

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

January 22, 2026 - 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 January 7, 2026
- ▶ Bills List - January 22, 2026

FINANCIAL UPDATE

UNFINISHED BUSINESS

- A. Bill 26-02 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Enterprise Fleet Management, INC under the State of Missouri Office of Administration Division of Purchasing Cooperative Contract Procurement #CC23290501. *Second Reading*

NEW BUSINESS

- A. Public Hearing — Petition Requesting Annexation — Osage Beach 012A, LLC
- B. Bill 26-03 - An ordinance of the City of Osage Beach, Missouri, annexing certain adjacent territory into the City of Osage Beach, Missouri. *First Reading*
- C. Resolution 2026-01- A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend the Fiscal Year 2026 Budget to repair City Hall for a previously approved FY2025 contract with US Disaster Restoration.
- D. Bill 26-04 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for Building Maintenance. *First & Second Reading.*
- E. Resolution 2026-02 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend an increase in budget expenditures for FY2026 for the Margaritaville Sewer Relocation Project. *First Reading*
- F. Bill 26-05 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the FY2026 Annual Operating Budget for the Margaritaville Sewer Relocation Project. *First Reading.*
- G. Resolution 2026-03 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend an increase in budget expenditures for the FY2026 budget for Lift Station (30-05) Improvement project.
- H. Bill 26-06 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for the Lift Station (30-05) Improvements Project. *First Reading.*

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 REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI

January 7, 2026

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Wednesday January 7, 2026, at 5:30PM. The following were present in person: Mayor Michael Harmison. Alderman Phyllis Marose, Alderman Justin Hoffman, Alderman Rebecca Collins and Alderman Bob O' Steen. Via Zoom Alderman Kevin Rucker Absent Alderman Celeste Barela. 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, City Attorney Cole Bradbury, Police Chief Todd Davis, Public Works Director Jeff Fisher, Building Official Ron White, IT Director Mikeal Bean, City Treasurer Karri Bell, City Planner Cary Patterson, Airport Director Ty Dinsdale and Human Resource Director Maddy Moon.

CITIZEN'S COMMUNICATIONS

Roy Schaumburg - Concerns were raised regarding the proposed ½-cent sales tax, including why it was not included in the budget, whether it is currently necessary, and how existing sales tax revenue is being used. Questions were also asked about why road repairs stopped at Jefferies and Passover.

APPROVAL OF CONSENT AGENDA

Alderman Collins made a motion to approve the consent agenda with December 18, 2025, minutes. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote. Via Zoom Kevin Rucker. Absent Alderman Barela.

UNFINISHED BUSINESS

Bill 25-99 — An ordinance of the City of Osage Beach, Missouri, authorizing an annual contract extension of the original agreements with Tyler Technologies, Inc., with an annual cost increase not to exceed five percent (5%). *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 25-99. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 25-99 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman O’Steen. Bill 25-99 passed and approved as Ordinance 25.99. Via Zoom Kevin Rucker. Absent Alderman Barela.

Bill 25-106 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Daikin TMI for the relocation of the Communications Center in an amount not to exceed \$440,000.00. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 25-106. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 25-106 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman, and Alderman O’Steen. Bill 25-106 passed and approved as Ordinance 25.106. Via Zoom Kevin Rucker. Absent Alderman Barela.

NEW BUSINESS

Presentation - Update on Arrowhead TIF Progress— see attached

Discussion — Proposed Public Safety Sales Tax for Ambulance, 911 Call Center and the Police Department.

Over the past few weeks, the Police Chief has met with the Mayor and Board members to discuss the rationale for presenting a Public Safety Sales Tax request to the voters. These meetings provided an opportunity to address thoughtful questions, comments, and concerns. Implementing a sales tax allows the cost of essential public safety services to be shared among residents and visitors, rather than placing the entire financial burden solely on our citizens

Bill 26-01 - An ordinance of the City of Osage Beach, Missouri, — An ordinance of the City of Osage Beach, Missouri, imposing a half-cent (0.5%) Public Safety Sales Tax for the purpose of funding salaries, maintaining and updating equipment and capital improvements for Ambulance, 911 Communications and Police Services, pursuant to section 94-900 (b), revised statutes of Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 7, 2026; designating the form of Ballot; and directing the City Clerk to provide notice of said election. *First Reading*

Alderman O'Steen made a motion to table Bill 26-01 until the 2nd meeting in July 2026. This motion was seconded by Alderman Collins. Motion passes unanimously with voice vote. Via Zoom Kevin Rucker. Absent Alderman Barela.

Bill 26-02 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Enterprise Fleet Management, INC under the State of Missouri Office of Administration Division of Purchasing Cooperative Contract Procurement #CC23290501. *First Reading*

Alderman Rucker made a motion approve the first reading of Bill 26-02. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote. Via Zoom Kevin Rucker. Alderman Barela absent.

Discussion - World Cup special alcohol sales.

Staff were directed to check with surrounding municipalities to see how they plan to handle alcohol sales during the World Cup and present the Board with options.

Discussion/Motion - Paradise Cove HOA (Dempsey Drive) requesting the City provide winter weather services.

After a lengthy discussion the Aldermen decided to conduct further investigation.

STAFF COMMUNICATIONS

City Clerk Berreth requested that the Board review the 493-page code codification and submit all comments by January 31, 2026.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

Aldermen Hoffman and Rucker addressed the recent lead notification letter that was distributed to residents. They discussed the purpose of communication and emphasized the importance of keeping the public informed. Staff will be preparing and sending out additional information to provide further clarification and guidance regarding the matter.

City Attorney Bradbury stated there was no need for an executive session.

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 Collins made a motion to adjourn at 7:00 pm. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote. Via Zoom Kevin Rucker. Alderman Barela absent.

ADJOURN

The meeting adjourned at 7:00pm. 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 January 7, 2026 and approved January 22, 2026.

Tara Berreth, City Clerk

Michael Harmison, Mayor

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



January 2, 2026

Gary Mitchell
President
Arrowhead Development Group, LLC
6380 St. Moritz Dr.
Osage Beach, MO 65065

Re: Arrowhead Centre/Osage Beach, MO

Dear Gary,

On behalf of Mammoth Fieldhouse, we are excited to present this Letter of Intent to bring one of our facilities to the Arrowhead Centre in Osage Beach the start of the 2028 season.

We believe with everything happening at the Lake and especially in Osage Beach, our Mammoth Fieldhouse product will be a tremendous fit. The Fieldhouse is an innovative sports and entertainment venue the redefines the competitive social experience. Combining multiple high-energy sports activities with premium restaurant and bar, each location is uniquely designed to fit its market, ensuring an unforgettable experience for every guest.

Again we are excited about this opportunity and look forward to working with your group and the City of Osage Beach to bring another destination project to their city.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Farrant".

Jason Farrant
President

MAMMOTH FIELDHOUSE COMING TO THE HALF IN OKC











**CITY OF OSAGE BEACH
BILLS LIST
January 22, 2026**

Bills Paid Prior to Board Meeting	\$	3,350,916.41
--	-----------	---------------------

Payroll Paid Prior to Board Meeting	\$	188,123.95
--	-----------	-------------------

SRF Transfer Prior to Board Meeting

TIF Transfers

Bills Pending Board Approval	\$	271,809.17
-------------------------------------	-----------	-------------------

Total Expenses	\$	3,810,849.53
-----------------------	-----------	---------------------

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	PETTY CASH	FLOWERS FOR STOUFER	68.00
		PAUL BERARDI	ARROWHEAD TIF MTG 8/14/25	25.00
			TOTAL:	93.00
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH SVC 11/12-12/1	64.41
			CH SVC 11/12-12/14/25	3,518.73
		SUMMIT NATURAL GAS OF MISSOURI INC	CH SVC 11/17-12/16/25	669.80
			TOTAL:	4,252.94
Parks	General Fund	AT&T MOBILITY-CELLS	CITY PARK SIGN 11/13-12/12	46.73
			HATCHERY RD SIGN 11/12-12/	76.20
		AMEREN MISSOURI	CP MAINT BLDG 11/12-12/14/	99.30
			CP #2 DISPLAY C 11/12-12/1	13.72
			CP SOCCER FIELDS 11/12-12/	25.99
			CP #2 DISPLAY D 11/12-12/1	13.72
			CP BALL FIELDS 11/12-12/14	1,157.73
			CP #2 DISPLAY B 11/12-12/1	30.05
			CP #2, DISPLAY A 11/12-12/	30.68
			CP #2 IRRIG PUMP 11/12-12/	13.86
			TOTAL:	1,507.98
Police	General Fund	PETTY CASH	DOG FOOD	14.61
			TOTAL:	14.61
Engineering	General Fund	PETTY CASH	KITCHEN SUPPLIES	3.33
			TOTAL:	3.33
Transportation	Transportation	PETTY CASH	BACKHOE WASH	10.00
			KITCHEN SUPPLIES	3.34
			TRUSH WASHES	40.00
			JERSEY GLOVES	3.67
			VAN WASH	6.00
		AMEREN MISSOURI	5757 CHAPEL DRIVE 11/13-12	304.74
			792 PASSOVER LTS 11/12-12/	24.73
			1095 MACE RD 11/12-12/14/2	42.79
			1129 INDUSTRIAL LTS11/12-1	40.60
			1075 NICHOLS 11/13-12/15/2	72.16
		AMEREN MISSOURI	872 PASSOVER 11/12-12/14/2	36.41
			1109 OSAGE BEACH 11/13-12/	40.40
			MACE RD RNDABT 11/12-12/14	29.95
			680 PASSOVER RD 11/12--12/	32.71
			PW SVC 11/17-12/16/25	635.74
		SUMMIT NATURAL GAS OF MISSOURI INC	SAW BLADES	94.97
			TOTAL:	1,418.21
Water	Water Fund	UMB BANK & TRUST	DNR FEE SERIES2007A 1/1-7/	1,545.03
		PETTY CASH	TRUCK WASH	10.00
			KITCHEN SUPPLIES	3.34
			JERSEY GLOVES	3.66
			TRUCK WASH	6.00
		AMEREN MISSOURI	5757 CHAPEL DRIVE 11/13-12	304.74
			LK RD 54-29 WELL 11/12-12/	430.98
			COLUMBIA CLG WELL 11/12-12	1,273.93
		AMEREN MISSOURI	COLUMBIA TWR POLES 11/12-1	351.87
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 11/17-12/16/25	635.73
		LUTTRELL, JOHN	MILEAGE REIMB - 12/27/25	37.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TOTAL:				4,603.08
Sewer	Sewer Fund	PETTY CASH	KITCHEN SUPPLIES	3.34
			JERSEY GLOVES	3.66
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	3,090.22
			5757 CHAPEL DRIVE 11/13-12	304.74
			GRINDER PUMPS & LIFT STATI	6,909.48
			GRINDER PUMPS & LIFT STATI	3,305.93
			GRINDER PUMPS & LIFT STATI	8,010.76
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 11/17-12/16/25	698.49
		CAMPBELL, FRANK	MILEAGE REIMB - 12/19-12/2	132.30
		CLEARY, PATRICK	MILEAGE REIMB - 12/22,12/2	159.60
		ZACHRY BELL	MILEAGE REIMB-12/26, 12/30	105.00
			MILEAGE REIMB- 1/1	72.50
TOTAL:				22,796.02
Ambulance	Ambulance Fund	AMBULANCE REIMBURSEMENT SYSTEMS INC	DEC AMBULANCE REIMBURSEMEN	2,777.43
TOTAL:				2,777.43
Lee C. Fine Airport	Lee C. Fine Airpor	AMEREN MISSOURI	AP FIREHOUSE 11/27-12/30/2	165.06
		CAPITAL PAVING & CONSTRUCTION LLC	#1 - RUNWAY REHAB -24-046B	1,771,558.07
			#2 - RUNWAY REHAB 24-046B-	1,378,422.66
		NEUMAYER EQUIPMENT COMPANY INC	AV GAS TRUCK REPAIRS	5,182.97
TOTAL:				3,155,328.76
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 11/24-12/23	57.18
		AMEREN MISSOURI	GG AP TBLC EXT D 11/27-12/	20.47
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE 12/16/25-1/15/26	138.06
TOTAL:				215.71
===== FUND TOTALS =====				
10	General Fund			5,871.86
20	Transportation			1,418.21
30	Water Fund			4,603.08
35	Sewer Fund			22,796.02
40	Ambulance Fund			2,777.43
45	Lee C. Fine Airport Fund			3,155,328.76
47	Grand Glaize Airport Fund			215.71

GRAND TOTAL:				3,193,011.07

TOTAL PAGES: 2

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE	State Withholding	4,940.00
			Fed WH	13,272.69
		INTERNAL REVENUE SERVICE	FICA	10,044.63
			Medicare	2,349.14
		MISSIONSQUARE RETIREMENT	Retirement 457 Roth	267.17
			Retirement 457 &	4,995.25
			Retirement 457	3,442.30
			Loan Repayments	136.86
			Loan Repayments	266.82
			Loan Repayments	119.32
			Loan Repayments	180.67
			Loan Repayments	527.04
			Loan Repayments	164.56
			Loan Repayments	264.77
			Loan Repayments	259.64
			Retirement Roth IRA	200.00
		CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	500.00
		OPTUM BANK INC	HSA Contribution No Tax	235.83
			HSA Family/Dep. Contributi	2,563.49
		ONE TIME VENDOR ALL ABOUT BOATS	DEMO BOND REFUND - #25-125	2,000.00
		NEW MADRID CIRCUIT COU	OTHER AGENCY CASH BOND	400.00
			TOTAL:	47,130.18
Mayor & Board	General Fund	MO MUNICIPAL LEAGUE	2026 MML MUNICIPAL MEMBERS	1,027.81
			TOTAL:	1,027.81
City Administrator	General Fund	MO CITY/COUNTY MANAGEMENT ASSC	2026 MCMA MEMBERSHIP - LAK	100.00
			2026 MCMA MEMBERSHIP - WHI	100.00
		INTERNAL REVENUE SERVICE	FICA	727.17
			Medicare	170.06
		MISSIONSQUARE RETIREMENT	Retirement 401%	352.52
			Retirement 401	822.57
			TOTAL:	2,272.32
City Clerk	General Fund	MO CITY CLERKS & FINANCE OFFICERS ASSO	2026 CMCCFOA MEMB - K.POW	50.00
			2026 CMCCFOA MEMB - T.BERR	50.00
		INTERNAL REVENUE SERVICE	FICA	366.39
			Medicare	85.69
		MISSIONSQUARE RETIREMENT	Retirement 401%	193.74
			Retirement 401	452.05
		GENERAL CODE LLC	CODE CODIFICATION	4,500.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	5,922.87
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	632.34
			Medicare	147.88
		MISSIONSQUARE RETIREMENT	Retirement 401%	279.61
			Retirement 401	763.81
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	2,048.64
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	109.56
			Medicare	25.62
		MISSIONSQUARE RETIREMENT	Retirement 401%	56.98
			Retirement 401	132.96
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	400.12
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	386.21
			Medicare	90.32
		MISSIONSQUARE RETIREMENT	Retirement 401%	198.71
			Retirement 401	463.65
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,213.89
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	529.48
			Medicare	123.83
		MISSIONSQUARE RETIREMENT	Retirement 401%	277.58
			Retirement 401	647.69
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	1,803.58
Building Maintenance	General Fund	INTERNAL REVENUE SERVICE	FICA	99.99
			Medicare	23.38
		MISSIONSQUARE RETIREMENT	Retirement 401%	53.07
			Retirement 401	123.84
		GFL ENVIRONMENTAL	CITY HALL TRASH SERVICE	183.75
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	559.03
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	614.44
			Medicare	143.71
		MISSIONSQUARE RETIREMENT	Retirement 401%	199.17
			Retirement 401	701.99
		GFL ENVIRONMENTAL	PARKS TRASH SERVICE	210.00
		OPTUM BANK INC	HSA Contribution No Tax	187.50
			TOTAL:	2,056.81
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	253.14
			Medicare	59.20
		MISSIONSQUARE RETIREMENT	Retirement 401%	134.75
			Retirement 401	314.41
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	836.50
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	4,027.55
			Medicare	941.93
		MISSIONSQUARE RETIREMENT	Retirement 401%	1,843.78
			Retirement 401	4,572.64
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	1,275.00
		MARCO	COPIER LEASE 11/26-12/25/2	206.52
			TOTAL:	13,017.42
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	999.50
			Medicare	233.75
		NATL EMERGENCY NUMBER ASSOC	2026 NENA MEMB - DISPATCH	750.00
		MISSIONSQUARE RETIREMENT	Retirement 401%	293.23
			Retirement 401	1,162.78
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	75.00
			TOTAL:	3,664.26

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	215.85
			Medicare	50.48
		MISSIONSQUARE RETIREMENT	Retirement 401%	113.82
			Retirement 401	265.59
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		TOTAL:	720.74	
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	517.07
			Medicare	120.93
		MISSIONSQUARE RETIREMENT	Retirement 401%	201.78
			Retirement 401	604.04
		OPTUM BANK INC	HSA Contribution No Tax	37.50
		HSA Family/Dep. Contributi	75.00	
TOTAL:	1,556.32			
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	394.23
			Medicare	92.20
		MISSIONSQUARE RETIREMENT	Retirement 401%	116.70
			Retirement 401	454.21
		CIVIC PLUS	ANNUAL FEE 12/18/25-12/17/	9,156.56
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		AIRESPRING INC	INTERNET/PHONE CONNCTN 1/2	3,898.46
			INTERNET/PHONE CONNCTN 1/2	789.22
		MARCO	COPIER LEASE 11/26-12/25/2	434.78
		BCN TELECOM INC TBS	JAN 2026 ELEVATOR PHONE	160.29
TOTAL:	15,571.65			
Economic Development	General Fund	INTERNAL REVENUE SERVICE	FICA	171.71
			Medicare	40.16
		MISSIONSQUARE RETIREMENT	Retirement 401%	83.41
			Retirement 401	194.63
		OPTUM BANK INC	HSA Contribution No Tax	37.50
TOTAL:	527.41			
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	491.20
			INTERNAL REVENUE SERVICE	Fed WH
		MISSIONSQUARE RETIREMENT	FICA	1,144.13
			Medicare	267.57
		MISSIONSQUARE RETIREMENT	Retirment 457 &	714.42
			Retirement 457	34.00
		OPTUM BANK INC	HSA Contribution No Tax	45.00
		HSA Family/Dep. Contributi	39.50	
		TOTAL:	3,835.99	
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	1,144.13
			Medicare	267.57
		MISSIONSQUARE RETIREMENT	Retirement 401%	459.66
			Retirement 401	1,297.90
		GFL ENVIRONMENTAL	TRANS TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	112.50
			HSA Family/Dep. Contributi	275.25
		MARCO	COPIER LEASE 11/26-12/25/2	68.85
TOTAL:	3,687.11			
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	State Withholding	468.85
		INTERNAL REVENUE SERVICE	Fed WH	1,210.94

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FICA	945.12
			Medicare	221.03
		MISSIONSQUARE RETIREMENT	Retirment 457 &	530.38
			Retirement 457	33.00
		OPTUM BANK INC	HSA Contribution No Tax	90.00
			HSA Family/Dep. Contributi	138.87
			TOTAL:	3,638.19
Water	Water Fund	GOEHRI, GEORGE	JAN 2026 INSURANCE PREMIUM	81.70
		MO RURAL WATER ASSC	2026 MRWA MEMBERSHIP	1,450.00
		INTERNAL REVENUE SERVICE	FICA	945.12
			Medicare	221.03
		MISSIONSQUARE RETIREMENT	Retirement 401%	382.08
			Retirement 401	1,120.53
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	2,000.00
		GFL ENVIRONMENTAL	WATER TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	274.50
		MARCO	COPIER LEASE 11/26-12/25/2	68.85
			TOTAL:	6,680.06
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	674.95
		INTERNAL REVENUE SERVICE	Fed WH	1,681.70
			FICA	1,513.00
			Medicare	353.85
		MISSIONSQUARE RETIREMENT	Retirment 457 &	412.11
			Retirement 457	83.00
			Retirement Roth IRA	25.00
		OPTUM BANK INC	HSA Contribution No Tax	197.08
			HSA Family/Dep. Contributi	311.63
			TOTAL:	5,252.32
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,513.00
			Medicare	353.85
		MISSIONSQUARE RETIREMENT	Retirement 401%	439.07
			Retirement 401	1,802.60
		GFL ENVIRONMENTAL	SEWER TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	225.00
			HSA Family/Dep. Contributi	425.25
		MARCO	COPIER LEASE 11/26-12/25/2	68.85
			TOTAL:	4,888.87
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	533.00
		INTERNAL REVENUE SERVICE	Fed WH	1,507.92
			FICA	1,221.59
			Medicare	285.70
		MISSIONSQUARE RETIREMENT	Retirment 457 &	462.60
			Loan Repayments	244.66
			Loan Repayments	185.71
		OPTUM BANK INC	HSA Contribution No Tax	41.66
			HSA Family/Dep. Contributi	359.16
			TOTAL:	4,842.00
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	1,221.59
			Medicare	285.70
		MISSIONSQUARE RETIREMENT	Retirement 401%	422.17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	1,258.02
		IMAGE TREND INC	2026 FIELD BRIDGE SUPPORT	4,558.31
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	150.00
			TOTAL:	7,970.79
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	State Withholding	258.14
		INTERNAL REVENUE SERVICE	Fed WH	552.02
			FICA	515.89
			Medicare	120.65
		MISSIONSQUARE RETIREMENT	Retirment 457 &	101.69
			Retirement 457	107.68
			Loan Repayments	30.39
			Loan Repayments	74.51
		OPTUM BANK INC	HSA Family/Dep. Contributi	63.84
			TOTAL:	1,824.81
Lee C. Fine Airport	Lee C. Fine Airpor	INTERNAL REVENUE SERVICE	FICA	515.89
			Medicare	120.65
		MISSIONSQUARE RETIREMENT	Retirement 401%	132.83
			Retirement 401	588.26
		MO DEPT NATURAL RESOURCES/ENVIR QUALIT	2026 LCF OPERATING PERMIT	200.00
			2026 LCF OPERATING PERMIT	208.00
		DISH NETWORK	SVC 12/29/25-1/28/26	104.13
		ARTHUR J GALLAGHER & CO (ILLINOIS)	AIRPORT LIABILITY INSTALL	7,776.66
		GFL ENVIRONMENTAL	LCF TRASH SERVICE	84.00
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	203.84
			TOTAL:	9,971.76
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	35.86
		INTERNAL REVENUE SERVICE	Fed WH	215.01
			FICA	143.46
			Medicare	33.56
		MISSIONSQUARE RETIREMENT	Retirment 457 &	15.45
			Retirement 457	42.32
		OPTUM BANK INC	HSA Family/Dep. Contributi	46.16
			TOTAL:	531.82
Grand Glaize Airport	Grand Glaize Airpo	INTERNAL REVENUE SERVICE	FICA	143.46
			Medicare	33.56
		MISSIONSQUARE RETIREMENT	Retirement 401%	44.62
			Retirement 401	191.33
		ARTHUR J GALLAGHER & CO (ILLINOIS)	AIRPORT LIABILITY INSTALL	3,888.34
		GFL ENVIRONMENTAL	GG TRASH SERVICE	54.60
		OPTUM BANK INC	HSA Family/Dep. Contributi	96.16
			TOTAL:	4,452.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
------------	------	-------------	-------------	--------

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

10	General Fund	100,329.55
20	Transportation	7,523.10
30	Water Fund	10,318.25
35	Sewer Fund	10,141.19
40	Ambulance Fund	12,812.79
45	Lee C. Fine Airport Fund	11,796.57
47	Grand Glaize Airport Fund	4,983.89

GRAND TOTAL:		157,905.34
--------------	--	------------

TOTAL PAGES: 6

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Clerk	General Fund	LAKE SUN LEADER 81525 & 1586450	PN 23804 - ELECTION PUB	71.75
			TOTAL:	71.75
City Treasurer	General Fund	LAKE PRINTING COMPANY, INC	BUSINESS CARDS - A.FIENE	44.50
			TOTAL:	44.50
Municipal Court	General Fund	SMITH, GARY L	NOV MUNICIPAL JUDGE	1,848.74
			DEC MUNICIPAL JUDGE SVCS	1,848.74
			TOTAL:	3,697.48
City Attorney	General Fund	MILLER, TODD	ASST PA SVCS - DEC 2025	2,500.00
			TOTAL:	2,500.00
Building Maintenance	General Fund	SURECUT LAWCARE LLC CINTAS CORPORATION STAPLES BUSINESS ADVANTAGE GOLD MECHANICAL INC SMITH PAPER & JANITOR SUPPLY CO INC	GROUND CLEAN UP	175.00
			CH FLOOR MATS	89.03
			COFFEE	42.43
			GLYCOL LEVEL CHECK	625.00
			275 GALLONS OF GLYCOL	7,221.15
			MULTIFLD TWLS	451.60
			TOTAL:	8,604.21
Parks	General Fund	MAGRUDER LIMESTONE CO INC PARKWAY PLAZA TIRE	1" MINUS	215.25
			TRAILER TIRES	231.00
			TOTAL:	446.25
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE VALIDITY SCREENING SOLUTIONS LAKE PRINTING COMPANY, INC PSYCHOLOGICAL RESOURCES	NEW EMPLOYMENT TESTING	75.00
			RANDOM TESTING	275.00
			PRE EMPLOYMENT SCREENING	84.00
			BUSINESS CARDS - MOON	44.50
			PSYCH EVAL	150.00
			TOTAL:	628.50
Police	General Fund	LEON UNIFORM CO INC DOGWOOD ANIMAL SHELTER GT DISTRIBUTORS INC AMAZON CAPITAL SERVICES INC COMMENCO VALEO VETERINARY	UNIFORM - SHELTON	70.00
			CANINE HOLD	512.50
			RIFLE SIGHTS (6)	2,981.62
			MOUNTED FLASHLIGHTS (6)	837.66
			DISK BURNER	90.35
			CHARGER BLOCK	30.97
			REPLACEMENT CORDS FOR RSM	287.25
			STRAY DOG VACCINATION (2)	160.00
			TOTAL:	4,970.35
Engineering	General Fund	O'REILLY AUTOMOTIVE STORES INC CINTAS CORPORATION AMAZON CAPITAL SERVICES INC COCHRAN ENGINEERING WILSON & COMPANY INC BHC INC	MINI BULB	9.54
			ENG DEPT UNIFORMS	21.31
			ENG DEPT FLOOR MATS	5.33
			KEY HOLDERS	1.73
			LOR 25-393 DEVELOPMENT SVC	320.00
			LOR 25-398 DEVELOPMENT SVC	680.00
			PLAN REVIEW SVC 11/26-12/2	1,280.25
			PROF SVC CRSSWLK 12/7-1/5/	312.50
			TOTAL:	2,630.66
Information Technology	General Fund	HUBER & ASSOCIATES, INC PASS SECURITY	SECURITY CAM VLAN PROJECT	4,800.00
			MFA VPN PROJECT	4,620.00
			SECURITY CAM ULAN MIGRATIO	2,990.00
			TOTAL:	12,410.00

Page 22 of 60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			UNIFORM CREDIT	19.36-
			UNIFORM CREDITS	80.10-
			UNIFORM CREDIT	31.19-
			UNIFORM CREDIT	19.00-
		LO ENVIRONMENTAL LLC	WATER SAMPLES - PROCTOR DR	30.00
		OVERHEAD DOOR CO OF CENTRAL MO	DOOR INSPECTION AND EVAL	177.67
		AMAZON CAPITAL SERVICES INC	IMPACT WRENCH (5), LIGHTS	2,676.89
			JUMP STARTER AND CASE	333.94
			FORKLIFT EXTENSION	169.98
			WADERS (2)	199.98
			KEY HOLDERS	1.73
			WRENCH (4)	338.66
		CLIFFORD POWER SYSTEMS	GENERATOR MAINT - KK4-9	302.00
			GENERATOR MAINT - KK3-7	365.00
		COCHRAN ENGINEERING	LOR 24-326	1,600.00
		REEVES-WIEDEMAN COMPANY	FIP ADAPTER	257.54
			PRIMER, SLIP CAP	61.30
		WOOD SHED LUMBER	NITRILE GLOVES, CABLE TIES	50.98
			BLEACH	14.58
			BIT AND FASTENER	68.95
			BUG TOTES	88.71
		E-TANK LTD	VAC ASSIST - RENTAL	13,161.52
			TOTAL:	23,638.21
Ambulance	Ambulance Fund	O'REILLY AUTOMOTIVE STORES INC	SPARK PLUG AND COIL	205.80
			WIRE SET	52.86
		SMART POSTAL CENTERS	FOOD DRIVE BANNER	100.00
		DOUGLAS G WILSON DO PC	DEC MEDICAL DIRECTOR SVC	1,000.00
		WASHINGTON UNIVERSITY	CPR AED CARDS	805.00
			TOTAL:	2,163.66
Lee C. Fine Airport	Lee C. Fine Airpor	HEDRICK MOTIV WERKS LLC	1989 FORD FUEL TRK AIR PUM	474.78
		CRAWFORD, MURPHY & TILLY INC	LCF RUNWAY CONST 6/1-6/30/	1,101.17
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 12/22/2	192.50
			AP JANITORIAL SVCS 12/29/2	192.50
			TOTAL:	1,960.95
Grand Glaize Airport	Grand Glaize Airpo	PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 12/22/2	120.00
			AP JANITORIAL SVCS 12/29/2	120.00
			TOTAL:	240.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
------------	------	-------------	-------------	--------

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

10	General Fund	36,003.70
20	Transportation	36,587.53
30	Water Fund	49,887.44
35	Sewer Fund	23,638.21
40	Ambulance Fund	2,163.66
45	Lee C. Fine Airport Fund	1,960.95
47	Grand Glaize Airport Fund	240.00

GRAND TOTAL:		150,481.49
--------------	--	------------

TOTAL PAGES: 4

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Clerk	General Fund	INTERNATIONAL INSTITUTE OF MUNICIPAL CL	IIMC MEMBERSHIP - POWERS	135.00
			TOTAL:	135.00
Municipal Court	General Fund	AMAZON CAPITAL SERVICES INC	COURT PRINTER	149.00
			TOTAL:	149.00
Building Inspection	General Fund	AMAZON CAPITAL SERVICES INC	TONER	51.99
			TOTAL:	51.99
Building Maintenance	General Fund	CINTAS CORPORATION	CH FLOOR MATS	89.03
		GEO SERVICES LLC	SERVER ROOM AC REPAIR	1,071.23
			TOTAL:	1,160.26
Police	General Fund	HEDRICK MOTIV WERKS LLC	FRONT AXLE REPAIR - PD29	925.50
			OIL CHANGE - PD19	90.00
			2015 FORD - WHEEL BEARING	354.36
			OIL CHANGE - PD29	90.00
			DIAGNOSTICS - PD32	100.00
		AXON ENTERPRISE INC	MULTIBAY DOCK	594.57
			BODY CAMERAS & LICENSE BUN	24,952.00
			BASIC LICENSE BUNDLE	751.68
			TOTAL:	27,858.11
911 Center	General Fund	MO STATE HWY PATROL INFO & COMM TECH	MULES CHARGES JAN - MAR 20	255.00
		NELSON SYSTEMS INC	2026 NELSON SUPP & AIS UPG	6,728.47
			2026 NELSON SUPP & AIS UPG	7,246.25
			TOTAL:	14,229.72
Engineering	General Fund	ENVIRONMENTAL SYSTEMS RESEARCH INSTITU	ARCGIS SUB 1/13-4/26/2026	1,196.71
		CORE & MAIN LP	MARKING PAINT	77.16
		COMFORT CARE	MINI SPLIT REPAIR	49.06
		CINTAS CORPORATION	ENG DEPT UNIFORMS	21.31
			ENG DEPT FLOOR MATS	5.33
			ENG DEPT UNIFORMS	21.31
			ENG DEPT FLOOR MATS	5.33
			TOTAL:	1,376.21
Information Technology	General Fund	TYLER TECHNOLOGIES INC	INCODE SVCS 1/1-12/31/26	57,568.41
		HUBER & ASSOCIATES, INC	JANUARY MANAGED SVCS	8,100.00
			TOTAL:	65,668.41
Transportation	Transportation	RP LUMBER INC	CONCRETE PALLET CREDIT	30.00-
			CONCRETE MIX	281.58
		O'REILLY AUTOMOTIVE STORES INC	MOTOR OIL	238.95
		COMFORT CARE	MINI SPLIT REPAIR	49.06
		SOUTHWEST STONE SUPPLY INC	SAND BLEND	39.88
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	142.82
			TRANS DEPT FLOOR MATS	5.33
			TRANS DEPT UNIFORMS	265.03
			TRANS DEPT FLOOR MATS	5.33
		AMAZON CAPITAL SERVICES INC	SOLAR BATTERY CHARGER	77.35
		WOOD SHED LUMBER	TANK LEVER	13.99
			TOTAL:	1,089.32
Water	Water Fund	COMFORT CARE	MINI SPLIT REPAIR	49.06
		CINTAS CORPORATION	WATER DEPT UNIFORMS	204.45

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WATER DEPT FLOOR MATS	5.33
			WATER DEPT UNIFORMS	115.71
			WATER DEPT FLOOR MATS	5.33
			UNIFORM CREDIT	71.08-
		WOOD SHED LUMBER	FLUX PASTE	48.48
			TOTAL:	357.28
Sewer	Sewer Fund	AMOS SEPTIC SERVICE INC	PUMP LIFT STATION - ELBOW	875.00
		O'REILLY AUTOMOTIVE STORES INC	PAPER	7.99
		CORE & MAIN LP	GASKET, INSERTS	1,088.47
		COMFORT CARE	MINI SPLIT REPAIR	49.07
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	210.70
			SEWER DEPT FLOOR MATS	5.33
			SEWER DEPT UNIFORMS	210.70
			SEWER DEPT FLOOR MATS	5.33
			UNIFORM CREDIT	134.97-
		PARKWAY PLAZA TIRE	OIL FILTER TRK 4087	128.62
			OIL CHANGE - TRK 6727	112.59
			OIL CHANGE - TRK 6042	99.67
			OIL CHANGE - TRK 3722	205.44
		AMAZON CAPITAL SERVICES INC	HUMIDITY SENSOR	84.99
			NITRILE GLOVES	149.99
			HEATED WATER HOSE	209.93
		REEVES-WIEDEMAN COMPANY	HEX BUSHINGS	68.44
			UTILITY KNIFE	51.38
		WOOD SHED LUMBER	GRILL COVER, DECK SCRUB BR	50.98
			OIL	65.98
			TOTAL:	3,545.63
Ambulance	Ambulance Fund	LAKE AREA EMERGENCY SERVICES ASSOCIATI	2026 LAESA MEMBERSHIP DUES	100.00
		LIFE-ASSIST, INC.	MEDICAL SUPPLIES	1,231.10
			MEDICAL SUPPLIES	373.24
		STATION AUTOMATION, INC	2025 EMS MANAGEMENT SOFTWA	2,674.90
		OSAGE INDUSTRIES, INC	MEDICAL SUPPLIES	86.01
		PRODIGY EMS INC	ANNUAL CONTRACT 1/2026-1/2	1,190.00
			TOTAL:	5,655.25
Lee C. Fine Airport	Lee C. Fine Airpor	AMAZON CAPITAL SERVICES INC	SCREEN PROTECTOR, CASE	25.75
			TOTAL:	25.75
Grand Glaize Airport	Grand Glaize Airpo	AMAZON CAPITAL SERVICES INC	SCREEN PROTECTOR, CASE	25.75
			TOTAL:	25.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
------------	------	-------------	-------------	--------

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

10	General Fund	110,628.70
20	Transportation	1,089.32
30	Water Fund	357.28
35	Sewer Fund	3,545.63
40	Ambulance Fund	5,655.25
45	Lee C. Fine Airport Fund	25.75
47	Grand Glaize Airport Fund	25.75

GRAND TOTAL:	121,327.68
--------------	------------

TOTAL PAGES: 3

City of Osage Beach

Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Tara Berreth, City Clerk
Presenter: Todd Davis, Police Chief
Jeff Fisher, Public Works Director

Agenda Item:

Bill 26-02 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Enterprise Fleet Management, INC under the State of Missouri Office of Administration Division of Purchasing Cooperative Contract Procurement #CC23290501. *Second Reading*

Requested Action:

Second Reading of Bill #26.02

Ordinance Referenced for Action:

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

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

This is a request to allow the Mayor to enter into an agreement with Enterprise Fleet Management to replace and/or add vehicles to the Police Department and Public Works fleets as discussed during the 2026 budget process. The included documents include Assignment Agreement to Sell Customer Vehicles, Auction Agreement for sale of Customer-Owned Vehicles, Government Credit Application and Master Agreement, Full Maintenance Agreement, Maintenance Management Agreement, and the State of Missouri Contract documentation. I have contacted the City of Camdenton and Lake Ozark and they both participate in this program, and it has been very successful in recouping the trade in value of used vehicles, and both Police Chiefs recommend the program. The Police Department will be replacing 6 vehicles in the fleet all with over 100,000 miles and adding 1 vehicle. The Police Chief and Public Works Department recommend this proposal.

City Attorney Comments:

Per City Code 110.230, Bill 26-02 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 26-03 - An ordinance of the City of Osage Beach, Missouri, annexing certain adjacent territory into the City of Osage Beach, Missouri. *First Reading*

Requested Action:

First Reading of Bill #26-03

Ordinance Referenced for Action:

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

Deadline for Action:

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This is a petition to annex a small corner of the old Outlet Mall property into City Limits. A map is attached. This parcel was never annexed into the City and was eventually surrounded by the City when we annexed the new Highway 54 Expressway. To be included in any redevelopment plan with the City, this parcel must be in City limits. This is a voluntary annexation by the property owner. Staff recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-03 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ANNEXING CERTAIN ADJACENT TERRITORY INTO THE CITY OF OSAGE BEACH, MISSOURI.

WHEREAS, on December 23, 2025, a verified petition from Osage Beach 012A, LLC, owner of the real estate hereinafter described requesting annexation of said territory into the City of Osage Beach, Missouri, was filed with the City Clerk; and

WHEREAS, said real estate as hereinafter described is adjacent and contiguous to the present corporate limits of the City of Osage Beach, Missouri, being completely surrounded thereby; and

WHEREAS, a public hearing concerning said matter was held at the City Hall in Osage Beach, Missouri, at the hour of 5:30 p.m. on January 22, 2026; and

WHEREAS, notice of said public hearing was given by publication of notice thereof, on January 7, 2026, in the Lake Sun newspaper of general circulation in the County of Camden, State of Missouri; and

WHEREAS, at said public hearing, all interested persons, corporations or political subdivision were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, no written objections to the proposed annexation were filed with the Board of Aldermen of the City of Osage Beach, Missouri within fourteen days after the public hearing; and

WHEREAS, the Board of Aldermen of the City of Osage Beach, Missouri, does find and determine that said annexation is reasonable and necessary to the proper development of the City; and

WHEREAS, the City is able to furnish normal municipal services to said area within a reasonable time after annexation.

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

Section 1. Pursuant to the provisions of Section 71.012 RSMo, the following real estate is hereby annexed into the City of Osage Beach, Missouri, being situated in the county of Camden, State of Missouri, to-wit:

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT 2, OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST. AND BEING A PART OF THAT CERTAIN PARCEL OR TRACT OF LAND RECORDED IN THE CAMDEN COUNTY RECORDER OF DEEDS OFFICE IN BOOK 905 AT PAGE 990. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PART OF THE SOUTH ONE-HALF (S1/2) OF SAID LOT 2 OF THE SW1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST, LYING NORTH AND WEST OF US HIGHWAY #54 AS RECORDED IN BOOK 525 AT PAGE 820.

Section 2. The boundaries of the City of Osage Beach, Missouri, are hereby altered so as to encompass the above-described tract of land lying contiguous to and compact with the present corporate limits.

Section 3. The City Clerk of the City of Osage Beach is hereby ordered to cause three certified copies of this Ordinance to be filed with the Camden County Clerk.

Section 4. This Ordinance shall be in full force and effect 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 Ordinance No. 26.03 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 26.03.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

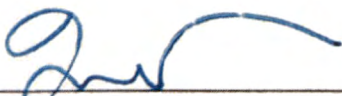
PETITION REQUESTING ANNEXATION

The undersigned, **Osage Beach 012A, LLC, a Missouri limited liability company** ("Petitioner"), for its petition to the Board of Aldermen of the City of Osage Beach, Missouri, state and allege as follows:

1. That Petitioner is the owner of all fee interests of record in the real estate in Camden County, Missouri, as described in the legal description attached hereto as Exhibit A.
2. That said real estate is not now a part of any incorporated municipality.
3. That said real estate is contiguous to the existing corporate limits of the City of Osage Beach, Missouri.
4. That Petitioner requests that said real estate be annexed to, and be included within the corporate limits of the City of Osage Beach, Missouri as authorized by the provisions of Section 71.012, R. S. Mo.
5. That Petitioner requests the Board of Aldermen of the City of Osage Beach to cause the required notice to be published and to conduct the public hearing required by law and to thereafter adopt an ordinance extending the limits of the City of Osage Beach to include the real estate as described.

Dated this 23 day of December, 2025.

Osage Beach 012A, LLC, a Missouri limited liability company

By 
Wes Grammer, Manager

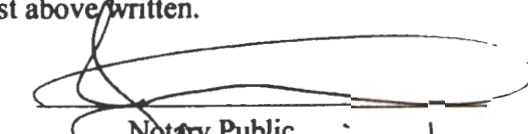
Address: P.O. Box 140530, Kansas City, Missouri 64114
Phone: (816) 408-0044

RECEIVED
DEC 23 2025
CITY CLERK
- KP

STATE OF MISSOURI)
) ss
COUNTY OF JACKSON)

On this 22 day of December, 2025, before me appeared Wes Grammer, to me personally known, who, being by me duly sworn, did say that he is the Manager of Osage Beach 012A, LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company, and said Wes Grammer acknowledged said instrument to be the free act and deed of said limited liability company.

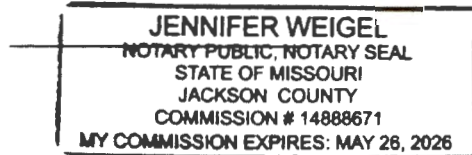
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid on the day and year first above written.



Notary Public
Jennifer Weigel

Print Name

My commission expires:



CITY OF OSAGE BEACH
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 PHONE - 573-302-0528 FAX

EXHIBIT A

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT 2, OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 15 WEST. AND BEING A PART OF THAT CERTAIN PARCEL OR TRACT OF LAND RECORDED IN THE CAMDEN COUNTY RECORDER OF DEEDS OFFICE IN BOOK 905 AT PAGE 990. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PART OF THE SOUTH ONE-HALF (S1/2) OF SAID LOT 2 OF THE SW1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 15 WEST, LYING NORTH AND WEST OF US HIGHWAY #54 AS RECORDED IN BOOK 525 AT PAGE 820.



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the Board of Aldermen of the City of Osage Beach, Missouri at 5:30 p.m. on Thursday, January 22, 2026, at City Hall in Osage Beach, Missouri, concerning the matter of the proposed annexation into the City of Osage Beach of the following described real estate in Camden County, Missouri, to wit:

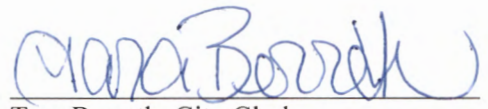
EXHIBIT A

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE SOUTH ONE-HALF (S1/2) OF LOT 2, OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST. AND BEING A PART OF THAT CERTAIN PARCEL OR TRACT OF LAND RECORDED IN THE CAMDEN COUNTY RECORDER OF DEEDS OFFICE IN BOOK 905 AT PAGE 990. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT PART OF THE SOUTH ONE-HALF (S1/2) OF SAID LOT 2 OF THE SW1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 15 WEST, LYING NORTH AND WEST OF US HIGHWAY #54 AS RECORDED IN BOOK 525 AT PAGE 820.

At this public hearing any interested person, corporation or political subdivision may present evidence regarding the proposed annexation. Furthermore, any objections to the proposed annexation should be filed, in writing, with the Board of Aldermen of the City of Osage Beach no later than fourteen days after the date of the public hearing.

City of Osage Beach
A Municipal Corporation



Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Resolution 2026-01- A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend the Fiscal Year 2026 Budget to repair City Hall for a previously approved FY2025 contract with US Disaster Restoration.

Requested Action:

Resolution #2026-01

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

No

Budget Line Information (if applicable):

Budget Line Item/Title: 10-09-743100 Maintenance & Repair

FY2026 Budgeted Amount:	\$ 36,000
FY2026 Expenditures to Date (01/13/2026):	(\$)
FY2026 Available:	\$ 36,000
FY2026 Requested Amount:	\$ 62,228.01

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
10-09-743100 Maintenance & Repair	\$36,000	\$98,228.01

Department Comments and Recommendation:

Attached is the City Hall Restoration Service Agreement Terms and Conditions. This project was previously approved by the Board of Aldermen in 2025 for an amount not to exceed \$62,228.01. Our insurance settlement check has been received and deposited, in the amount of \$59,475.73. The project will be scheduled to commence once the initial down payment (50% of the contract price or \$31,114.00) has been paid. As this project was not initially budgeted for FY2026, and is a carry-over from FY 2025, the subsequent request will be to amend the current FY2026 budget.

The Building Maintenance Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Resolution 2026-01 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AN INCREASE IN BUDGET EXPENDITURES FOR THE FISCAL YEAR 2026 RELATING TO THE CITY HALL RESTORATION

WHEREAS, the HVAC system at City Hall malfunctioned, resulting in significant damage to the floors, walls, and carpeting within the facility; and

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 Sixty-Two Thousand Two Hundred Twenty-Eight Dollars and One Cents (\$62,228.01) in the budget for the Fiscal Year 2026 for the additional funds necessary to repair City Hall.

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 2026-01 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

BILL NO. 25-107

ORDINANCE NO. 25.107

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH U.S. DISASTER RESTORATION FOR REPAIRS TO CITY HALL IN AN AMOUNT NOT TO EXCEED \$62,228.01

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 an agreement with U.S. Disaster Restoration under substantially the same terms and conditions as the attached contract and scope of work, Exhibit A.

Section 2. Total expenditure or liability authorized under this Ordinance shall not exceed Six-Two Thousand Two Hundred Twenty Eight Dollars and one cent. (\$62,228.01)

Section 3. 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: December 18, 2025 READ SECOND TIME: December 18, 2025

I hereby certify that the above Ordinance No. 25.107 was duly passed on December 18, 2025, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: 6 Nays: 0 Abstain: 0 Absent: 0

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

Dec 18, 2025
Date

Tara Berreth
Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury
Cole Bradbury, City Attorney

I hereby approve Ordinance No. 25.107.

Dec 18, 2025
Date

Michael Harmison
Michael Harmison, Mayor

ATTEST:

Tara Berreth
Tara Berreth, City Clerk

U.S. Disaster Restoration, LLC
1135 Bluff Dr.
Osage Beach, MO 65065

Office: (573) 964-6767

Email: accounting@us-restore.com



Job No.: 25-910-2-COB-1000-RC

Claim No.:

Date: 10/28/2025

RESTORATION SERVICE AGREEMENT TERMS AND CONDITIONS

Customer(s): City of Osage Beach

Date of Loss: 09/12/2025

Property Address: 1000 City Pkwy

City/State/Zip: Osage beach, MO, 65065

Agent of Commercial Customer(s): Michael Harmison

Name of Commercial Property Agent Represents

1. Release for Third Party Professionals; Indemnity: If the Property has sustained significant water damage or has been occupied in the last 30 days by individuals with COVID-19 or any other infectious disease, Customer is advised to retain the services of independent environmental consultant to inspect, and if appropriate, prepare remedial protocols. Customer shall indemnify and hold Contractor harmless from all liabilities, costs and expenses, including reasonable attorney's fees, for injury or damage arising from or related to: (a) Customer's failure to hire environmental consultants or design professionals; and (b) the errors or omissions of any such third-party professional.

2. Personal Liability: Payment to Contractor is not contingent upon Contractor's invoice being fully or partially approved by Customer's insurance company. All charges shall be invoiced directly to Customer. Contractor will submit a copy of the invoice to Customer's insurance carrier(s) as a courtesy only. Customer has been informed of, and agrees to the following:

- a) Customer is personally responsible for all deductible(s), depreciation, and charges not paid by insurance; and
- b) Invoices not paid by insurance are due within fifteen (15) days of the invoice date.

Customer understands that Contractor is hired by Customer and NOT Customer's insurance company.

3. Down Payment and Schedule of Progress Payments: Customer shall pay contractor according to the following schedule:

Description of Phase	Amount Payable (in Dollars)
Initial Down Payment	\$ 31,114.0
50% Completion	\$
100% Completion	\$ 31,114

4. Payment: Contractor will issue invoices to Customer which shall describe the Work being invoiced and the charge for the Work. Payment is due within fifteen (15) days of the invoice date of Contractor's invoice, unless the table of Progress Payments above is completed, in which case payment will be due as set forth in the table. Contractor has the right, in Contractor's sole discretion, to suspend Work until past due invoices are paid. In addition to the interest charges set forth in the section below, Customer agrees to pay Administration Fees of one and one-half percent (1.5%) per month on any unpaid balance after thirty (30) days of the invoice date, plus all actual collection costs, collection agency commissions, actual attorneys' fees, court costs and expert fees, even if no formal legal action is commenced. Customer will pay interest at the higher of eighteen percent (18%) per year, or the maximum amount allowed by law, on any unpaid balance after thirty (30) days of the date of invoice (interest is separate from, and in addition to the Administration Fees set forth above).

5. Partial Lien Releases: Upon satisfactory payment being made for any portion of the Work performed, Contractor shall, prior to any further payment being made, furnish to Customer a full and unconditional release from any lien claimant claim or mechanic's lien authorized by law for that portion of the Work for which payment has been made.

6. Extra Work and Change Orders: Extra work and Change Orders become part of the Contract once the order is prepared in writing and signed by the parties prior to commencement of Work covered by the new Change Order. A Change Order is not enforceable against the Customer unless it describes the scope of the extra work or change, the cost to be added or subtracted from the Contract, and the effect the order will have on the schedule of progress payments and completion date. However, by law, the Contractor's failure to comply with these requirements does

U.S. Disaster Restoration, LLC
1135 Bluff Dr.
Osage Beach, MO 65065



**U.S.
DISASTER
RESTORATION**

Job No.: 25-910-2-COB-1000-RC

Claim No.: _____

Date: 10/28/2025

Office: (573) 964-6767

Email: accounting@us-restore.com

not prevent the Contractor from the recovery of compensation for the reasonable value of Change Order work in the absence of a written Change Order. Customer agrees to execute Change Orders to increase the price to address conditions not reasonably anticipated by Contractor.

RESTORATION SERVICE AGREEMENT TERMS AND CONDITIONS

7. Limit of Liability and Indemnity: Customer waives, releases, and holds Contractor harmless from all claims for the spread or transmission of COVID-19 or its mutations. Contractor is not liable for claims arising from acts of Customer or Customer's agents. Contractor's liability arising from this Contract and the Work shall be limited to an amount equal to two times the amount actually paid by Customer to Contractor. Customer hereby acknowledges that all claims in excess of two times the amount actually paid by Customer are waived. Customer shall pay for the defense and indemnify Contractor for all third-party claims against Contractor that are not the result of the sole negligence of Contractor. Contractor will select counsel of its choice and control the litigation.

8. Workers Compensation Insurance: Contractor carries workers' compensation insurance for all of Contractor's employees.

9. Termination of the Agreement: The Customer reserves the right to terminate this Contract for their convenience upon proper notice in writing to the Contractor. Upon termination of this Contract by the Customer, the Contractor shall be entitled to receive payment for the Work executed up to the date of termination, costs incurred by reason of specified termination, along with all overhead and profit for the Work executed.

10. Force Majeure: In no event shall the Contractor be responsible or liable for any failure or delay in the performance of its obligations hereunder arising out of or caused by, directly or indirectly, forces beyond its control, including, without limitation, strikes, work stoppages, accidents, acts of war or terrorism, civil or military disturbances, nuclear or natural catastrophes or acts of God, and interruptions, loss or malfunctions of utilities, communications or computer (software and hardware) services; it being understood that the Contractor shall use reasonable efforts to resume performance as soon as practicable under the circumstances.

11. Dispute Resolution: Any claim or controversy relating to this Contract which cannot be resolved by mutual agreement, shall be resolved by the following:

- a) Both parties shall submit no less than 18 hours of third-party neutral mediation services with costs to be borne equally.
- b) If the claim is not resolved through mediation, both parties retain their right to file the matter in the circuit court of Cole County, Missouri. The successful party in such litigation shall be reimbursed all attorney fees, court costs, and collection expenses, if any, whether trial or appellate level, from the defaulting party.
- c) This Contract and the Work performed hereunder shall be governed by the laws of the State of Missouri.

"Customer(s)" (We have read these terms and we understand it)

Customer (Req.)

Signature

Select:

☐ Customer

☒ Commercial Customer Agent

Title

Mavor

(U.S. Disaster Restoration, LLC)

Supervisor Signature (Req.)

Signature

U.S. Disaster Restoration, LLC
1135 Bluff Dr.
Osage Beach, MO 65065



Job No.: 25-910-2-COB-1000-RC

Office: (573) 964-6767

Claim No.: _____

Email: accounting@us-restore.com

Date: 10/28/2025

RESTORATION SERVICE CONTRACT

Customer(s): City of Osage Beach Date of Loss: 09/12/2025

Property Address: 1000 City Pkwy City/State/Zip: Osage beach, MO, 65065

Agent of Commercial Customer(s): Michael Harmison

Name of Commercial Property Agent Represents

Customer hereby engages *U.S. Disaster Restoration, LLC* ("Contractor") to perform the work set forth below for purposes of the following: **Reconstruction**, which occurred on the date of damage stated above ("the Event").

1. Contract Documents: The list of documents attached and hereby incorporated into the contract is the following:

☒ Terms and Conditions | ☐ Estimate

2. Scope of Work: Customer hereby authorizes and directs Contractor to furnish all labor, equipment and material to perform work at the property identified above ("Property") in a good workmanlike manner and as generally described below (the "Work"), and/or in the attached Estimate dated: 10/28/2025 The Work will be performed in the following affected areas:

Room 137, Basement, Hallway, Elevator, Entrance, Lobby, Office, Office closet, Hallway, Room 268, 266, 247, 246, 245, 244, and 243

Contractor may subcontract portions of the Work to properly licensed and qualified subcontractors. Contractor is not responsible for identifying or repairing sources of water intrusion and is not responsible for disinfecting coronavirus or removing it from the Property.

3. Contract Price: Customer hereby agrees to pay Contractor the cost of the Work (the "Contract Price"):

☐ On a time and materials basis; or ☒ At the price presently estimated at \$ 62,228.01

The Contract Price stated is an approximation made in good faith based on currently available information and an initial visual observation and is subject to change by written change order signed by the parties.

4. Approximate Start Date: 12/1/2025; **Approximate Completion Date:** 2/1/2026 Commencement of the Work shall be deemed to have occurred upon issuance of a Building Permit or when Contractor first delivers equipment, material, or laborers to the Property. The approximate completion date is stated in good faith but is subject to change due to circumstances beyond Contractor's control.

5. Suspension of Work: Contractor shall have the right to suspend the Work agreed upon in this Contract as follows:

- a) result of the Customer's failure to timely pay invoice amounts agreed upon to the Contractor.
- b) Dispute regarding payments for changes to the scope of Work due to circumstances beyond the Contractor's control.
- c) Failure of the Customers' ability to pay the Contractor for any remaining Work to be performed as stated in this Contract.

Any suspension of Work may suspend and, or modify progress, completion schedules, and completion date. Customer may be subject to remobilization fees in the case of suspended Work.

6. Access to the Work: The Customer shall provide all necessary access to the Property and all areas in which the Work is to be performed, throughout the duration of this Contract. Any delays resulting from lack of access to the Property shall be subject to adjustments to the Contract Price and Contract time.

7. Warranty: The Contractor warrants to the Customer that: (i) all materials and equipment furnished under this Contract will be of good quality and new unless otherwise specified; and (ii) that all Work will be performed in a good and professional manner, conform to the Contract documents, and be free from defects, except for the inherent in the quality of the work the Contract documents require or permit. Prompt written notice of all defects shall be given to the Contractor within one year of Substantial Completion. The Contractor shall promptly make the necessary corrections, including the repair of any Work damaged in such corrections. EXCEPT FOR THE WARRANTIES EXPRESSLY SET FORTH HEREIN, THE WORK TO BE PERFORMED UNDER THIS CONTRACT IS FURNISHED AS IS, WHERE IS, WITH ALL FAULTS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OF FITNESS FOR A PARTICULAR PURPOSE

U.S. Disaster Restoration, LLC
1135 Bluff Dr.
Osage Beach, MO 65065



Job No.: 25-910-2-COB-1000-RC

Office: (573) 964-6767

Claim No.: _____

Email: accounting@us-restore.com

Date: 10/28/2025

RESTORATION SERVICE CONTRACT

8. Statutory Notice to Owner: Right to Cure: SECTIONS 436.350 TO 436.365 OF MISSOURI REVISED STATUTES PROVIDES YOU WITH CERTAIN RIGHTS IF YOU HAVE A DISPUTE WITH A CONTRACTOR REGARDING CONSTRUCTION DEFECTS. EXCEPT FOR CLAIMS FILED IN SMALL CLAIMS COURT, IF YOU HAVE A DISPUTE WITH A CONTRACTOR, YOU MUST DELIVER TO THE CONTRACTOR A WRITTEN CLAIM OF ANY CONSTRUCTION CONDITIONS YOU ALLEGE ARE DEFECTIVE AND PROVIDE YOUR CONTRACTOR THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE CONTRACTOR. READ THIS NOTICE CAREFULLY. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER SECTIONS 436.350 TO 436.365 WHICH MUST BE OBEYED IN ORDER TO PRESERVE YOUR ABILITY TO FILE A LAWSUIT. OTHER THAN REPAIRS TO WORK DONE BY THE CONTRACTOR THAT ARE NECESSARY TO PROTECT THE LIFE, HEALTH, OR SAFETY OF PERSONS LIVING IN A RESIDENCE, OR TO AVOID ADDITIONAL SIGNIFICANT AND MATERIAL DAMAGE TO THE RESIDENCE PURSUANT TO SECTION 431.306.10, YOU MAY NOT INCLUDE IN CLAIMS AGAINST YOUR CONTRACTOR THE COSTS OF OTHER REPAIRS YOU PERFORM BEFORE YOU ARE ENTITLED TO FILE A LAWSUIT UNDER SECTIONS 436.350 TO 436.365.

In the event Sections 436.350 to 436.365 are not applicable to a Project, then the following right to cure procedure shall apply: Customer shall provide Contractor a full and fair opportunity to cure any default in performance before altering, repairing, or addressing the condition, or commencing legal action. Contractor shall make reasonable efforts to cure such default within fourteen (14) days of receipt of written notice; however, if the default cannot be reasonably cured within such time then Contractor will commence to cure the default within seven (7) days and will diligently and continuously prosecute such cure to completion within a reasonable time, which shall in no event be later than thirty (30) days after receipt of such written notice. Customer waives the right, if any, to the recovery of attorneys' fees in any legal action commenced in violation of this paragraph.

NOTICE TO OWNER

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

I HAVE READ AND UNDERSTOOD THE PROVISIONS ABOVE, AS WELL AS THE ATTACHED "TERMS AND CONDITIONS." ALL QUESTIONS HAVE BEEN ANSWERED TO MY SATISFACTION. I WARRANT AND REPRESENT THAT I AM AUTHORIZED TO EXECUTE THIS BINDING CONTRACT, AS WELL AS ANY AND ALL OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT, ON BEHALF OF THE ENTITY FOR WHICH I SIGN AND THAT MY SIGNATURE SHALL SUBJECT SAID ENTITY TO THE TERMS AND CONDITIONS OF THIS CONTRACT, INCLUDING BUT NOT LIMITED TO SUBJECTING THE PROPERTY ON WHICH WORK IS PERFORMED TO A MECHANIC'S LIEN.

"Customer(s)" (I have read this contract and understand it)
Customer (Req.)

Signature

Select:

☐ Customer

☒ Commercial Customer Agent

Title

Mavor

(U.S. Disaster Restoration, LLC)
Supervisor Signature (Req.)

Signature

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-04 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for Building Maintenance. *First & Second Reading.*

Requested Action:

First & Second Reading of Bill #26-04

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:

No

Budget Line Information (if applicable):

Budget Line Item/Title: 10-09-743100 Maintenance & Repair

FY2026 Budgeted Amount:	\$ 36,000
FY2026 Expenditures to Date (01/13/2026):	(\$ 0)
FY2026 Available:	\$ 36,000
FY2026 Requested Amount:	\$ 62,228.01

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
10-09-743100 Maintenance & Repair	\$36,000	\$ 98,228.01

Department Comments and Recommendation:

Attached is the City Hall Restoration Service Agreement Terms and Conditions. This project was previously approved by the Board of Aldermen in 2025 for an amount not to exceed \$62,228.01. Our insurance settlement check has been received and deposited, in the amount of \$59,475.73. The project will be scheduled to commence once the initial down payment (50% of the contract price or \$31,114.00) has been paid. As this project was not initially budgeted for fiscal year (FY) 2026, and is a carry-over from FY2025, the subsequent request will be to amend the current FY2026 budget.

The Building Maintenance Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-03 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 25.103 ADOPTING THE 2026 ANNUAL OPERATING BUDGET FOR BUILDING MAINTENANCE.

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

Section 1. That the 2026 Annual Operating Budget adopted as Ordinance No. 25.103 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
10-09-743100	\$36,000	\$98,228.01

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 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. 26.04 was duly passed on , by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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. 26.04.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Resolution 2026-02 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend an increase in budget expenditures for FY2026 for the Margaritaville Sewer Relocation Project. *First Reading*

Requested Action:

Resolution #2026-02

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

No - previously budgeted in FY2025

Budget Line Information (if applicable):

Budget Line Item/Title: 35-00-773168 Tan Tar A Estates Rehab

FY2026 Budgeted Amount:	\$0
FY2026 Expenditures to Date (MM/DD/YY):	(\$ 0)
FY2026 Available:	\$0
FY2026 Requested Amount:	\$33,859.00

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
35-00-773168 Tan Tar A	\$ 0	\$33,859.00

Estates Rehab		
---------------	--	--

Department Comments and Recommendation:

Margaritaville Sewer Relocation Project
Per Ordinance 25.05 signed on 6/05/2025

Because of an error in the site elevations listed on the plans, the location had to be resurveyed and new plans submitted, in order to account for correct fall into the manhole structure. This error pushed the contractor outside the contractual year (2025) and into 2026. Change Order 01 dated 12/16/25 accounts for the change of job completion. New Completion date 01/30/2026.

Ordinance 25.05 passed by the Board on 6/05/2025 executed a contract with Four Seasons Plumbing in the amount of \$67,659.00. Of the contractual amount, \$33,800.00 of the work was completed in 2025. A transfer of the remaining balance of \$33,859.00 will need to be carried over into FY 2026 for the completion of the job.

City Attorney Comments:

Per City Code 110.230, Resolution 2026-02 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AN INCREASE IN BUDGET EXPENDITURES FOR THE FISCAL YEAR 2026 RELATING TO THE MARGARITAVILLE SEWER LINE RELOCATION PROJECT.

WHEREAS, it is necessary to carry over funds from the previous fiscal year to complete the FY 2025 Margaritaville Sewer Line Relocation Project, ensuring the continuation and timely completion of this critical infrastructure improvement.

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 Thirty-Three Thousand Eight Hundred Fifty-Nine Dollars (\$33,859.00) in the budget for the Fiscal Year 2026 for the additional funds necessary to finish the Margaritaville Sewer Line Relocation Project.

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 2026-02 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

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 26-05 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the FY2026 Annual Operating Budget for the Margaritaville Sewer Relocation Project. *First Reading.*

Requested Action:

First Reading of Bill #26-05

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:

No

Budget Line Information (if applicable):

Budget Line Item/Title: 35-00-773168 TAN TAR A ESTATES
REHAB

FY2026 Budgeted Amount:	\$ 0
FY2026 Expenditures to Date (01/13/2026):	(\$ 0)
FY2026 Available:	\$ 0
FY2026 Requested Amount:	\$ 33,859.00

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
35-00-773168 Tan Tar A	\$ 0	\$ 33,859.00

Estates Rehab		
---------------	--	--

Department Comments and Recommendation:

Margaritaville Sewer Relocation Project
Per Ordinance 25.05 signed on 6/05/2025

Because of an error in the site elevations listed on the plans, the location had to be resurveyed and new plans submitted, in order to account for correct fall into the manhole structure. This error pushed the contractor outside the contractual year (2025) and into 2026. Change Order 01 dated 12/16/25 accounts for the change of job completion. New Completion date 01/30/2026.

Ordinance 25.05 passed by the Board on 6/05/2025 executed a contract with Four Seasons Plumbing in the amount of \$67,659.00. Of the contractual amount, \$33,800.00 of the work was completed in 2025. A transfer of the remaining balance of \$33,859.00 will need to be carried over into FY 2026 for the completion of the job.

City Attorney Comments:

Per City Code 110.230, Bill 26-05 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 25.103 ADOPTING THE 2026 ANNUAL OPERATING BUDGET FOR THE MARGARITAVILLE SEWER RELOCATION PROJECT.

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

Section 1. That the FY2026 Annual Operating Budget adopted as Ordinance No. 25.103 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
35-00-773168	\$ 0	\$33,859.00

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 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. 26.05 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. 26.05.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Resolution 2026-03 - A resolution of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend an increase in budget expenditures for the FY2026 budget for Lift Station (30-05) Improvement project.

Requested Action:

Resolution #2026-03

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

No - carry over project from FY2025

Budget Line Information (if applicable):

Budget Line Item/Title: 35-00-773114 Lift Station Improvements

FY2026 Budgeted Amount:	\$ 780,000.00
FY2026 Expenditures to Date (01/13/2026):	(\$ 0)
FY2026 Available:	\$ 780,000.00
FY2026 Requested Amount:	\$ 243,917.00

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
35-00-773114 Lift Station Improvements	\$780,000.00	\$ 1,023,917.00

Department Comments and Recommendation:

Lift Station Rehab 30-05

Job: OB24-005

Ordinance 25.55 approved 9/17/2025

Due to removing a Lift Station from operation, the scope of work would best be performed during winter months. The contractor had difficulty procuring some materials for the job, which delayed the start date of the project. Therefore, this project will need to be carried over from the FY25 budget. The projected end date is 03/06/2026.

City Attorney Comments:

Per City Code 110.230, Resolution 2026-03 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND AN INCREASE IN BUDGET EXPENDITURES FOR THE FISCAL YEAR 2026 RELATING TO LIFT STATION (30-05) REHAB IMPROVEMENT PROJECT

WHEREAS, it is necessary to carry over funds from the previous fiscal year to complete the FY 2025 Lift Station Rehab, ensuring the continuation and timely completion of this critical infrastructure improvement.

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 Two Hundred Forty-Three Thousand Nine Hundred Seventeen (\$243,917.00) in the budget for the Fiscal Year 2026 for the additional funds necessary to finish the Lift Station (30-05) Rehab Improvements.

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 2026-03 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

City of Osage Beach
Agenda Item Summary

Date of Meeting: January 22, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 26-06 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for the Lift Station (30-05) Improvements Project. *First Reading.*

Requested Action:

First Reading of Bill #26-06

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:

No

Budget Line Information (if applicable):

Budget Line Item/Title: 35-00-773114 Lift Station Improvements

FY2026 Budgeted Amount:	\$780,000.00
FY2026 Expenditures to Date (01/13/2026):	(\$ 0)
FY2026 Available:	\$ 780,000.00
FY2026 Requested Amount:	\$243,917.00

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
35-00-773114 Lift Station Improvements	\$780,000.00	\$1,023,917.00

Department Comments and Recommendation:

Lift Station Rehab 30-05

Job: OB24-005

Ordinance 25.55 approved 9/17/2025

Due to removing a Lift Station from operation, the scope of work would best be performed during winter months. The contractor had difficulty procuring some materials for the job, which delayed the start date of the project. Therefore, this project will need to be carried over from the FY25 budget. The projected end date is 03/06/2026.

City Attorney Comments:

Per City Code 110.230, Bill 26-06 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 25.103 ADOPTING THE 2026 ANNUAL OPERATING BUDGET FOR THE LIFT STATION (30-05) IMPROVEMENTS PROJECT

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

Section 1. That the FY2026 Annual Operating Budget adopted as Ordinance No. 25.103 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
35-00-773114	\$ 780,000	\$1,023,917.00

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 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. 26.06 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. 26.06.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk