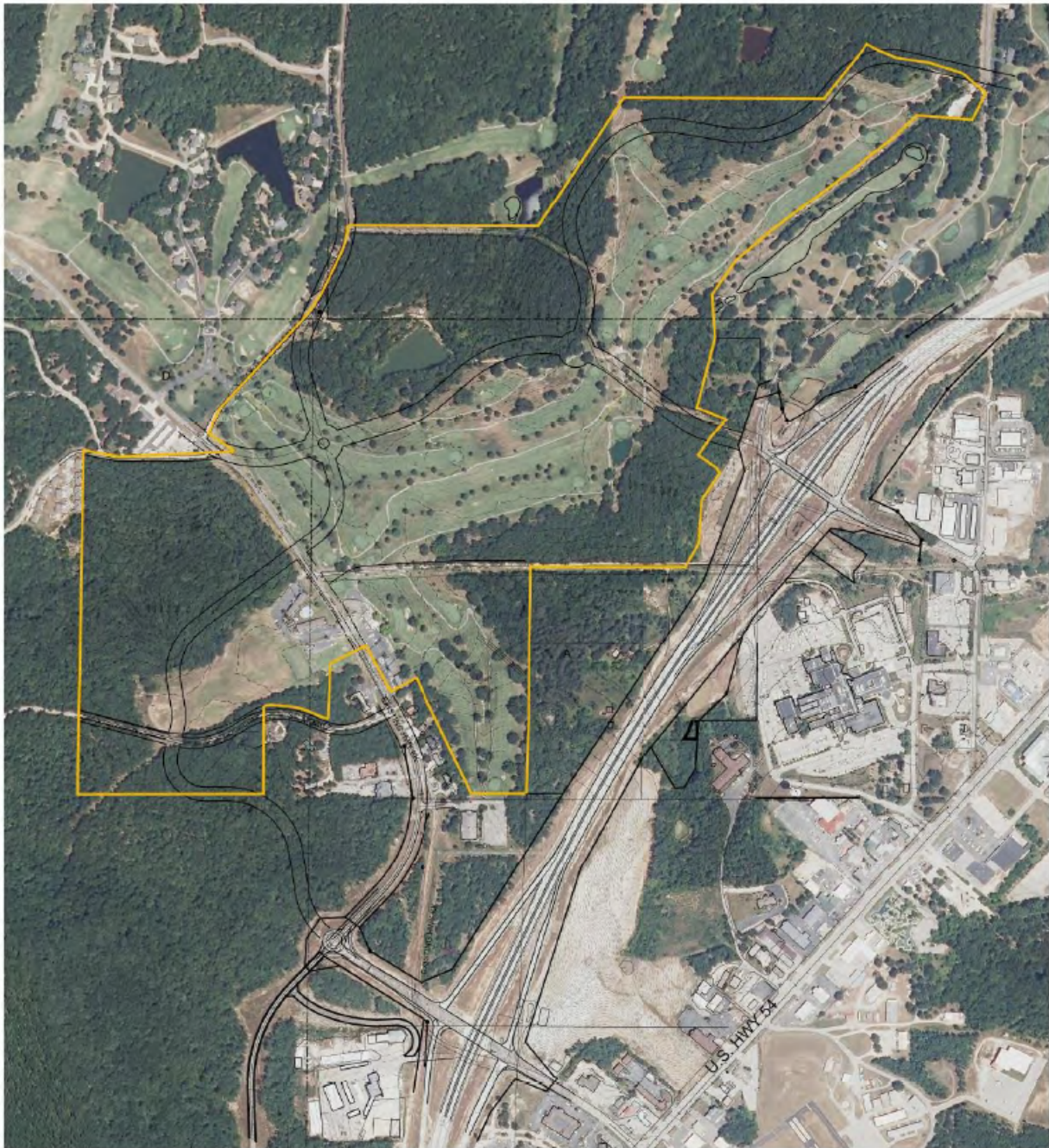
*Revisions to
Plan:*

1. The references to “eight” Redevelopment Project Areas in the first full paragraph on page 2 of the Original Redevelopment Plan are replaced with “two.”
2. The definitions of the Redevelopment Projects II – VIII on pages 11-12 of the Original Redevelopment Plan are hereby amended to include all such Redevelopment Projects in Redevelopment Project II.
3. The definitions of the Redevelopment Project Areas II – VIII on pages 12-14 of the Original Redevelopment Plan are hereby amended to consolidate such Redevelopment Project Areas into Redevelopment Project Area II.
4. The descriptions of the Redevelopment Projects II – VIII on pages 25-26 of the Original Redevelopment Plan are hereby amended to include all such Redevelopment Projects in Redevelopment Project II. Furthermore, for purposes of clarity, references to approximate numbers of units, square footages and specific uses are intended for illustrative purposes. Specific uses, square footages and unit counts of Redevelopment Project components will be subject to market demand, zoning and other governmental approvals associated with the development of real property. However, to qualify for tax increment financing assistance under the Redevelopment Plan, such uses must be generally consistent with the institutional, residential, recreational, retail and office uses described on pages 2-3 of the Original Redevelopment Plan.
5. The Schedule of Development on pages 26-27 of the Original Redevelopment Plan will be revised to reflect that development within the newly consolidated RPA II is anticipated begin in 2026.

* * *

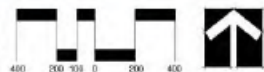
EXHIBIT A

Map of Redevelopment Area



ARROWHEAD CENTER
JOB# 7178

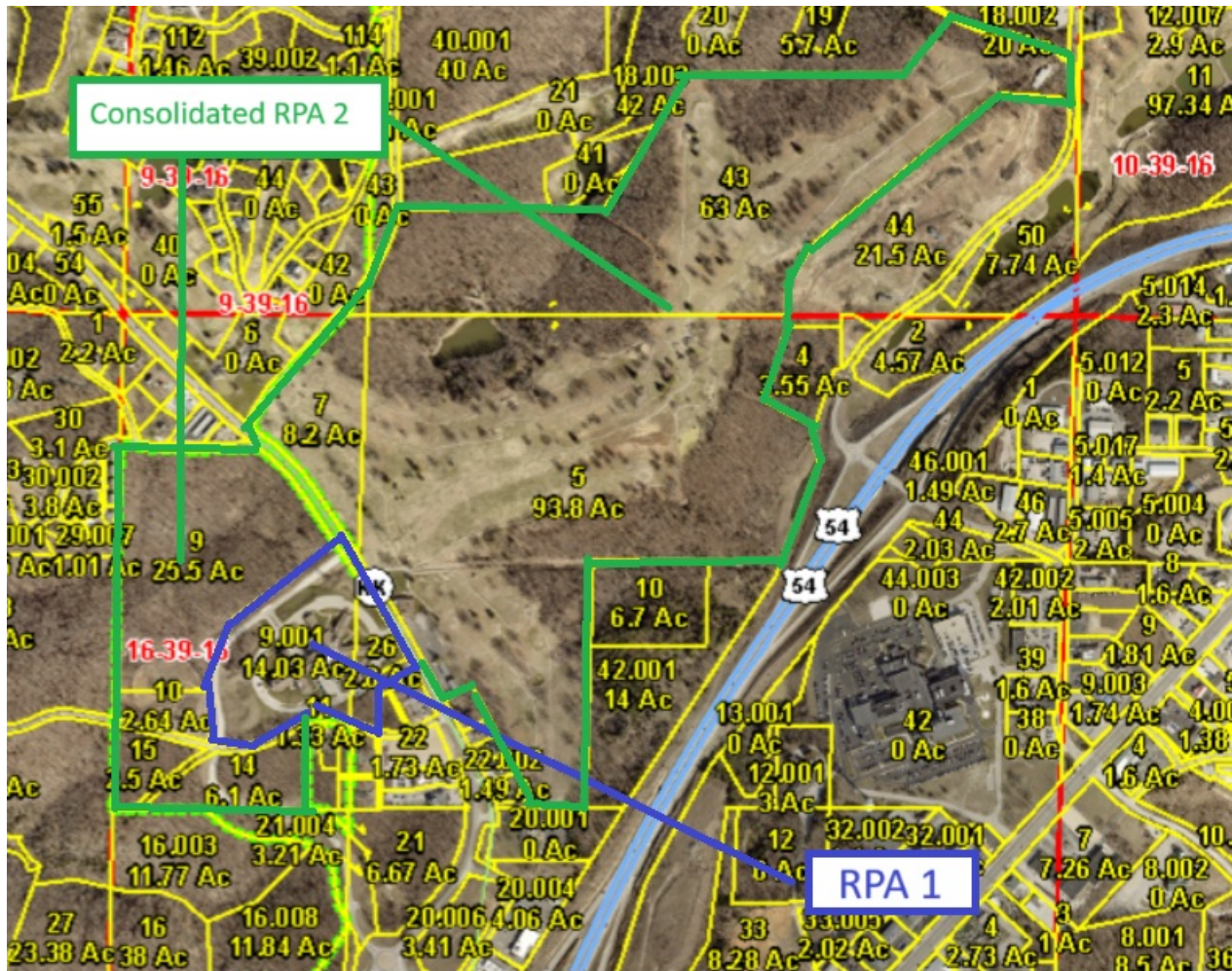
DATE: NOVEMBER 14, 2014



Map is for illustrative purposes only; legal descriptions in Original Redevelopment Plan control the boundaries.

Exhibit B

Map of RPAs (Consolidated RPA 2)



Map is for illustrative purposes only; legal descriptions in Original Redevelopment Plan control the boundaries.

City of Osage Beach

Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Tara Berreth, City Clerk
Presenter: Devin Lake, City Administrator

Agenda Item:

Bill 25-94 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotion efforts to support Midwest Blue Oval Club for an amount not to exceed \$500. *First Reading*

Requested Action:

First Reading of Bill #25-94

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:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

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

FY2025 Budgeted Amount: \$13,000

FY2025 Expenditures to Date (10/10/25): (\$ 6,000)

FY2025 Available: \$7,000

FY2025 Requested Amount: \$500

Department Comments and Recommendation:

The Midwest Blue Oval Club is hosting an all-Ford car show to benefit local charities at the Inn at Grand Glaize on October 24-25. We are looking for local sponsors to help with this show.

First, a little about the Midwest Blue Oval Club. Our Club was founded in 2014 as a 501(c)3 organization for the express purpose of promoting all-Ford car shows to benefit local charities in cities where they are held. All the people it takes to put on these

shows (this is our fourth show this year) are volunteers. We pay for our own lodging, meals and travel expenses. We do take a small percentage right off the top of the show net income to pay for our insurance, office supplies, trailer, and equipment upkeep. Since the Club was incorporated, we have donated almost \$160,000 to local charities.

This show, the Blue Oval Color Fest, will be a two-day event. Friday, October 24, will be dedicated to cruises around the Lake of the Ozarks general area. The car show portion of the event will be at the Inn at Grand Glaize on Saturday, October 25, from 8:00am until about 3:00pm.

City Attorney Comments:

City Administrator Comments:

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS FOR PROMOTIONAL EFFORTS TO SUPPORT MIDWEST BLUE OVAL CLUB FOR AN AMOUNT NOT TO EXCEED \$500.00

WHEREAS, the Board of Aldermen find that the Midwest Blue Oval Club creates clear and direct benefits to the businesses and citizens of Osage Beach in terms of increased tourism, sales and publicity for the City and the Lake area and the Board wishes to support this public event which promotes our community:

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

Section 1. That the expenditure of funds for advertising in the amount of Five Hundred dollars (\$500.00) is hereby authorized.

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

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

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

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 25.94 was duly passed , by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 25.94.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk



Blue Oval Color Fest Inn at Grand Glaize October 24-25, 2025

The Midwest Blue Oval Club is a 501(c)(3) not-for-profit organization registered in the State of Missouri. The net proceeds from our car shows are passed on to local charities in the cities in which our shows are held. This will be our inaugural year for this show. This is also the fourth show of the year for the Midwest Blue Oval Club. Since our inception we have donated almost \$160,000 to local charities.

We are a member of Ford Performance Club Connect. We are a member of the Specialty Equipment Market Association. We are also proud to be a Chartered Member of the Mustang Club of America.

Also, check out our Webpage at <https://midwestblueoval.org/> and our Facebook page at: <https://www.facebook.com/midwestblueovalclub>

The funds from this show will be donated to **(To be determined)**

Blue Oval Color Fest Sponsorship Program

There are four levels of sponsorship available:

- **Presenting Sponsor** requires a minimum donation of \$1500.

Your Company logo imprinted on the front and the back of the event T-shirt and added to our Social Media advertising for the event. The Presenting Sponsors logo will also be added to our Website and Facebook pages with a link to your website and will remain there for the entire year. The Sponsor logo will also be added to all flyers that will be distributed throughout the community. The Presenting Sponsor can set up a display at the Friday evening meet and greet if they wish and will also be entitled to set up a display on the show field for the Saturday show.

- **Gold Level Sponsorship** requires a minimum donation of \$500-\$999.

Your Company name is printed on the back of the event T-shirt and added to our Social Media advertising for the event. The Sponsor name will also be added to all flyers that will be distributed throughout the community. Gold level sponsors will also be entitled to set up a display on the show field for the Saturday show.

- **Silver Level Sponsorship** requires a donation of \$250-\$499.

Your Company name is printed on the back of the event T-shirt and added to our Social Media advertising for the event. Silver Level Sponsors will also be entitled to set up a display on the show field for the Saturday show

- **Bronze Level Sponsorship** requires a donation of \$100-\$249.

Your name is printed on the back of the event T-shirt and added to our Social Media advertising for the event.

- **All Sponsors** will have their company logo added to our event specific webpage with a link to your website. This will be left in place for the entire year. If you have pamphlets or company advertising that you would like to have included in the goodie bags, you can contact me by any of the options below and we can plan to have that done.

We want to grow this show each year, and with your help, we can do it and generate even more funds for local charities!

We will need to have your sponsorship funds in our hands no later than Monday, October 13, 2025, to add your company name to our list of sponsors on our event T-shirts.

Thank you for taking the time to review this package. Sponsors are what makes a show a huge success.

Thank you,

Al Rutherford-President
Midwest Blue Oval Club
10906 S Perdue Rd
Grain Valley, MO 64029

Email: rutherforda65@gmail.com
Phone: 816-522-4859





CITY OF OSAGE BEACH
REQUEST FOR EVENT SUPPORT

EXHIBIT A TO CITY CODE SECTIONS 110.300

RECEIVED

SEP 4 2 2025

CITY CLERK

Requested Amount: \$500

Date of Request: 9/23/2025

Organization Information:

Organization Name: Midwest Blue Oval Club

Address: 10906 S Perdue Rd City: Grain Valley State: MO Zip: 64029

Phone#: 816-522-4859 Website/Email: https://midwestblueoval.org/

Contact Name: Al Rutherford Phone #: 816-522-4859

Phone#: _____ Website/Email: rutherforda65@gmail.com

Is the organization a not-for-profit ☒ Yes _____ No

If yes, is it a registered 501 (c) 3 or other designation? ☒ Yes _____ No (if yes, attach IRS classification)

If yes, is the organization a local not-for-profit or nation not-for-profit organization? Local

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

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

Event Information:

Event Name: Blue Oval Color Fest Event Dates: Oct 24-25, 2025

Event Location: Inn at Grand Glaize & Lake area Event Times: 8:00Am-3:00PM

Description of Event: Car show and cruise to support local charities.

How will the proceeds of the event be used? We have selected The Changing Table and Lamb House as our supported charities for this event. If the proceeds from the event will support it, we may add additional charities.

How will the City be recognized through this event? The City will be added to our list of sponsors on our website. It will also be promoted over the PA system several times during the event.

Is the event open to the public? ☒ Yes ___ No ___ If no, explain: _____

Is there an entry fee or requirement to purchase a ticket, etc.? ☒ Yes ___ No ___ If yes, explain: There is a cost for participants to enter the car show. Spectators to the event are free.

Budget Information: Please attach all budget details including all sources of funding and expenses.

Must accompany the application

In case of a budget shortfall, how will the loss be covered: See Attachment 2.

How many years have this event been held? New Estimated Attendance: 100-200 cars, 2000+ spectators

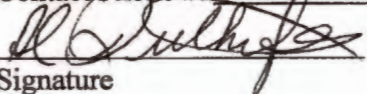
Last year's attendance (if applicable) NA

Applicant

Application Completed by: Al Rutherford

Contact Phone #: 816-522-4859

Date: 7/24/2025


Signature

Al Rutherford
Print Name

President-Midwest Blue Oval Club
Title

Send Completed Application and Attachment to:

Email: dlake@osagebeach.org

Mail to:

City of Osage Beach
Attn: Devin Lake/City Administrator
1000 City Parkway
Osage Beach, MO 65065

573-302-2000 extension 1010

Estimated Budget for the Blue Oval Color Fest

Revenue:

Car show pre-reg 40@\$15	\$600
Car show day of 60@\$20	\$1200
Friday cruise 40@\$10	\$400
Sponsorships (Current)	\$400
Event Shirt Sales 50@\$22	\$1100
Total Revenue	\$3,700

Expenses:

Advertising(electronic)	\$100
Insurance	\$280
Event Shirts <u>50@\$18</u>	\$900
Office Supplies	\$200
Donation to Charities(2)	\$2220 (Minimum)*
Total Expenses	\$3,700

*We typically like to give a minimum of \$1000 to each supported charity with a maximum of \$2500 each. If revenue exceeds our expectations, we will pick additional charities.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

FEB - 2016

MIDWEST BLUE OVAL CLUB
10906 S PERDUE RD
GRAIN VALLEY, MO 64029-0000

Employer Identification Number:
47-1108823
DLN:
26053757001865
Contact Person:
MARILYN COLEMAN ID# 31511
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
509(a)(2)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 21, 2015
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

Your exemption under IRC Section 501(c)(3) is effective as of the date listed at the top of this letter. You were exempt under Section 501(c)(7) prior to this date.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

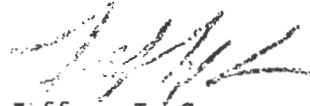
For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities,

Letter 5436

MIDWEST BLUE OVAL CLUB

which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

A handwritten signature in dark ink, appearing to read "Jeffrey I. Cooper". The signature is stylized with several long, sweeping strokes.

Jeffrey I. Cooper
Director, Exempt Organizations
Rulings and Agreements

Letter 5436

Attachment 2

There really is no budget for this car show. The venue is being provided free of charge by The Inn at Grand Glaize. The only expense we have is for our insurance, office supplies and maintenance on our equipment. This is funded by the Midwest Blue Oval Club. We take 10% from the net proceeds to cover these expenses. Our organization is run by a totally volunteer group. We pay our own travel expenses, lodging, meals, etc. We even pay to enter our own cars into the show.

The proceeds come from local businesses which help sponsor the event, and from the participants who enter their vehicle into the car show.

We are still pursuing sponsorship, but we currently have some sponsorship from Big O Tires in the amount of \$300 and Stonecrest Book and Toy for \$100.

If you need more information, please don't hesitate to contact me.

Thanks,

Al Rutherford-President

816-522-4859

Rutherforda65@gmail.com

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Jeff Fisher, Public Works Director
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Resolution 2025-29 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend a transfer in budget expenditures for the Fiscal Year 2025 to cover Change Order #2 for Osage Beach Road Improvements Project.

Requested Action:

Resolution #2025-29

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:

Budget Line Item/Title: 20-00-773155 Misc Streets/Roads

FY2025 Budgeted Amount:	\$3,742,942
	\$1,440,120
FY2025 Expenditures to Date :10/06/25	(\$ 1,562,964)
	(\$1,102,715)
FY2025 Available:	\$2,249,784
	\$337,405

FY2025 Requested Amount:	\$100,555.69
	(increase)

Budget Line Information (if applicable):

Department Comments and Recommendation:

Causes for the change order include: 1) design changes after award of the project to the contractor; 2) City Engineer and Design Engineer should have rebid the project after design changes and/or the realization that the gas main was not yet relocated which is the City's responsibility to make happen before notice to proceed; 3) City and Design Engineer were often non-responsive and Contractor was not disciplined about official "requests for information" to gain clarity; 4) flaws in design and subsequent field

decisions by City Engineer and/or Design Engineer resulted in cost increases. The City will be reimbursed by Alpha Engineering for work performed to the benefit of their property in addition to the scope of the project in the amount of \$12,363.40. In addition, for flaws in design and due to errors made in project management, the City will hold payments for services rendered by Cochran Engineering in the amount of \$68,085.24.

City Attorney Comments:

Per City Code 110.230, Resolution 2025-29 is in correct form.

City Administrator Comments:

\$12,363.40 - Alpha Engineering

\$68,085.24 - Cochran

\$117,126.75 - Additional Sidewalk requested by the Board

\$4,057.05 - Final quantity and field adjustments

\$201,632.44 - TOTAL CONTRACT INCREASE

CO#1 - \$101,076.75 (approved 8/1/2024)

CO#2 - \$100,555.69

RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AN TRANSFER IN BUDGET EXPENDITURES FOR THE FISCAL YEAR 2025 TO COVER CHANGE ORDER #2 FOR OSAGE BEACH ROAD IMPROVEMENT PROJECT.

WHEREAS, the proposed design changes have resulted in an increase in the overall project cost to accommodate additional features, updated specifications, and unforeseen site conditions;

WHEREAS, a budget amendment is necessary for the proper administration, documentation, and increased expense referenced above.

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

Section 1. The Board of Aldermen of the City of Osage Beach, Missouri hereby authorizes the increase in expenditures in the sum of One Hundred Thousand Five Hundred Fifty-Five Dollars and Sixty-Nine Cents. (\$100,555.69) in the budget for Fiscal Year 2025 to cover design changes.

Section 2. This resolution shall be in full force and effect from and after its passage and approval

I hereby certify that the above Resolution 2025-29 was duly passed on , by the Board of Aldermen of the city of Osage Beach. The votes thereon were as follows.

Ayes:

Nays:

Abstain:

Absent:

Date

Tara Berreth, City Clerk

Approved to form:

Cole Bradbury, City Attorney

CHANGE ORDER No. 2

CONTRACTOR: Logan Excavating, LLC
PROJECT NAME: Osage Beach road Improvements

CITY: Osage Beach
PROJECT NO.: PWST23-1492

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE:								
Field modifications of new storm structures CI-1 & CI-5, New Corp Stops & Sleeving. Relocation of existing Sanitary Force Main due Storm Structure GI-1.								
2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.								
(A) EST. LINE NO.	(B) ITEM DESCRIPTION	(C) UNITS PREVIOUSLY PROVIDED FOR	(D) UNITS TO BE CONSTRUCTED	(E) UNITS OVERRUN, UNDERRUN, CONTINGENT	(F) UNIT	(G) CONTRACT OR AGREED PRICE UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
1	Field modify Storm Structure CI-1		1	1	EA	\$3,600.00	\$3,600.00	
2	Field modify Storm Structure CI-5		1	1	EA	\$2,500.00	\$2,500.00	
3	Provide "Potholing" to locate existing Water Main piping (CI-5 & GI-1)		\$873.68	2	EA	\$873.68	\$1,747.36	
4	Provide "Potholing" to locate existing Water Main piping (CI-4)			1	EA		\$3,218.30	
5	Provide additional Fill Materials (Sidewalk from Camden Ave. to PRKWY)			1	334 yds ³	\$50.00	\$16,700.00	
6	Provide Corp Stops & sleeving to sanitary service piping under roadway, Relocate manhole ring from new curb. Relocate existing Force Main piping due conflict with new Storm Structure GI-1		5	5	EA		\$55,421.36	
7	Deduct: Materials, Labor & Equipment for services provided by Public Works Sanitary Department for damages by Logan Excavating.							(\$3,337.20)
8	Deduct: Materials, Labor & Equipment for services provided by Public Works Water Department for damages by Logan Excavating.							(\$922.62)
9	Deduct: Materials, Labor & Equipment for relocation of existing 12" water main for Storm Structure CI-5			60	LF	\$119.86		(\$7,191.38)
10	Deduct: Materials, Labor & Equipment for relocation of existing 8" water main for Storm Structure CI-1			60	LF	\$141.30		(\$8,478.00)
11	Deduct: Materials, Labor & Equipment for the removal of approach in front of the new restaurant adjacent to the Osage Beach Parkway.			123	SF	\$12.93		(\$1,590.00)
12	Additional driveways for Alpha Engineering (Stone base material) <i>[Reimbursable to City]</i>						\$385.00	
13	Additional driveways for Alpha Engineering (Concrete work) <i>[Reimbursable to City]</i>						\$11,978.40	
14	Mason Bennet Driveway						\$10,360.11	
15	Wedging & Leveling efforts by Capital Paving, (Apparently approved in the field by Drew Bowman & Erik Howell?)						\$16,814.36	
TOTALS:							\$122,724.89	(\$21,519.20)
DIFFERENCE:							\$101,205.69	
3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PROCES, EXCEPT AS NOTED:								
N/A								
4. COMMENTS:								
5. COST ADJUSTMENTS TO THE CONTRACT:								
1. CONTRACT AMOUNT			\$1,093,297.80					
2. OVERRUN THIS ORDER		\$122,724.89						
3. OVERRUN PREVIOUS		\$101,076.75						
4. UNDERRUN THIS ORDER		(\$21,519.20)						
5. UNDERRUN PREVIOUS		(\$650.00)						
6. PROJECT TOTAL			\$1,294,930.24					
THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:								
APPROVED: Osage Beach (OWNER)					APPROVED: CONTRACTOR:			
DATE					DATE			
					APPROVED: COCHRAN			
					DATE			

City of Osage Beach

Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Jeff Fisher, Public Works Director
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 25-96 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 24.93 Adopting the 2025 Annual Budget, Transfer of Funds for Necessary Expenditures, to cover Change Order #2 for Osage Beach Road Improvements Project for an amount not to exceed \$100,555.69. *First Reading*

Requested Action:

First Reading of Bill #25-96

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:

Budget Line Item/Title: 20-00-773155 Misc Streets/Roads

FY2025 Budgeted Amount:	\$3,742,942
	\$1,440,120
FY2025 Expenditures to Date	(\$ 1,562,964)
(MM/DD/YY):10/06/25	(\$1,102,715)
FY202 Available:	\$2,249,784
	\$337,405

FY2025 Requested Amount:5	\$100,555.69
	(increase)

Budget Line Information (if applicable):

Department Comments and Recommendation:

Causes for the change order include: 1) design changes after award of the project to the contractor; 2) City Engineer and Design Engineer should have rebid the project after design changes and/or the realization that the force main was not yet relocated which is the City's responsibility to make happen before notice to proceed; 3) City and Design Engineer were often non-responsive and Contractor was not disciplined about official

"requests for information" to gain clarity; 4) flaws in design and subsequent field decisions by City Engineer and/or Design Engineer resulted in cost increases. The City will be reimbursed by Alpha Engineering for work performed to the benefit of their property in addition to the scope of the project in the amount of \$12,363.40. In addition, for flaws in design and due to errors made in project management, the City will hold payments for services rendered by Cochran Engineering in the amount of \$68,085.24.

City Attorney Comments:

Per City Code 110.230, Resolution 2025-29 is in correct form.

City Administrator Comments:

\$12,363.40 - Alpha Engineering

\$68,085.24 - Cochran

\$117,126.75 - Additional Sidewalk requested by the Board

\$4,057.05 - Final quantity and field adjustments

\$201,632.44 - TOTAL CONTRACT INCREASE

CO#1 - \$101,076.75 (approved 8/1/2024)

CO#2 - \$100,555.69

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 24.93 ADOPTING THE 2025 ANNUAL OPERATING BUDGET, TRANSFER OF FUNDS FOR NECESSARY EXPENDITURES, FOR OSAGE BEACH ROAD IMPROVEMENT PROJECT

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

Section 1. That the 2025 Annual Operating Budget adopted as Ordinance No. 24.93 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Budget	Amended Budget
22-00-773155	\$3,742,942	\$3,853,302.13

Section 2. In all other respects the 2025 Annual Operating Budget adopted in Ordinance No. 24.93 remains in full force and effect.

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 25.96 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 25.96.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

CHANGE ORDER No. 2

CONTRACTOR: Logan Excavating, LLC
PROJECT NAME: Osage Beach road Improvements

CITY: Osage Beach
PROJECT NO.: PWST23-1492

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE:								
Field modifications of new storm structures CI-1 & CI-5, New Corp Stops & Sleeving. Relocation of existing Sanitary Force Main due Storm Structure GI-1.								
2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.								
(A) EST. LINE NO.	(B) ITEM DESCRIPTION	(C) UNITS PREVIOUSLY PROVIDED FOR	(D) UNITS TO BE CONSTRUCTED	(E) UNITS OVERRUN, UNDERRUN, CONTINGENT	(F) UNIT	(G) CONTRACT OR AGREED PRICE UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
1	Field modify Storm Structure CI-1		1	1	EA	\$3,600.00	\$3,600.00	
2	Field modify Storm Structure CI-5		1	1	EA	\$2,500.00	\$2,500.00	
3	Provide "Potholing" to locate existing Water Main piping (CI-5 & GI-1)		\$873.68	2	EA	\$873.68	\$1,747.36	
4	Provide "Potholing" to locate existing Water Main piping (CI-4)			1	EA		\$3,218.30	
5	Provide additional Fill Materials (Sidewalk from Camden Ave. to PRKWY)			1	334 yds ³	\$50.00	\$16,700.00	
6	Provide Corp Stops & sleeving to sanitary service piping under roadway, Relocate manhole ring from new curb. Relocate existing Force Main piping due conflict with new Storm Structure GI-1		5	5	EA		\$55,421.36	
7	Deduct: Materials, Labor & Equipment for services provided by Public Works Sanitary Department for damages by Logan Excavating.							(\$3,337.20)
8	Deduct: Materials, Labor & Equipment for services provided by Public Works Water Department for damages by Logan Excavating.							(\$922.62)
9	Deduct: Materials, Labor & Equipment for relocation of existing 12" water main for Storm Structure CI-5			60	LF	\$119.86		(\$7,191.38)
10	Deduct: Materials, Labor & Equipment for relocation of existing 8" water main for Storm Structure CI-1			60	LF	\$141.30		(\$8,478.00)
11	Deduct: Materials, Labor & Equipment for the removal of approach in front of the new restaurant adjacent to the Osage Beach Parkway.			123	SF	\$12.93		(\$1,590.00)
12	Additional driveways for Alpha Engineering (Stone base material) <i>[Reimbursable to City]</i>						\$385.00	
13	Additional driveways for Alpha Engineering (Concrete work) <i>[Reimbursable to City]</i>						\$11,978.40	
14	Mason Bennet Driveway						\$10,360.11	
15	Wedging & Leveling efforts by Capital Paving, (Apparently approved in the field by Drew Bowman & Erik Howell?)						\$16,814.36	
TOTALS:							\$122,724.89	(\$21,519.20)
DIFFERENCE:							\$101,205.69	
3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PROCES, EXCEPT AS NOTED:								
N/A								
4. COMMENTS:								
5. COST ADJUSTMENTS TO THE CONTRACT:								
1. CONTRACT AMOUNT				\$1,093,297.80				
2. OVERRUN THIS ORDER			\$122,724.89					
3. OVERRUN PREVIOUS			\$101,076.75					
4. UNDERRUN THIS ORDER			(\$21,519.20)					
5. UNDERRUN PREVIOUS			(\$650.00)					
6. PROJECT TOTAL				\$1,294,930.24				
THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:								
APPROVED: Osage Beach (OWNER)					DATE			
APPROVED: CONTRACTOR:					DATE			
APPROVED: COCHRAN					DATE			

City of Osage Beach

Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Jeff Fisher, Public Works Director
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 25-95 - An ordinance of the City of Osage Beach, Missouri to approve authorize the City Administrator to sign the change order #2 for the Osage Beach Road Improvement Project for an amount not to exceed \$100,555.69. *First Reading*

Requested Action:

First Reading of Bill #25-95

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

Budget Line Item/Title: 20-00-773155 Misc Streets/Roads

FY2025 Budgeted Amount:	\$3,742,942
	\$1,440,120
FY2025 Expenditures to Date (MM/DD/YY):10/06/25	(\$ 1,562,964) (\$1,102,715)
FY2025 Available:	\$2,249,784 \$337,405

FY2025 Requested Amount:	\$100,555.69 (increase)
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Budget Line Information (if applicable):

Department Comments and Recommendation:

Causes for the change order include: 1) design changes after award of the project to the contractor; 2) City Engineer and Design Engineer should have rebid the project after design changes and/or the realization that the force main was not yet relocated which is the City's responsibility to make happen before notice to proceed; 3) City and Design Engineer were often non-responsive and Contractor was not disciplined about official "requests for information" to gain clarity; 4) flaws in design and subsequent field

decisions by City Engineer and/or Design Engineer resulted in cost increases. The City will be reimbursed by Alpha Engineering for work performed to the benefit of their property in addition to the scope of the project in the amount of \$12,363.40. In addition, for flaws in design and due to errors made in project management, the City will hold payments for services rendered by Cochran Engineering in the amount of \$68,085.24

City Attorney Comments:

Per City Code 110.230, Bill 25-95 is in correct form.

City Administrator Comments:

\$12,363.40 - Alpha Engineering

\$68,085.24 - Cochran

\$117,126.75 - Additional Sidewalk requested by the Board

\$4,057.05 - Final quantity and field adjustments

\$201,632.44 - TOTAL CONTRACT INCREASE

CO#1 - \$101,076.75 (approved 8/1/2024)

CO#2 - \$100,555.69

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO SIGN A CHANGE ORDER #2 FOR OSAGE BEACH ROAD IMPROVEMENT PROJECT FOR AN AMOUNT NOT TO EXCEED \$100,555.69.

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 City Administrator to sign change order #2 in a form substantially similar in terms and content contained in the Agreement attached to this ordinance as Exhibit "A."

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed One Hundred Thousand Five Hundred Fifty-Five Dollars and Sixty-Nine Cents. (\$100,555.69)

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 upon date of passage.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 25.95 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:

Cole Bradbury, City Attorney

I hereby APPROVE Ordinance No. 25.95.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

CHANGE ORDER No. 2

CONTRACTOR: Logan Excavating, LLC
PROJECT NAME: Osage Beach road Improvements

CITY: Osage Beach
PROJECT NO.: PWST23-1492

The Contractor is hereby directed to make the following changes from the contract:

1. DESCRIPTION AND REASON FOR CHANGE: Field modifications of new storm structures CI-1 & CI-5, New Corp Stops & Sleeving. Relocation of existing Sanitary Force Main due Storm Structure GI-1.								
2. COST OF WORK AFFECTED BY THIS CHANGE ORDER.								
(A) EST. LINE NO.	(B) ITEM DESCRIPTION	(C) UNITS PREVIOUSLY PROVIDED FOR	(D) UNITS TO BE CONSTRUCTED	(E) UNITS OVERRUN, UNDERRUN, CONTINGENT	(F) UNIT	(G) CONTRACT OR AGREED PRICE UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT
1	Field modify Storm Structure CI-1		1	1	EA	\$3,600.00	\$3,600.00	
2	Field modify Storm Structure CI-5		1	1	EA	\$2,500.00	\$2,500.00	
3	Provide "Potholing" to locate existing Water Main piping (CI-5 & GI-1)		\$873.68	2	EA	\$873.68	\$1,747.36	
4	Provide "Potholing" to locate existing Water Main piping (CI-4)			1	EA		\$3,218.30	
5	Provide additional Fill Materials (Sidewalk from Camden Ave. to PRKWY)			1	334 yds ³	\$50.00	\$16,700.00	
6	Provide Corp Stops & sleeving to sanitary service piping under roadway, Relocate manhole ring from new curb. Relocate existing Force Main piping due conflict with new Storm Structure GI-1		5	5	EA		\$55,421.36	
7	Deduct: Materials, Labor & Equipment for services provided by Public Works Sanitary Department for damages by Logan Excavating.							(\$3,337.20)
8	Deduct: Materials, Labor & Equipment for services provided by Public Works Water Department for damages by Logan Excavating.							(\$922.62)
9	Deduct: Materials, Labor & Equipment for relocation of existing 12" water main for Storm Structure CI-5			60	LF	\$119.86		(\$7,191.38)
10	Deduct: Materials, Labor & Equipment for relocation of existing 8" water main for Storm Structure CI-1			60	LF	\$141.30		(\$8,478.00)
11	Deduct: Materials, Labor & Equipment for the removal of approach in front of the new restaurant adjacent to the Osage Beach Parkway.			123	SF	\$12.93		(\$1,590.00)
12	Additional driveways for Alpha Engineering (Stone base material) <i>[Reimbursable to City]</i>						\$385.00	
13	Additional driveways for Alpha Engineering (Concrete work) <i>[Reimbursable to City]</i>						\$11,978.40	
14	Previous error under CO #1 (Accidental add-on of Line Item #8)			2		\$325.00		(\$650.00)
15	Mason Bennet Driveway						\$10,360.11	
16	Wedging & Leveling efforts by Capital Paving, (Apparently approved in the field by Drew Bowman & Erik Howell?)						\$16,814.36	
TOTALS:							\$122,724.89	(\$21,519.20)
DIFFERENCE:							\$101,205.69	
3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PROCES, EXCEPT AS NOTED: N/A								
4. COMMENTS:								
5. COST ADJUSTMENTS TO THE CONTRACT:								
1. CONTRACT AMOUNT				\$1,093,297.80				
2. OVERRUN THIS ORDER			\$122,724.89					
3. OVERRUN PREVIOUS			\$101,076.75					
4. UNDERRUN THIS ORDER			(\$21,519.20)					
5. UNDERRUN PREVIOUS			(\$650.00)					
6. PROJECT TOTAL				\$1,294,930.24				
THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO:								
APPROVED: Osage Beach (OWNER)					DATE			
APPROVED: CONTRACTOR:					DATE			
APPROVED: COCHRAN					DATE			

Outstanding charges:						
NO.	DATE	ITEM	AMOUNT	CITY CHARGES?	COCHRAN CHARGES?	COMMENTS
1	3/20/2025	Modify existing Storm Structures CI-1 & CI-5 due conflicts with existing water main piping (Due excessive costs, decision was made to field modify new storm structures <u>in lieu of</u> purchasing new).	\$6,100.00	\$0.00	\$6,100.00	
2	3/25/2025	Provide potholing* as directed by Erik Howell to locate existing water main piping (CI-5)	\$873.68	\$0.00	\$873.68	* Should potholing be performed as part of creating original design documents?
3	4/21/2025	Provide potholing* as directed by Alex w/Cochran to locate existing water main piping (CI-4)	\$3,218.30	\$0.00	\$3,218.30	* Should potholing be performed as part of creating original design documents?
4	5/2/2025	Provide potholing as directed by Erik Howell to locate existing water main piping (GI-1)	\$873.68	\$0.00	\$873.68	* Should potholing be performed as part of creating original design documents?
5	5/2/2025	Additional fill for new sidewalk, (334 cu yds), from Camden Ave to Parkway, (Note, concrete materials were covered under CO #1)	\$16,700.00			
6	4/18/2025	Provide (5) Corp Stops & Sleeving for existing sanitary, (Rejected proposal was (\$2,519.88 x 5 = \$12,599.40) Actual costs - \$14,629.72 + 13,800.00 + \$5,426.44 + \$481.99* = \$34,338.15 (Corp Stops were non existent). (During excavations, discovered existing sanitary piping was 2" in lieu of what was shown on the drawings (1 1/4" (Sheet DE-26)). (*Logan directed to charge work under Force Account)	\$34,338.15	\$17,169.08	\$17,169.08	\$21,456.01 is the value reflecting the difference from original "rejected" proposal that City now has to pay? Recommend "fair" to split?
7	6/9/2025	Relocation of existing Force Main due conflict with Storm GI-1 (60'-0" of piping & fittings), (Rejected proposal was \$18,040.00) Actual costs = \$9,404.15 + \$5,106.00 + \$6,573.06 = \$21,083.21	\$21,083.21		\$21,083.21	
8	8/5/2025	Mason Bennet Driveway	\$10,360.11	\$0.00	\$10,360.11	
9	8/5/2025	Wedging & Leveling efforts by Capital Paving, (See notes)	\$16,814.36	\$8,407.18	\$8,407.18	Apparently previously approved in the field by Drew Bowman & Erik Howell? Recommend "fair" to split?
TOTALS			\$110,361.49	\$25,576.26	\$68,085.24	
TOTALS			\$93,661.49			
TOTALS			\$16,700.00			

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Jeff Fisher, Public Works Director
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Motion to approve the installation of Eight (8) High Tide Gen 2 Cellular SCADA Units for the Drinking Water System from Municipal Equipment for an amount of \$29,920.

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:

None

Budgeted Item:

Yes, but it appears only enough money was budgeted for purchase and not installation

Budget Line Information (if applicable):

Transfer from this account to the following account to cover the proposed expenditure from the proper account (SCADA)

From:

Budget Line Item/Title: 30-00-743300 Repairs System

FY2025 Budgeted Amount:	\$500,000
FY2025 Expenditures to Date (09/02/25):	(\$209,000)
FY2025 Available:	\$141,000 after year end reduction

FY2025 Requested Amount:	\$29,920
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To:

Budget Line Item/Title: 30-00-773222 Scada Improvements

FY2025 Budgeted Amount: \$41,280

FY2025 Expenditures to Date (MM/DD/YY): (\$ 38,329)

FY2025 Available: \$2,951

FY2025 Requested Amount: \$29,920

Department Comments and Recommendation:

These are replacing old components that allow remote monitoring and control of the drinking water storage levels and pumping components.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Karri Bell, City Treasurer
Presenter: Karri Bell, City Treasurer

Agenda Item:

Motion to approve the updates to Fixed Asset Policies and Procedures.

Requested Action:

Motion to approve

Ordinance Referenced for Action:

Not Applicable

Deadline for Action:

Yes, before the end of the year to take effect in 2025

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

DEPARTMENT COMMENTS: During the presentation of the City's 2024 Audit, the auditor recommended that staff re-evaluate the current capitalization threshold limit of \$2,000 and consider increasing it. We agree and recommend increasing it from \$2,000 to \$5,000. Items that are less than \$5,000 will continue to be tracked by the individual departments, according to the new policy.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

CITY OF OSAGE BEACH.
FIXED ASSET
POLICIES AND PROCEDURES

PURPOSE & SCOPE

Recording fixed assets is necessary for the following reasons: 1) to provide for physical and financial control and 2) to provide accountability for general government capital expenditures over the years.

It is the City's policy to: Record and handle as a fixed asset all expenditures meeting the definition criteria below, to do a physical inventory of these items every five years, to properly retain acquisition and disposition documentation, to identify by tagging fixed assets where possible, to follow proper procedure when disposing of fixed assets and to depreciate assets controlled by the proprietary funds.

PROCEDURES

DEFINITIONS

A fixed asset is tangible in nature, has a "useful life" longer than two years and a minimum value of \$5,000. Fixed assets may include gifts and donations, expenditures for material and parts, and labor costs to assemble, fabricate or construct the asset.

A controllable asset is tangible in nature; has a "useful life" longer than two years, and minimum value of \$1,000 up to \$4,999. These assets are not capitalized on the general ledger nor are they depreciated, but they are tracked by each department. Each department is responsible for maintaining a list of controllable assets and make it available for review upon request by the City Administrator or City Treasurer's department.

A fixed asset cost is the historical cost including the purchase price before trade-in or discount, cost of construction, professional fees, site preparation, freight, shipping and installation costs incurred to place the asset in use.

CLASSIFICATION OF FIXED ASSETS

All fixed assets of the City, within the scope of the above policy, are to be capitalized based upon the following classifications:

Land

This classification encompasses all land acquired by the City. Capitalized costs include land acquisition, documentation, and costs to prepare land for use. Land has an indefinite life and is not depreciated.

Buildings

This classification encompasses all buildings acquired by the City. Buildings are defined as structures to house equipment, services and functions. Capitalized costs include the cost to build or the market value at the time of acquisition, architects' and engineers' fees, renovation costs, permits, insurance during construction, interest during construction and other administrative costs such as appraisals and documentation fees.

In addition to the cost of the building, fixtures should be included as part of the building valuation. Fixtures are items which become an integral part of the building, even though the cost might not have been included as part of the original construction contract.

Examples of fixtures are listed below:

Kitchen counters, walk-in boxes and shelving;
Bleachers and fixed gymnasium equipment;
Graphics;
Carpeting;
Compressed air systems when piped into the building;
Emergency generators unless used only for emergency operations of fixed equipment or other services not relating to the lighting or power of the building.

Infrastructure / Land Improvements

Attachments to the land that have limited lives and therefore are recorded separately and are depreciable: streets, curbs, gutters, sidewalks, bridges, water/ sewer main and distribution lines, radio transmitting towers, signage, paving, fencing and gates, parking lots, driveways, irrigations systems, athletic fields, golf course, swimming pools and tennis courts, and lighting

Equipment

All movable equipment such as athletic equipment, business machines, communications equipment, police and fire equipment, machinery, tools, trailers and heavy equipment such as tractors, bulldozers, skid steers, excavators, backhoes, street sweeper, jetter vac, dump trucks. Motor vehicles such as cars, pickups, buses, and motorcycles. Major hardware items such as mainframes and larger printers.

Construction In Progress

Costs for projects not completed in the year begun are tracked over the time needed to complete the job and then capitalized at the time the project is placed into use.

If construction costs are funded in part or in whole by a debt instrument, interest paid on said debt prior to the asset being recognized (booked) shall be capitalized as part of the construction.

ESTIMATED USEFUL LIFE

Useful life will be estimated in accordance with the Governmental Accounting Focus - Estimating useful lives for capital assets (Exhibit A).

GENERAL RECORDING POLICIES

Individually Controlled Assets

The assets should be recorded by make; model and serial number and include any other relevant identifying information such as size, capacity and material.

The City will not include the following items as capitalized assets:

1. Easements
2. Landscaping, except when it constitutes an integral part of the facility function
3. Spare parts
4. Records and plans
5. Discarded equipment
6. Supplies and other expendable materials
7. Lumber, pipe and other materials stored for future use

PHYSICAL INVENTORY

To ensure the integrity of the City's list of fixed assets, a physical inventory will be carried out no less than every five years. This may be accomplished in increments; however, all City departments will be covered at least once every five years. This accounting of assets is the joint responsibility of the City Treasurer and the respective department managers.

In addition to the physical inventory, records of all fixed assets will be provided annually to each department director. It is the department manager's responsibility to review these lists to ensure that items contained therein are still being used and in their department's control.

RECORDS RETENTION

Missouri state statutes stipulate that records retention for subdivisions of the state will be performed in accordance with the Missouri Municipal Records Manual. This document should be referred to with any questions relating to the retention of records documenting the acquisition or disposition of fixed assets.

TAGGING

It is the City's policy to tag fixed assets for identification and control whenever "reasonable and practical". A permanent tag bearing the asset identification number will be affixed to each respective asset.

DISPOSITION

All sales of City property shall be made by competitive bid whenever possible. When any City property is to be disposed of, that disposition must be approved by the Board of Aldermen. To accomplish this and facilitate further action, departments will submit to the Assistant City Administrator all information available regarding each item to be disposed of. This should include but not limited to description, year, make, model and serial numbers, asset tag number, etc.

DEPRECIATION

Fixed assets will be depreciated annually using the straight-line method.

EXHIBIT A

CLASS	DESCRIPTION	USEFUL LIFE IN YEARS	USEFUL LIFE IN MONTHS
LAND	Land and Site Improvements	N/A	N/A
BUILDINGS	Buildings	40	480
BUILDINGS	Building Improvements	40	480
EQUIPMENT	Vehicles - Auto	5	60
EQUIPMENT	Vehicles - Truck	7	84
EQUIPMENT	Computer Hardware	5	60
EQUIPMENT	Construction Machinery > \$20,000<\$40,000	10	120
EQUIPMENT	Construction Machinery >= \$40,000	15	180
EQUIPMENT	Sewer Lift Stations, Electrical Panels	15	180
EQUIPMENT	Water, Pumps, Electrical Panels	15	180
EQUIPMENT	Misc. Equipment, Furniture, Furnishings	5	60
IMPROVEMENTS	Fences, Walls, Trails, etc.	20	240
IMPROVEMENTS	Docks	10	120
IMPROVEMENTS	Dredging	7	84
IMPROVEMENTS	Parks and Playgrounds	20	240
INFRASTRUCTURE	Bridges and Tunnels	50	600
INFRASTRUCTURE	Curbs and Sidewalks	25	300
INFRASTRUCTURE	Drainage	50	600
INFRASTRUCTURE	Parking Lots	25	300
INFRASTRUCTURE	Airport Aprons	40	480
INFRASTRUCTURE	Sewer Lines	40	480
INFRASTRUCTURE	Water Lines	40	480
INFRASTRUCTURE	Streets	20	240
INFRASTRUCTURE	Airport Taxiways	20	240
INFRASTRUCTURE	Traffic Signals and Signs	20	240
CONSTRUCTION IN PROGRESS	Projects overlapping fiscal years	DETERMINED WHEN COMPLETE	N/A

Fixed Assets (Rev 10/2025)



Financial Policy – Capital Assets

This policy is to establish the principles related to the accounting treatment of our capital assets.

Capital assets include lands, improvements to lands, buildings, building improvements, vehicles, machinery, equipment, infrastructure, construction in progress and all other tangible assets that are used in operations and have initial, useful lives extending beyond a single annual reporting period. Infrastructure assets are long-lived capital assets that normally are stationary in nature and can be preserved for a significantly greater number of years than most capital assets. Examples of infrastructure assets include roads, bridges, tunnels, drainage systems, water and sewer systems, and lighting systems.

Land and land improvements are inexhaustible capital assets and will not be depreciated. Construction in progress will not be depreciated. All other capital assets will be depreciated over their estimated useful lives, as established by the City Treasurer, using the straight-line method of depreciation.

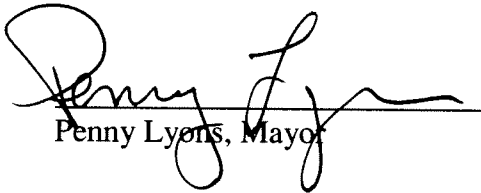
A capitalization threshold is the cost established by the City Treasurer that must be met or exceeded if an asset is to be recorded and depreciated as a capital asset. The capitalization threshold is based on the cost of a single asset. Assets that do not meet the capitalization threshold will be recorded as expenses. For purposes of property control, the Department Heads will develop and maintain the appropriate record-keeping systems to account for assets/inventory which do not meet the capitalization threshold.

Capital assets that meet the minimum capitalization threshold will be recorded at cost on the date of acquisition, or for assets gifted to the City, fair value on the date of donation will be recorded. The cost of a capital asset includes capitalized interest and ancillary charges necessary to place the asset into its intended location and condition for use. Ancillary charges includes costs that are directly attributable to asset acquisition, such as freight and transportation charges, site preparation costs and professional fees.

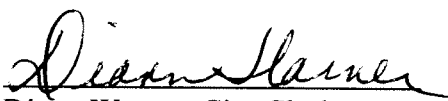
Capital assets associated with the operation of enterprise funds will be recorded in those funds. Capital assets associated with general government operations will be recorded in the governmental activities column.

Class	Asset	Capitalization Life (Years)	Threshold (\$)
Land	Land and Site Improvements	Inexhaustible	Any Value
Buildings	Buildings	40	\$2,000
Buildings	Building Improvements	40	\$2,000
Equipment	Vehicles – Auto	5	\$2,000
Equipment	Vehicles – Truck	7	\$2,000
Equipment	Computer Hardware and Software	5	\$2,000
Equipment	Construction Machinery > \$15,000 < \$30,000	10	\$2,000
Equipment	Construction Machinery > = \$30,000	15	\$2,000
Equipment	Sewer Lift Stations, Electrical Panels	10	\$2,000
Equipment	Misc. Equipment, Furniture, Furnishings	5	\$2,000
Improvements	Fences, Walls, Trails, etc.	20	\$2,000
Improvements	Docks	10	\$2,000
Improvements	Dredging	7	\$2,000
Improvements	Parks and Playgrounds	20	\$2,000
Infrastructure	Bridges and Tunnels	50	\$2,000
Infrastructure	Curbs and Sidewalks	25	\$2,000
Infrastructure	Drainage	50	\$2,000
Infrastructure	Parking Lots	25	\$2,000
Infrastructure	Sewers	40	\$2,000
Infrastructure	Streets	20	\$2,000
Infrastructure	Traffic Signals and Signs	20	\$2,000
Infrastructure	Water	40	\$2,000

Adopted by the Board of Aldermen on the 6th day of December 2007.


Penny Lyons, Mayor

ATTEST:


Diann Warner, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: October 16, 2025
Originator: Tara Berreth, City Clerk
Kegan Powers, Deputy City Clerk
Presenter: Frederick Gregory, Parks and Recreation Manager

Agenda Item:

Motion to approve the purchase of a new playground for Peanick Park.

Requested Action:

Motion to approve

Ordinance Referenced for Action:

Not Applicable

Deadline for Action:

Not Applicable

Budgeted Item:

No - available funds remaining in Park Improvement line item.

Budget Line Information (if applicable):

Budget Line Item/Title: 10-10-773278 Park Improvements

FY2025 Budgeted Amount: \$479,278

FY2025 Expenditures to Date (10/07/2025): (\$ 276,852)

FY2025 Available: \$202,425

FY2025 Requested Amount: \$200,000

Department Comments and Recommendation:

The park road paving project realized significant savings earlier in 2025 which left over \$200,000 in the Park Improvements line item. The Parks Department requested permission to seek bids for a new playground for Peanick Park during the 09/18 BOA meeting. The top three playgrounds were selected by a playground committee and made available for a public vote via social media from 10/08 – 10/12. Please see the attached playground renderings which will go to the public vote. The Parks Dept. is now seeking permission to move forward with purchasing a new playground for Peanick Park. I do recommend approval and am happy to answer any questions you might have.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

Option 1



Option 2



Option 3

