

# 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](http://www.osagebeach.org)

### TENTATIVE AGENDA

### REGULAR MEETING

February 19, 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](http://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](mailto: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  
Special Meeting February 4, 2026  
Regular Meeting February 5, 2026
  
- ▶ Bills List February 19, 2026.

## **FINANCIAL UPDATE**

## **UNFINISHED BUSINESS**

- A. Bill 26-07 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to apply for a 5-year extension to 2050 of the 1999 Lease between the City and the Missouri Department of Natural Resources for Lee C. Fine Memorial Airport within the Lake of the Ozarks State Park.  
*Second Reading*
- B. Bill 26-08 - An ordinance of the City of Osage Beach, Missouri, approving and accepting Change Order #1 with Four Seasons Plumbing LLC for the Margaritaville Sewer Relocation Project for an amount not to exceed \$5,549.00. *Second Reading*
- C. Bill 26-09 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverages, Section 600.120; Licensing Regulations, of the City Code as set forth. *Second Reading*
- D. Bill 26-10 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.030 General Provisions; as set forth. *Second Reading*.
- E. Bill 26-11 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.240 other employees benefits as set forth. *Second Reading*.
- F. Bill 26-12 - An ordinance of the City of Osage Beach, Missouri, adopting the 2026-2030 Capital Improvement and Asset Replacement Plan. *Second Reading*

## **NEW BUSINESS**

- A. Proclamation authorizing the Mayor to proclaim the week of February 22–28, 2026 Ronald McDonald House Week.
- B. Presentation - Sports Feasibility Study Presentation
- C. Bill 26-14 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 100, Section 100.220 Design Guidelines as set forth. *First Reading*
- D. Resolution 2026 - 05 - A resolution of the City of Osage Beach, Missouri, authorizing the filing of an

application and associated tasks with the Missouri Department of Natural Resources, Financial Assistance Center's Funding Programs for loans and/or grants under the Missouri Drinking Water Law Chapter 640, Revised Statutes of Missouri RSMo or the Missouri Safe Drinking Water Law Chapter 640, RSMo.

- E. Resolution 2026 - 06 - A resolution of the City of Osage Beach, Missouri, authorizing the filing of an application and associated tasks with the Missouri Department of Natural Resources, Financial Assistance Center's Funding Programs for loans and/or grants under the Missouri Clean Water Law Chapter 644.101 RSMo.
- F. Motion to reappoint Michael Harmison as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.
- G. Motion to reappoint Devin Lake as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.
- H. Motion to reappoint Justin Hoffman as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.
- I. Motion to approve Work Order No. 2 with Archer-Elgin Engineering for the Water Well Location Study, Fiscal Year 2025 carryover project, not to exceed \$71,000.
- J. Motion to approve Missouri Department of Transportation Highway Safety and Traffic Division City Council Authorization Form

## **STAFF COMMUNICATIONS**

## **MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS**

## **ADJOURN**

## **EXECUTIVE SESSION**

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

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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  
February 4, 2026**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Special Meeting on Wednesday February 4, 2026, at 1:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Phyllis Marose, Alderman Justin Hoffman, Alderman Rebecca Collins, Alderman Bob O’Steen, Alderman Celeste Barela. Absent Alderman Kevin Rucker. City Clerk Tara Berreth was present and performed the duties for the City Clerk’s office.

Staff in attendance – City Administrator Devin Lake, Assistant City Administrator April White, City Attorney Cole Bradbury

Alderman O’Steen joined the meeting at 1:03 pm.

**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 Hoffman moved to open the Executive Session. This motion was seconded by Alderman Collins. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Barela. Absent Alderman Rucker. The meeting was therefore open.

No announcements were made following the closed session.

Alderman O’Steen moved to close the Executive Session. This motion was seconded by Alderman Collins. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Barela. Absent Alderman Rucker. The meeting was therefore close.

**ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 2:35 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 February 4, 2026, and approved on February 19, 2026.

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Tara Berreth/City Clerk

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Michael Harmison/Mayor

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

IN THE CITY OF OSAGE BEACH, MISSOURI

WHEREAS, Osage Beach Municipal Code § 110.125 permits a member of the Board of Aldermen to attend meetings thereof by videoconference, and

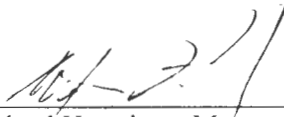
WHEREAS, an alderman “shall not attend more than four (4) meetings via videoconference in a rolling twelve-month period, unless excused by the Mayor,” § 110.125(D), and

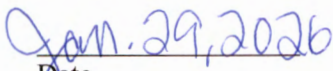
WHEREAS, Alderman Kevin Rucker has attended the following meetings of the Board of Aldermen by videoconference within the past twelve months: **March, 6, 2025; December 4, 2025; January 7, 2025; January 22, 2025,** and

WHEREAS, Alderman Kevin Rucker has requested the Mayor’s consent to attend more than four (4) meetings via videoconference in a rolling twelve-month period.

NOW THEREFORE, I, MAYOR MICHAEL HARMISON, DO HEREBY:

1. Excuse Alderman Kevin Rucker from the four (4) meeting requirement in Osage Beach Municipal Code § 110.125(D) as to the February 5 and February 19, 2026 meetings of the Board of Alderman; and
2. Direct the City Clerk to include this consent in the minutes of such meetings.

  
\_\_\_\_\_  
Michael Harmison, Mayor

  
\_\_\_\_\_  
Date

ATTEST:

  
\_\_\_\_\_  
Tara Berreth, City Clerk

Approved to form:

  
\_\_\_\_\_  
Cole Bradbury, City Attorney

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI  
February 5, 2026

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting Thursday on February 5, 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, Alderman Celeste Barela. Via Zoom Alderman Kevin Rucker 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, City Treasurer Karri Bell, City Planner Cary Patterson, Airport Director Ty Dinsdale and Human Resource Director Maddy Moon. IT Director Mikeal Bean, Parks and Rec Director Eric Gregory and Marketing and Development Director Eric Hundelt.

### **CITIZEN'S COMMUNICATIONS**

None

### **APPROVAL OF CONSENT AGENDA**

Alderman Marose made a motion to approve the consent agenda with January 22, 2026, minutes. This motion was seconded by Alderman Collins. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

### **UNFINISHED BUSINESS**

**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. *Second Reading.***

Alderman Hoffman made a motion to approve the second reading of Bill 26-05. This motion was seconded by Alderman Collins. A roll call was taken to approve the second and final reading of Bill 26-05 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman O'Steen, Alderman Barela, Via Zoom Kevin Rucker. Bill 26-05 passed and approved as Ordinance 26.05.

**Bill 26-06 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the FY2026 Annual Operating Budget for the Lift Station (30-05) Improvements Project. *Second Reading.***

Alderman Marose made a motion to approve the second reading of Bill 26-06. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 26-06 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman O'Steen, Alderman Barela, Via Zoom Kevin Rucker. Bill 26-06 passed and approved as Ordinance 26.06.

### **NEW BUSINESS**

**Public Hearing - Lee C. Fine 5-year lease extension with Department of Natural Resources**

No Public Comment

Alderman O'Steen made a motion close the Public Hearing. This motion was seconded by Alderman Hoffman. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-07 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to apply for a 5-year extension to 2050 of the 1999 Lease between the City and the Missouri Department of Natural Resources for Lee C. Fine Memorial Airport within the Lake of the Ozarks State Park. *First Reading***

Alderman Collins made a motion approve the first reading of Bill 26-07. This motion was seconded by Alderman Marose. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-08 - An ordinance of the City of Osage Beach, Missouri, approving and accepting Change Order #1 with Four Seasons Plumbing LLC for the Margaritaville Sewer Relocation Project for an amount not to exceed \$5,549.00. *First Reading***

Alderman Hoffman made a motion approve the first reading of Bill 26-08. This motion was seconded by Alderman Rucker. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-09 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverages, Section 600.120; Licensing Regulations, of the City Code as set forth. *First Reading***

Alderman Marose made a motion approve the first reading of Bill 26-09. This motion was seconded by Alderman Collins. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-10 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.030 General Provisions; as set forth. *First Reading.***

Alderman Collins made a motion approve the first reading of Bill 26-10. This motion was seconded by Alderman Barela. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-11 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.240 other employees benefits as set forth. *First Reading.***

Alderman Hoffman made a motion approve the first reading of Bill 26-11. This motion was seconded by Alderman Collins. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-12 - An ordinance of the City of Osage Beach, Missouri, adopting the 2026-2030 Capital Improvement and Asset Replacement Plan. *First Reading***

Alderman Hoffman made a motion approve the first reading of Bill 26-12. This motion was seconded by Alderman Marose. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**Bill 26-13- An ordinance of the City of Osage Beach, Missouri, annexing certain adjacent territory in the City of Osage Beach, Missouri. *First and Second Reading***

Alderman Hoffman made a motion approve the first reading of Bill 26-13. This motion was seconded by Alderman O'Steen. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

Alderman Hoffman made a motion to approve the second reading of Bill 26-13. This motion was seconded by Alderman Barlea. A roll call was taken to approve the second and final reading of Bill 26-13 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman O'Steen, Alderman Barela, Via Zoom Kevin Rucker. Bill 26-13 passed and approved as Ordinance 26.13.

**Resolution 2026 -04 - A resolution of the City of Osage Beach, Missouri, referring the proposed Osage Beach Marketplace Tax Increment Financing Redevelopment Plan application to the City's Tax Increment Financing Commission for a Public Hearing.**

Alderman Collins made a motion to make an amendment to Resolution 2026-04 with moving the meeting from Wednesday April 22, 2025, to Wednesday April 1, 2025. Alderman Marose seconded the amendment. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

Alderman O’Steen made a motion approve the amended Resolution 2026-04 with the amendment. This motion was seconded by Alderman Hoffman. Via Zoom Kevin Rucker. Motion passes unanimously with voice vote.

**STAFF COMMUNICATIONS**

City Administrator Lake expressed gratitude to staff for their hard work on the Capital Improvement and Asset Replacement Plan, as well as to everyone involved in organizing the upcoming employee appreciation dinner.

Police Chief Davis announced the Policeman’s Ball will be held on March 21.

**MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS**

The Aldermen expressed their appreciation to the staff for their outstanding work on the Capital Improvement and Asset Replacement Plan

**EXECUTIVE SESSION**

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Alderman Hoffman moved to open the Executive Session. This motion was seconded by Alderman Collins. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Barela, Absent Alderman Rucker. The meeting was therefore open.

No announcements were made following the closed session.

Alderman Collins moved to close the Executive Session. This motion was seconded by Hoffman Alderman. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman O’Steen and Alderman Barela. Absent Alderman Rucker. The meeting was therefore close.

**ADJOURN**

There being no further business to come before the Board, the meeting was adjourned at 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 February 5, 2026, and approved February 19, 2026.

\_\_\_\_\_  
Tara Berreth/City Clerk

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Michael Harmison/Mayor

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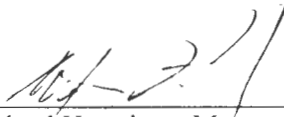
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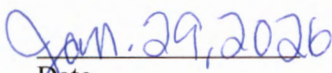
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\_\_\_\_\_  
Michael Harmison, Mayor

  
Date

ATTEST:

  
\_\_\_\_\_  
Tara Berreth, City Clerk

Approved to form:

  
\_\_\_\_\_  
Cole Bradbury, City Attorney

**CITY OF OSAGE BEACH  
BILLS LIST  
February 19, 2026**

<b>Bills Paid Prior to Board Meeting - 2025</b>	<b>\$ 10,599.95</b>
<b>Bills Paid Prior to Board Meeting - 2026</b>	<b>\$ 236,958.42</b>
<b>Payroll Paid Prior to Board Meeting</b>	<b>\$ 193,891.69</b>
<b>SRF Transfer Prior to Board Meeting</b>	
<b>TIF Transfers</b>	
<b>Bills Pending Board Approval - 2025</b>	<b>\$ 15,719.90</b>
<b>Bills Pending Board Approval - 2026</b>	<b>\$ 171,674.33</b>
<b>Total Expenses</b>	<b><u>\$ 628,844.29</u></b>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
City Clerk	General Fund	PETTY CASH	STAMPS FOR LICENSES & BILL	14.60			
			TOTAL:	14.60			
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 12/14-1/15/26	65.83			
			TOTAL:	65.83			
Parks	General Fund	AMEREN MISSOURI	LWR DIAMOND LTS 12/7-1/8/2	19.06			
			HATCHERY RD SIGN 12/14-1/1	75.21			
			CP MAINT BLDG 12/14-1/15/2	137.53			
			CP #2 DISPLAY C 12/14-1/15	13.86			
			CP SOCCER FIELDS 12/14-1/1	26.25			
			CP #2 DISPLAY D 12/14-1/15	13.86			
			CP BALL FIELDS 12/14-1/15/	1,041.36			
			CP #2 DISPLAY B 12/14-1/15	15.33			
			CP #2 DISPLAY A 12/14-1/15	15.44			
			BALL PARK LTS 12/7-1/8/26	16.99			
			CP#2 IRRIG PUMP 12/14-1/15	14.00			
			TOTAL:	1,388.89			
			Police	General Fund	SALERNO, BRIAN	MEALS - MPCA COMMAND CLG 1	75.00
MEALS - MPCA COMMAND CLG 1	75.00						
MORLEY, TRAVIS	MEALS - MPCA COMMAND CLG 1	75.00					
MEALS - MPCA COMMAND CLG 1	75.00						
TOTAL:	300.00						
911 Center	General Fund	PETTY CASH	NOTARY FEE 10/22/25	4.00			
			NOTARY FEE 11/16/25	3.00			
			NOTARY FEE 1/27/25	3.00			
			TOTAL:	10.00			
Transportation	Transportation	AMEREN MISSOURI	5757 CHAPEL DR 12/15-1/18/	264.76			
			792 PASSOVER LTS 12/14-1/1	24.79			
			1095 MACE RD LTS 12/14-1/1	42.89			
			1075 NICHOLS RD 12/15-1/18	75.21			
			872 PASSOVER LTS 12/14-1/1	72.98			
			1109 OSAGE BEACH 12/11-1/1	88.21			
			MACE RD RNDABT 12/14-1/15/	30.14			
			680 PASSOVER RD 12/14-1/15	32.91			
			TOTAL:	631.89			
			Water	Water Fund	AMEREN MISSOURI	5757 CHAPEL DR 12/15-1/18/	264.76
						AMEREN MISSOURI	LK RD 54-59 WELL 12/14-1/1
COLLEGE WELL 12/7-1/8/26	1,498.03						
COLUMBIA TWR POLE 12/14-1/	374.86						
TOTAL:	2,556.41						
Sewer	Sewer Fund	AMEREN MISSOURI	5757 CHAPEL DR 12/15-1/18/	264.76			
			GREENWOOD CIR 9/3-10/6/25	79.93			
			GRINDER PUMPS & LIFT STATI	4,593.16			
			SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 12/16-1/15/26	694.48		
			TOTAL:	5,632.33			

DEPARTMENT FUND VENDOR NAME DESCRIPTION AMOUNT

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

10	General Fund	1,779.32
20	Transportation	631.89
30	Water Fund	2,556.41
35	Sewer Fund	5,632.33

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GRAND TOTAL: 10,599.95

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TOTAL PAGES: 2

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT	
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE	State Withholding	4,967.54	
			INTERNAL REVENUE SERVICE	Fed WH	13,447.14
		MISSIONSQUARE RETIREMENT	FICA	10,227.12	
			Medicare	2,391.85	
			Retirement 457 Roth	269.10	
			Loan Repayment	303.83	
			Loan Repayment	206.56	
			Retirement 457 &	5,133.38	
			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	92.43	
			Retirement Roth IRA	200.00	
			CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	300.00
			LACLEDE COUNTY CIRCUIT CLERK	OTHER AGENCY CASH BOND	500.00
OPTUM BANK INC	HSA Contribution No Tax	235.83			
	HSA Family/Dep. Contributi	<u>2,563.49</u>			
			TOTAL:	45,940.61	
City Administrator	General Fund	GOVERNMENT FINANCE OFFICERS ASSOCIATIO	2026 BUDGET ACADEMY - LAKE	150.00	
			INTERNAL REVENUE SERVICE	FICA	718.31
		MISSIONSQUARE RETIREMENT	Medicare	167.99	
			Retirement 401%	348.25	
			Retirement 401	812.57	
		WHITE, APRIL	MCMA WRKSHP MILEAGE - WHIT	<u>108.90</u>	
					TOTAL:
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	370.26	
			Medicare	86.60	
		MISSIONSQUARE RETIREMENT	Retirement 401%	195.61	
			Retirement 401	456.43	
		OPTUM BANK INC	HSA Family/Dep. Contributi	<u>225.00</u>	
					TOTAL:
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	640.63	
			Medicare	149.83	
		MISSIONSQUARE RETIREMENT	Retirement 401%	282.87	
			Retirement 401	773.20	
		OPTUM BANK INC	HSA Family/Dep. Contributi	<u>225.00</u>	
					TOTAL:
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	108.98	
			Medicare	25.49	
		MISSIONSQUARE RETIREMENT	Retirement 401%	56.70	
			Retirement 401	132.31	
		OPTUM BANK INC	HSA Family/Dep. Contributi	<u>75.00</u>	
					TOTAL:
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	389.35	
			Medicare	91.06	
		MISSIONSQUARE RETIREMENT	Retirement 401%	200.23	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	467.20
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,222.84
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	590.16
			Medicare	138.02
		MISSIONSQUARE RETIREMENT	Retirement 401%	306.94
			Retirement 401	716.20
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	1,976.32
Building Maintenance	General Fund	AMEREN MISSOURI	CH SVC 12/14-1/15/26	3,638.73
		INTERNAL REVENUE SERVICE	FICA	103.06
			Medicare	24.11
		MISSIONSQUARE RETIREMENT	Retirement 401%	53.53
			Retirement 401	124.91
		SUMMIT NATURAL GAS OF MISSOURI INC	CH SVC 12-16-1/15/26	455.91
		US DISASTER RESTORATION LLC	DEPOSIT- #25-910 GLYCOL RE	31,114.00
		GFL ENVIRONMENTAL	CITY HALL TRASH SERVICE	183.75
		OPTUM BANK INC	HSA Family/Dep. Contributi	58.58
			TOTAL:	35,756.58
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	692.40
			Medicare	161.95
		MISSIONSQUARE RETIREMENT	Retirement 401%	196.75
			Retirement 401	789.87
		GFL ENVIRONMENTAL	PARKS TRASH SERVICE	210.00
		OPTUM BANK INC	HSA Contribution No Tax	180.96
			TOTAL:	2,231.93
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	284.24
			Medicare	66.47
		MISSIONSQUARE RETIREMENT	Retirement 401%	150.82
			Retirement 401	351.92
		OPTUM BANK INC	HSA Family/Dep. Contributi	91.42
		VENUE 185 LLC	EAD BINGO	1,446.00
		SMOKIN JONES BBQ LLC	EMP APPRECIATION DINNER -	2,000.00
			TOTAL:	4,390.87
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	3,987.32
			Medicare	932.52
		MISSIONSQUARE RETIREMENT	Retirement 401%	1,819.03
			Retirement 401	4,513.88
		SALERNO, BRIAN	MEALS - MPCA COMMAND CLG	75.00
		MORLEY, TRAVIS	MEALS - MPCA COMMAND CLG 1	75.00
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	1,275.00
		MARCO	COPIER LEASE 12/26-1/25/26	175.98
			TOTAL:	13,003.73
911 Center	General Fund	AT & T/CITY HALL	911 PH SVC 12/23-1/22/26	988.92
		INTERNAL REVENUE SERVICE	FICA	1,045.61
			Medicare	244.54
		MISSIONSQUARE RETIREMENT	Retirement 401%	308.02
			Retirement 401	1,215.44
		AT&T INTERNET/IP SERVICES	911 INTERNET 1/11/26	411.01

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	4,438.54
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	217.65
			Medicare	50.90
		MISSIONSQUARE RETIREMENT	Retirement 401%	114.69
			Retirement 401	267.62
		OPTUM BANK INC	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	725.86
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	526.78
			Medicare	123.20
		MISSIONSQUARE RETIREMENT	Retirement 401%	204.00
			Retirement 401	615.02
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	75.00
		WRIGHT, COLTEN	WOC MEALS & TAXI REIMB -WR	358.16
		GEO SPATIAL	GPN CONF REGIS - ESTES	<u>425.00</u>
			TOTAL:	2,364.66
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	379.34
			Medicare	88.71
		MISSIONSQUARE RETIREMENT	Retirement 401%	117.58
			Retirement 401	437.41
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		AIRESRING INC	INTERNET/PHONE CNNCTN 02/2	3,898.45
			INTERNET/PHONE CNNCTN 02/2	789.22
		MARCO	COPIER LEASE 12/26-1/25/26	240.59
		HUBER & ASSOCIATES, INC	FEBRUARY MANAGED SVCS	<u>8,100.00</u>
			TOTAL:	14,126.30
Economic Development	General Fund	INTERNAL REVENUE SERVICE	FICA	173.03
			Medicare	40.47
		MISSIONSQUARE RETIREMENT	Retirement 401%	84.05
			Retirement 401	196.12
		OPTUM BANK INC	HSA Contribution No Tax	<u>37.50</u>
			TOTAL:	531.17
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	628.83
		INTERNAL REVENUE SERVICE	Fed WH	1,336.48
			FICA	1,373.03
			Medicare	321.13
		MISSIONSQUARE RETIREMENT	Retirment 457 &	841.23
			Retirement 457	34.00
		OPTUM BANK INC	HSA Contribution No Tax	55.72
			HSA Family/Dep. Contributi	<u>43.00</u>
			TOTAL:	4,633.42
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	1,373.04
			Medicare	321.12
		MISSIONSQUARE RETIREMENT	Retirement 401%	571.50
			Retirement 401	1,564.13
		PHILLIPS, MITCHELL	MILEAGE REMIB - 1/23-1/24/	52.20
		AMEREN MISSOURI	THREE SEASON ST LT SVC INS	1,585.17
			1129 INDUSTRIAL 12/14-1/15	41.03

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			LAZY DAYS LTS 12/29-1/28/2	85.13
			THREE SEASON ST LT SVC INS	3,463.88
		LONG IV, ROBERT W	WOC MEALS & AIRFARE - LONG	409.06
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 12/16-1/15/26	564.33
		STOUFER, TOMMIE L	MILEGE REIMB - 1/24-1/25/	36.25
		GFL ENVIRONMENTAL	TRANS TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	130.17
			HSA Family/Dep. Contributi	295.69
		MARCO	COPIER LEASE 12/26-1/25/26	58.65
		WALLIS, MATTHEW	MILEAGE REIMB - 1/24-1/25/	81.20
		LYBYER, SPENCER	MILEAGE REIMB - 1/24-1/25/	78.30
		LAUDICK, JOSHUA	MILEAGE RIEMB - 1/25/26	14.50
		HERNANDEZ, DERRICK	MILEAGE REIMB - 1/24-1/25/	40.60
		MALONE, JUSTIN	MILEAGE REMIB - 1/23, 1/24	52.20
		HARRIS, HUNTER	MILEAGE REIMB - 1/23-1/24/	82.65
		HOMAN, JOSEPH	MILEAGE REIMB - 1/25/26	5.08
		COOK, COREY	MILEAGE REIMB - 1/24-1/25/	43.50
		JOHNSTON, BRENT	MILEAGE REIMB - 1/23-1/24/	37.70
		RUMFELT, BRADLEY	MILEAGE REIMB - 1/24-1/25/	95.70
		HORTON, SHAYE	MILEAGE REIMB - 1/25/26	36.25
			TOTAL:	11,180.28
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	State Withholding	586.76
		INTERNAL REVENUE SERVICE	Fed WH	1,563.20
			FICA	1,137.55
			Medicare	266.05
		MISSIONSQUARE RETIREMENT	Retirment 457 &	625.83
			Retirement 457	33.00
		OPTUM BANK INC	HSA Contribution No Tax	79.28
			HSA Family/Dep. Contributi	138.88
		ONE TIME VENDOR DUONG, HUY Q	03-1060-01	923.15
			TOTAL:	5,353.70
Water	Water Fund	GOEHRI, GEORGE	FEB 2026 INSURANCE PREMIUM	81.70
		INTERNAL REVENUE SERVICE	FICA	1,137.55
			Medicare	266.05
		MISSIONSQUARE RETIREMENT	Retirement 401%	478.00
			Retirement 401	1,343.63
		AMEREN MISSOURI	COLUMBIA CLG WELL 12/14-1/	1,591.68
		DEVORE, CALEB	WOC MEALS AND TAXI REIMB	441.14
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 12/16-1/15/26	564.33
		GFL ENVIRONMENTAL	WATER TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	63.87
			HSA Family/Dep. Contributi	274.50
		MARCO	COPIER LEASE 12/26-1/25/26	58.65
			TOTAL:	6,362.35
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	679.87
		INTERNAL REVENUE SERVICE	Fed WH	1,627.78
			FICA	1,500.31
			Medicare	350.87
		MISSIONSQUARE RETIREMENT	Retirment 457 &	385.23
			Retirement 457	83.00
			Retirement Roth IRA	25.00
		OPTUM BANK INC	HSA Contribution No Tax	197.08
			HSA Family/Dep. Contributi	308.12

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	5,157.26
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,500.30
			Medicare	350.87
		MISSIONSQUARE RETIREMENT	Retirement 401%	416.42
			Retirement 401	1,776.85
		STOCKMAN CONSTRUCTION CORP	PAY APP #1- OB24-005 LANDS	34,912.50
		DUNCAN, CHRIS	WOC MEALS, MILEAGE,TAXI-DU	497.63
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	3,219.95
			GRINDER PUMPS & LIFT STATI	7,031.14
			GRINDER PUMPS & LIFT STATI	3,203.67
		GFL ENVIRONMENTAL	SEWER TRASH SERVICE	61.25
		OPTUM BANK INC	HSA Contribution No Tax	225.00
			HSA Family/Dep. Contributi	404.81
		MARCO	COPIER LEASE 12/26-1/25/26	58.65
		HARBOR FREIGHT TOOLS USA INC	PIPE TAPS	59.99
			TOTAL:	53,719.03
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	502.00
		INTERNAL REVENUE SERVICE	Fed WH	1,377.05
			FICA	1,116.85
			Medicare	261.20
		MISSIONSQUARE RETIREMENT	Retirment 457 &	446.22
			Loan Repayments	244.66
			Loan Repayments	185.71
		OPTUM BANK INC	HSA Contribution No Tax	41.66
			HSA Family/Dep. Contributi	359.16
			TOTAL:	4,534.51
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	1,116.85
			Medicare	261.20
		MISSIONSQUARE RETIREMENT	Retirement 401%	400.84
			Retirement 401	1,210.13
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	150.00
			TOTAL:	3,214.02
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	State Withholding	213.60
		INTERNAL REVENUE SERVICE	Fed WH	618.44
			FICA	500.03
			Medicare	116.94
		MISSIONSQUARE RETIREMENT	Retirment 457 &	105.64
			Retirement 457	90.00
			Loan Repayments	74.51
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	1,774.16
Lee C. Fine Airport	Lee C. Fine Airpor	AMEREN MISSOURI	AP FIREHOUSE 12/30-1/29/26	213.08
			OVERHEAD SVC INSTALL	4,598.90
		INTERNAL REVENUE SERVICE	FICA	500.03
			Medicare	116.94
		MISSIONSQUARE RETIREMENT	Retirement 401%	123.14
			Retirement 401	567.25
		DISH NETWORK	SVC 1/29-2/28/26	104.13
		MO STATE AVIATION COUNCIL	2026 MOSAC AVIATION MEM -	25.00
			2026 MAMA MEMBERSHIP- DINS	12.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			2026 MAMA CONF - DINSDALE	50.00
		GFL ENVIRONMENTAL	LCF TRASH SERVICE	84.00
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	195.00
			TOTAL:	6,627.47
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	50.40
		INTERNAL REVENUE SERVICE	Fed WH	253.42
			FICA	168.51
			Medicare	39.41
		MISSIONSQUARE RETIREMENT	Retirement 457 &	15.60
			Retirement 457	60.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	642.34
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	SVC 12/23-1/22/26	57.18
		AMEREN MISSOURI	GG AP TBLC EXT D 12/30-1/2	35.75
		INTERNAL REVENUE SERVICE	FICA	168.51
			Medicare	39.41
		MISSIONSQUARE RETIREMENT	Retirement 401%	57.28
			Retirement 401	206.42
		MO STATE AVIATION COUNCIL	2026 MOSAC AVIATION MEM -	25.00
			2026 MAMA MEMBERSHIP- DINS	12.50
			2026 MAMA CONF - DINSDALE	50.00
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE 1/16-2/15/26	128.89
		GFL ENVIRONMENTAL	GG TRASH SERVICE	54.60
		OPTUM BANK INC	HSA Family/Dep. Contributi	105.00
			TOTAL:	940.54

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

10	General Fund	132,819.34
20	Transportation	15,813.70
30	Water Fund	11,716.05
35	Sewer Fund	58,876.29
40	Ambulance Fund	7,748.53
45	Lee C. Fine Airport Fund	8,401.63
47	Grand Glaize Airport Fund	1,582.88
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	GRAND TOTAL:	236,958.42
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Treasurer	General Fund	TYLER TECHNOLOGIES INC	UB TRNG BILLING - FIENE	275.00
			TOTAL:	275.00
Engineering	General Fund	COCHRAN ENGINEERING	PLAN REVIEW LOR19-255	1,120.00
			PLAN REVIEW LOR25-398	960.00
			PLAN REVIEW LOR25-400	800.00
			TOTAL:	2,880.00
Transportation	Transportation	MAGRUDER LIMESTONE CO INC	1" MINUS, 1" CLEAN	1,286.74
			COCHRAN ENGINEERING	OB RD IMPROVMENTS - LOR 24
		HENDERSON PRODUCTS INC	CONSTRUCT SVC LOR24336	1,841.36
			CASING, SPRING	230.00
			TOTAL:	12,564.90

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===== FUND TOTALS =====
10  General Fund                3,155.00
20  Transportation             12,564.90
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                                GRAND TOTAL:    15,719.90
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TOTAL PAGES: 1

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	LAKE PRINTING COMPANY, INC	BUSINESS CARDS - RUCKER	52.00
			BUSINESS CARDS - HARMISON	52.00
		AMAZON CAPITAL SERVICES INC	PHONE CHARGER - MAYOR	22.98
			MONITOR CAMERA - MAYOR	28.49
			TOTAL:	155.47
City Administrator	General Fund	AMAZON CAPITAL SERVICES INC	LINED STICKY NOTES	28.27
			TOTAL:	28.27
City Clerk	General Fund	LAKE SUN LEADER 81525 & 1586450	PN23849 FINANCIAL STATEMEN	320.00
			LAKE PRINTING COMPANY, INC	WINDOW ENVELOPES
		CAMDEN COUNTY CLERK	2026 MUNICIPAL ELECTION CO	3,185.54
			STAPLES BUSINESS ADVANTAGE	WHITE OUT
		J.P COOKE CO	TABS	14.12
			2026 DOG TAGS	88.95
			TOTAL:	4,025.07
City Treasurer	General Fund	TYLER TECHNOLOGIES INC	UB TRNG PENALTY/CUTOFF-FIE	275.00
			TOTAL:	275.00
Building Inspection	General Fund	STAPLES BUSINESS ADVANTAGE	MOUSE	58.98
			TOTAL:	58.98
Building Maintenance	General Fund	AMERICAN STAMP & MARKING PRODUCTS INC	NAMEPLATE - A.FIENE	35.75
			MIDSTATE SIGN CORP	CH SIGN REPAIR
		CINTAS CORPORATION	CH FLOOR MATS	89.03
			STAPLES BUSINESS ADVANTAGE	COFFEE
		AMAZON CAPITAL SERVICES INC	PLATES. PAPER TOWELS	120.84
			WOOD SHED LUMBER	LIGHT COVERS (CLERK & FINA
		ALL-TYPE VACUUM & JANITORIAL SUPPLY	TIRE SEALANT	9.49
			HAND TRUCK	79.98
			TOILET CLNR, GLOVES	136.58
		TRASH BAGS	333.20	
		TOILET PAPER, TRASH BAGS	348.20	
		TOTAL:	2,006.44	
		Parks	General Fund	LAKE SUN LEADER 81525 & 1586450
AMAZON CAPITAL SERVICES INC	SPEED BUMP			
TOTAL:	316.98			
Human Resources	General Fund	LAKE REGIONAL OCCUPATIONAL MEDICINE	2026 CONSORTIUM FEE	250.00
			LAKE REGIONAL HEALTH SYSTEM	POST ACCIDENT TESTING
		LAKE SUN LEADER 81525 & 1586450	PN23850 COMPENSATION STUDY	64.00
			VALIDITY SCREENING SOLUTIONS	PRE EMPLOYMENT SCREENING
		OZARK TROPHY & ENGRAVING	EMP OF THE QTR - QTR 4 202	51.00
		AMAZON CAPITAL SERVICES INC	EMP APPRECIATION DINNER PR	189.97
			HR BOOK CLUB BOOKS	18.98
HR BOOK CLUB - DAMAGED ITE	48.99			
TOTAL:	699.96			
Police	General Fund	PURCELL TIRE & RUBBER CO	FLAR REPAIR - PD 29	32.10
			MCCLAIN RADAR SERVICE LLC	RADAR CERTIFICATION
		MO POLICE CHIEFS ASSC	2026 SRO CONF - STARK,ROED	920.00
			LEON UNIFORM CO INC	UNIFORM
		LAW ENFORCEMENT SYSTEMS	ABANDONED VEHICLE LABEL	235.00
		LAKE PRINTING COMPANY, INC	BUSINESS CARDS - N. ROSENB	44.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BUSINESS CARDS - S.PHILLIP	52.00
		HEDRICK MOTIV WERKS LLC	OIL CHANGE - PD31	90.00
			OIL CHANGE - PD25	90.00
			OIL CHANGE - PD32	131.64
			BATTERY - 2013 INTERCEPTOR	244.03
		AUTO GLASS PROFESSIONALS	PD #7386 WINDSHIELD	340.00
			PD #7143 WNDSHIELD CHIP RE	70.00
			EQUINOX WINDSHIELD CHIP RE	70.00
		GT DISTRIBUTORS INC	RIFLE (6)	5,524.86
		AXON ENTERPRISE INC	INTEGRATED IN CAR CAMERA (	32,676.00
		MID-MO DRUG TASK FORCE	2026/2027 MID MO DTF MTCH	3,500.00
			TOTAL:	45,336.13
911 Center	General Fund	BARNARD STAMP COMPANY	NOTARY SEAL - FRANCIS	42.50
			TOTAL:	42.50
Engineering	General Fund	SUBSURFACE SOLUTIONS	ARCHER 4 MOBILE	5,232.19
		LAKE PRINTING COMPANY, INC	ENVELOPES	63.75
			ENVELOPES	39.75
		CINTAS CORPORATION	ENG DEPT UNIFORMS	36.43
			ENG DEPT FLOOR MATS	5.33
			ENG DEPT UNIFORMS	24.91
			ENG DEPT FLOOR MATS	5.33
		AMAZON CAPITAL SERVICES INC	MONITOR RISER, AND MOUSEPA	60.94
			RECEIVED DATER	5.89
			TOTAL:	5,474.52
Information Technology	General Fund	LAKE PRINTING COMPANY, INC	BUSINESS CARDS - M.BEAN	52.00
		AMAZON CAPITAL SERVICES INC	OFFICE CHAIR	245.50
			MONITOR ADAPTER	39.95
			MONITORS, BATTERY BACKUP	2,464.79
		ADOBE INC	ACROBAT SUB (2)	410.22
			TOTAL:	3,212.46
Economic Development	General Fund	COLUMBIA CAPITAL MANAGEMENT LLC	INVEST MNGMNT SVC, 11/25-1	8,100.00
			TOTAL:	8,100.00
Transportation	Transportation	UNITED RENTALS (NORTH AMERICA) INC	RADIATOR REPAIR	1,028.42
			LEAK REPAIR - BUCKET TRUCK	884.95
			CLAMPS FOR LEAF VAC	1,281.80
		FASTENCO INC	PARTS	47.19
		MO ONE CALL SYSTEM INC	JANUARY 2026 LOCATES	72.00
		MOTOR HUT INC	AIR FILTER - BACKPACK BLOW	12.00
			AIR FILTER - BACKPACK BLOW	24.00
		O'REILLY AUTOMOTIVE STORES INC	OIL FILTER, ANTENNA - MWR	147.97
			BRAKE CLEANER	41.88
			TRACTOR FLUID	149.98
		CROWN POWER & EQUIPMENT	FILES, BUCKET TEETH PINS	277.40
			HOSE CLAMP, FILTER	58.33
			AIR FILTERS	20.60
		CWD SUPPLY	PANEL (38), TIES, BRACKETT	3,982.50
		ULINE	JACKET - BULLOCK	75.85
			TRANSPORTATION DEPT JACKET	347.55
		LAKE PRINTING COMPANY, INC	ENVELOPES	63.75
			ENVELOPES	39.75
		MAGRUDER LIMESTONE CO INC	1" MINUS	93.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	139.52
			TRANS DEPT FLOOR MATS	5.33
			TRANS DEPT UNIFORMS	415.14
			TRANS DEPT FLOOR MATS	5.33
		PARKWAY PLAZA TIRE	FUEL LINE REPAIR - TRK 702	673.94
			OIL CHANGE - TRK 6885	65.85
		OVERHEAD DOOR CO OF CENTRAL MO	STREET BLDG DOOR REPAIR	2,069.50
		AMAZON CAPITAL SERVICES INC	SHELVING	6.00
			RECEIVED DATER	5.88
		PREMIER TRUCK GROUP	SHORT REPAIR - VAC TRUCK	1,777.47
		HENDERSON PRODUCTS INC	CUTTING BLADE	3,153.66
		WOOD SHED LUMBER	COUPLING, BUSHING, COUPLER	63.72
			OUTLET, TERMINAL	20.77
			TIP FOR CUTTING TORCH	26.99
			PVC CEMENT	6.99
		WILSON & COMPANY INC	SS4A ENGINEER SVC 12/27-1/	50,929.25
		QUALITY PLUMBING INC	PW BATHROOM SINKS & TOILET	3,233.22
		SCHAEFFER MANUFACTURING COMPANY	GREASE (ALL EQUIPMENT)	980.36
			TOTAL:	72,228.16
Water	Water Fund	MO ONE CALL SYSTEM INC	JANUARY 2026 LOCATES	72.00
		O'REILLY AUTOMOTIVE STORES INC	MINI BULB FOR LOCATE TRUCK	9.54
		POSTMASTER	FEB 2026 UTILITY BILL POST	625.00
		CORE & MAIN LP	MANHOLE RING LID	445.46
			BRASS COUPLING (4)	297.36
			VALVE BOX ADAPTER (6)	435.54
		LAKE PRINTING COMPANY, INC	ENVELOPES	195.50
			ENVELOPES	63.75
			ENVELOPES	39.75
		CINTAS CORPORATION	WATER DEPT UNIFORMS	115.71
			WATER DEPT FLOOR MATS	5.33
			WATER DEPT UNIFORMS	115.71
			WATER DEPT FLOOR MATS	5.33
		OVERHEAD DOOR CO OF CENTRAL MO	STREET BLDG DOOR REPAIR	2,069.50
		AMAZON CAPITAL SERVICES INC	SHELVING	6.00
			RECEIVED DATER	5.88
		QUALITY PLUMBING INC	PW BATHROOM SINKS & TOILET	3,233.22
			TOTAL:	7,740.58
Sewer	Sewer Fund	PURCELL TIRE & RUBBER CO	OIL CHANGE - TRK 2134	258.21
			OIL CHANGE - TRK 3668	258.21
			OIL CHANGE - TRK 6309	191.21
		MO ONE CALL SYSTEM INC	JANUARY 2026 LOCATES	72.00
		O'REILLY AUTOMOTIVE STORES INC	ADHESIVE AND SUPER GLUE	18.48
		LAKE CLEANERS INC	OVERALL CLEANING - LYBYER	24.00
		CONSOLIDATED ELECTRICAL DISTR, INC	CODING TAPE AND LUBRICANT	68.32
			CONDUIT CLAMP, PVC ELBOW,	161.22
			RED WASH, CONDUIT STRAP	12.78
		POSTMASTER	FEB 2026 UTILITY BILL POST	625.00
		BUTLER SUPPLY CO	CONDUIT, WIRE, ELBOW PVC	1,799.28
		CORE & MAIN LP	SUCTION HOSE	999.20
		LAKE PRINTING COMPANY, INC	ENVELOPES	195.50
			ENVELOPES	63.75
			ENVELOPES	39.75
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	210.70
			SEWER DEPT FLOOR MATS	5.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SEWER DEPT UNIFORMS	210.70
			SEWER DEPT FLOOR MATS	5.33
		PARKWAY PLAZA TIRE	OIL CHANGE - TRK #3100	116.58
		LO ENVIRONMENTAL LLC	WATER SAMPLES - FRAK TANK	30.00
		OVERHEAD DOOR CO OF CENTRAL MO	PW BLDG DOOR REPAIR	977.45
			PW BLDG DOOR LATCH REPAIR	344.00
		AMAZON CAPITAL SERVICES INC	SHELVING	6.00
			RECEIVED DATER	5.88
		REEVES-WIEDEMANN COMPANY	HEX BUSHING, UTILITY KNIFE	88.31
			COUPLING, CONDUIT	10.24
			SLIP CAP	63.75
			COUPLING	3.30
		WOOD SHED LUMBER	FASTENER, PROPANE	16.66
		E-TANK LTD	WATER HOSE RENTAL	1,123.76
			VAC TRUCK RENTAL	7,390.64
		QUALITY PLUMBING INC	PW BATHROOM SINKS & TOILET	3,233.22
			TOTAL:	18,628.76
Ambulance	Ambulance Fund	AIRGAS INC	OXYGEN	351.05
		DOUGLAS G WILSON DO PC	JANUARY MEDICAL DIRECTOR S	1,000.00
		LIFE-ASSIST, INC.	MEDICAL SUPPLIES	869.00
			MEDICAL SUPPLIES	67.70
			TOTAL:	2,287.75
Lee C. Fine Airport	Lee C. Fine Airpor	LAKE SUN LEADER 81525 & 1586450	PN23858 - JET FUEL REFUELE	112.80
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 1/19/26	192.50
			AP JANITORIAL SVCS 1/26/26	192.50
			AP JANITORIAL SVCS 2/2/26	192.50
			TOTAL:	690.30
Grand Glaize Airport	Grand Glaize Airpo	O'REILLY AUTOMOTIVE STORES INC	PUMP CAP	7.00
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 1/19/26	120.00
			AP JANITORIAL SVCS 1/26/26	120.00
			AP JANITORIAL SVCS 2/2/26	120.00
			TOTAL:	367.00

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

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

10	General Fund			69,731.78
20	Transportation			72,228.16
30	Water Fund			7,740.58
35	Sewer Fund			18,628.76
40	Ambulance Fund			2,287.75
45	Lee C. Fine Airport Fund			690.30
47	Grand Glaize Airport Fund			367.00

-----  
 GRAND TOTAL: 171,674.33  
 -----

TOTAL PAGES: 5

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Ty Dinsdale, Airport Manager

---

**Agenda Item:**

Bill 26-07 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to apply for a 5-year extension to 2050 of the 1999 Lease between the City and the Missouri Department of Natural Resources for Lee C. Fine Memorial Airport within the Lake of the Ozarks State Park. *Second Reading*

**Requested Action:**

Second Reading of Bill #2026-07

**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:**

Requesting authorization for the Mayor to request a 5-year extension of the lease date March 5, 1999 as amended between the City and the Missouri Department of Natural Resources for the City's leasing and operation of the Lee C. Fine Memorial Airport located within the Lake of the Ozarks State Park.

This will extend our lease agreement to 2050 giving the City the 20 year cushion to apply for and receive FAA and MoDOT funding.

Airport department recommends approval.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-07 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation.

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Jeff Fisher, Public Works Director

---

**Agenda Item:**

Bill 26-08 - An ordinance of the City of Osage Beach, Missouri, approving and accepting Change Order #1 with Four Seasons Plumbing LLC for the Margaritaville Sewer Relocation Project for an amount not to exceed \$5,549.00. *Second Reading*

**Requested Action:**

Second Reading of Bill #26-08

**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:**

No

**Budget Line Information (if applicable):**

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

FY2026 Budgeted Amount:	\$33,859.00
FY2026 Expenditures to Date (01/27/2026):	(\$ 0.00)
FY2026 Available:	\$33,859.00
FY2026 Requested Amount:	\$5,549.00

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
35-00-773168 Tan Tar A Estates Rehab	\$33,859.00	\$39,408.00

**Department Comments and Recommendation:**

Due to needed design revisions, the attached change order increases the project cost from \$67,659 to \$73,208. This change order also adds 45 days to the contract completion date due to the delays caused by the needed design revisions. Staff's recommendation is to accept the change order as presented and request reimbursement from the designer for these plan errors.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-08 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation.

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Tara Berreth, City Clerk  
**Presenter:** Cole Bradbury, City Attorney

---

**Agenda Item:**

Bill 26-09 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverages, Section 600.120; Licensing Regulations, of the City Code as set forth. *Second Reading*

**Requested Action:**

Second Reading of Bill #26-09

**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:**

In 2025, the state legislature passed R.S.Mo. § 311.2026, which allows 23-hour liquor sales (6am-5am) during the World Cup this year (June 11-July 19). The statute allows any city or county to opt out of this extension or limit those hours.

Our current hours are 6:00am-1:30am. Per our discussion last month, this ordinance keeps those in place (i.e. removes the 1:30-5:00am window like we discussed).

Staff recommends approval.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-09 is in correct form.

**City Administrator Comments:**



**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Cole Bradbury, City Attorney

---

**Agenda Item:**

Bill 26-10 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.030 General Provisions; as set forth. *Second Reading.*

**Requested Action:**

Second Reading of Bill #26-10

**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:**

While fielding questions about political activity by employees, I discovered our ordinances currently have two separate sets of rules.

One is for “first responders” – police, ambulance, and dispatch – and is required by state law (R.S.Mo. § 67.145). It says first responders may engage in any political activity so long as they are (1) off duty and (2) not in uniform. The second is for everyone else. It has a very thorough set of rules for candidates and activity, and it bans campaign donations by employees.

Political activity, including contributions, is strictly protected by the First Amendment. Any time a government sets different rules for different classes of people, it must be able to defend the differences with a small mountain of evidence. While our current system makes logical sense, I’m not aware of any evidence we could use to defend this

two-tier system.

Therefore, I am recommending these changes to put all employees on the same footing: free to engage in activity off duty and not in uniform. I have also added some additional conflict-of-interest style rules to address the contribution rules. Employees will now be able to contribute whatever they want (which is their First Amendment political “speech”) but candidates may not solicit contributions from employees. And no one may act to reward political support for (or punish opposition to) any particular candidate. This ensures any contributions are voluntary (political speech) while protecting against actual *quid pro quo* arrangements.

Staff recommends approval.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-10 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation.

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Madeline Mousseau, Human Resources Director

---

**Agenda Item:**

Bill 26-11 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.240 other employees benefits as set forth. *Second Reading.*

**Requested Action:**

Second Reading of Bill #26-11

**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:**

Revision of Section 125.240 Other Employee Benefits to correct a mistaken fix of the ordinance last year which accidentally changed part of the meaning of A. Insurance to where it reads that Mayor and Board of Aldermen should receive short-term and life insurance benefits. This is a benefit only available to full-time employees. Further language was revised to generally make it easier to read and its meaning clearer.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-11 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation.

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Devin Lake, City Administrator

---

**Agenda Item:**

Bill 26-12 - An ordinance of the City of Osage Beach, Missouri, adopting the 2026-2030 Capital Improvement and Asset Replacement Plan. *Second Reading*

**Requested Action:**

Second Reading of Bill #26-12

**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 item is the City's Capital Improvement and Asset Replacement Plan for 2026–2030. The plan provides a five-year view of major capital investments across City departments and establishes a consistent framework for long-term planning. It was developed with input from department leadership and reviewed by the City Administrator. It is a living and growing document that ties back to relevant master plans where applicable. The CIP supports upcoming budget decisions, grant planning, and project coordination.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-12 is in correct form.

**City Administrator Comments:**

This is the City's first 5-year long-term planning document, to my knowledge, that has been brought forward for formal adoption. Each department head has worked very hard to evaluate their assets and their long-term capital needs to help develop this document. We will bring this annually for adoption in conjunction with future budget processes.

This is a living document that provides a road map for future investments and will evolve and change over the years. Only the assets or capital improvements included are those proposed over the next 5 years. I recommend approval.



**PROCLAMATION**  
**RONALD MCDONALD HOUSE WEEK**  
**FEBRUARY 22-28, 2026**

**WHEREAS**, Springfield’s two Ronald McDonal House Programs have provided a “home-away-from-home” and an invaluable source of hope and comfort for families of seriously ill and injured children who must travel far from home for medical treatment: and

**WHEREAS**, the two Ronald McDonald Houses, located in Springfield, Missouri, allow their guest to maintain close contact with their seriously ill children by providing a secure and supportive environment at no required cost: and

**WHEREAS**, the Ronald McDonald House near Cox South and the House at Mercy Kids have served the needs of 124 Camden County Families: and

**WHEREAS**, on Thursday, January 29, 2026. 70 McDonald’s Restaurants and various other locations, will begin showing their support by asking customers to “Share their Heart” by “adopting” a \$1, \$5, and \$20 to Ronald McDonal House Charities of the Ozarks through the Share a Heart Campaign: and

**WHEREAS**, the following generous contributors have provided sponsorship funding and underwritten the costs for the Share a Heart Campaign: McDonald’s of the Ozarks: KY3 Television: Great Southern Bank: Edward Jones: Mid-Am Metal Forming: and Color Graphic Printing: and

**WHEREAS**, McDonald’s of Osage Beach is a participant in the Share a Heart Campaign, which will continue through February 20, 2026.

**NOW, THEREFORE**, I Michael Harmison, Mayor, do hereby proclaim February 12<sup>th</sup> through February 20<sup>th</sup>, 2026, as

**RONALD MCDONALD HOUSE WEEK**

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 20<sup>th</sup> day of February.

ATTEST:

\_\_\_\_\_  
Michael Harmison, Mayor

\_\_\_\_\_  
Tara Berreth, City Clerk

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Tara Berreth, City Clerk  
**Presenter:** Eric Hundelt, Marketing and Development Director

---

**Agenda Item:**  
Presentation - Sports Feasibility Study Presentation

**Requested Action:**  
Presentation

**Ordinance Referenced for Action:**  
Not Applicable

**Deadline for Action:**

**Budgeted Item:**

**Budget Line Information (if applicable):**

**Department Comments and Recommendation:**

Victus Advisors is completing the sports feasibility study to evaluate whether a multi-sport venue makes sense for Osage Beach. The study examines whether a venue is appropriate and, if so, what type of facility, which sports, and what general location would best serve the community.

The total estimated cost of the study is \$58,000, structured in two phases. Phase 1 (\$30,000) covers market research, a facility inventory, and initial community input. Phase 2 (\$28,000) focuses on survey analysis, stakeholder interviews, and final recommendations.

Reminder: Phase 1 determines whether the opportunity is real, while Phase 2 outlines how to approach it if the answer is yes.

A motion requesting direction to move forward to Phase 2 will be presented to the Board on Thursday, March 5, 2026. No funding, construction, or site selection would be authorized at that time.

**City Attorney Comments:**  
Not Applicable

**City Administrator Comments:**

**DRAFT**  
Subject to Change



**INTERIM REPORT**

**SPORTS TOURISM FEASIBILITY STUDY**

FEBRUARY 06, 2026



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*Disclaimer: This report relies on a variety of information and assumptions to develop market, financial, and economic projections. Information sources and assumptions include, but may not be limited to, information provided by Howard County, input and opinions provided by the County's relevant stakeholders and partners, Victus Advisors' industry experience and previous studies, and publicly available data from various industry sources. Any information collected by Victus Advisors has not been audited or verified and has been assumed to be correct. There will be differences between actual events and projections contained herein. We express no assurances of any kind related to any projected information, and differences between projections and actual events may be material.*



# 1. INTRODUCTION



# PROJECT BACKGROUND



**Victus Advisors** (or “Victus”) was engaged in October 2025 by the City of Osage Beach (“City” or the “Client”) to conduct a comprehensive feasibility study to determine what genres of sports would best fit the community and help foster year-round attraction for citizens and tourists. Victus’ primary study tasks include:

## **Phase 1 - Market Analysis (COMPLETED)**

- a) Local Sports Program & Facility Inventory
- b) Comparative Sports Market & Facility Analysis
- c) Sports Community Outreach & Engagement
- d) SWOT Analysis

## **Phase 2 - Site, Operational, Financial, & Economic Analysis**

- a) Site Evaluations
- b) Event & Attendance Projections
- c) Financial Operating Pro Forma
- d) Operating Options Analysis
- e) Economic & Fiscal Impact Analysis
- f) Partnership & Funding Options Analysis



# STUDY METHODOLOGY FOR PHASE 1: MARKET ANALYSIS



1

## **PROJECT KICKOFF**

Project Kickoff Meeting  
Site Tours & Fieldwork  
Initial Community Engagement

## **MARKET ANALYSIS**

Local Sports Program & Facility  
Inventory  
Market & Facility Analysis  
Community Outreach &  
Engagement

## **SWOT ANALYSIS & FACILITY OPPORTUNITY ASSESSMENT**



# STUDY METHODOLOGY FOR PHASE 2: SITE, OPERATIONAL, FINANCIAL, & ECONOMIC ANALYSIS



2

## **EVENT DEMAND, ATTENDANCE, & OPERATING ANALYSIS**

Event & Attendance  
Projections

Financial Operating Pro Forma

Operating Options Analysis

## **ECONOMIC IMPACT & FUNDING STRATEGY ANALYSIS**

Economic & Fiscal Impact  
Analysis

Partnership & Funding Options  
Analysis

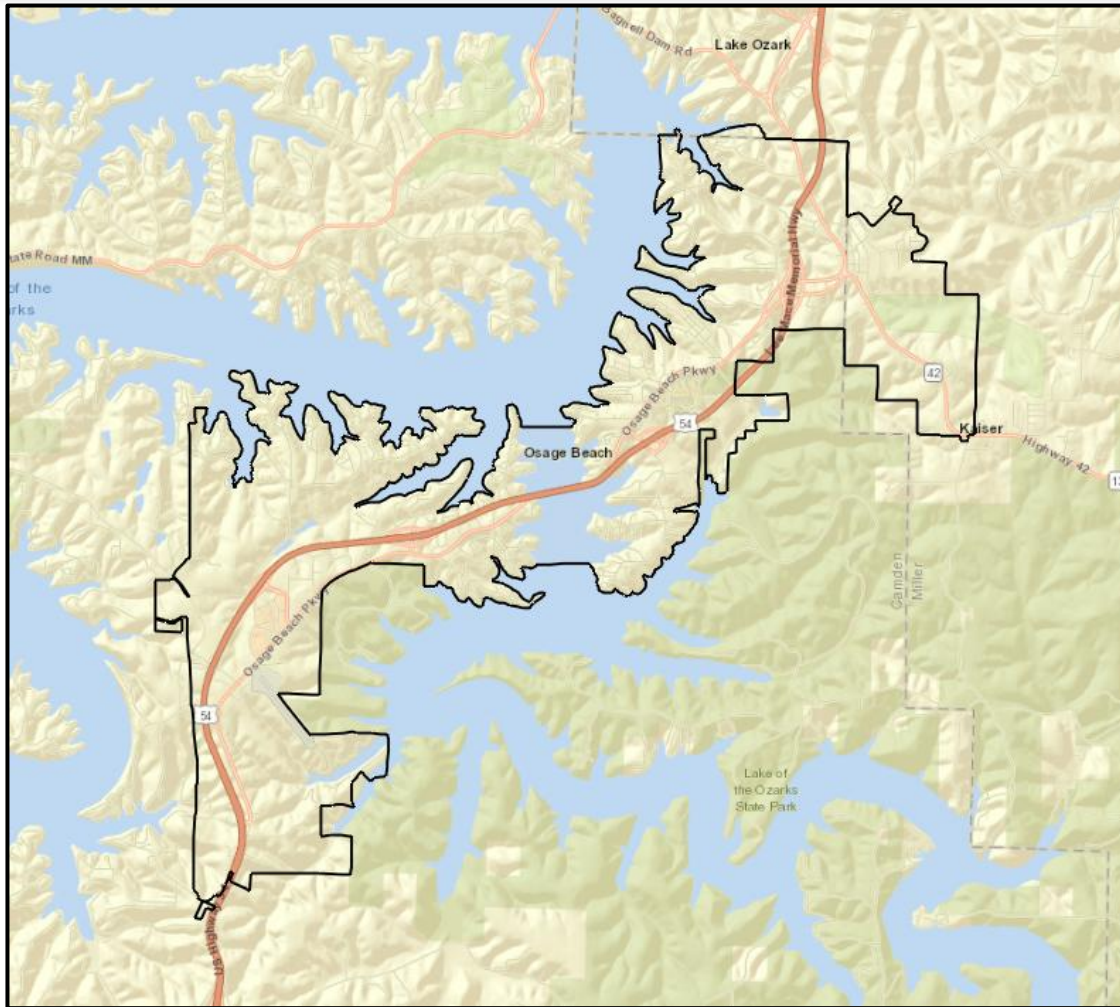
## **FINAL DELIVERABLES, REPORTS, & PRESENTATIONS**



## 2. DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS



# CITY OF OSAGE BEACH



Source: Esri

The City of Osage Beach (or the "City") has an estimated population of 4,705.



# LAKE AREA MARKET



Source: Esri

The Lake Area Market (or the "Lake Area") has an estimated population of 91,595. For this study, the Lake Area is composed of Camden, Miller, and Morgan counties.



# MARKET PROFILE



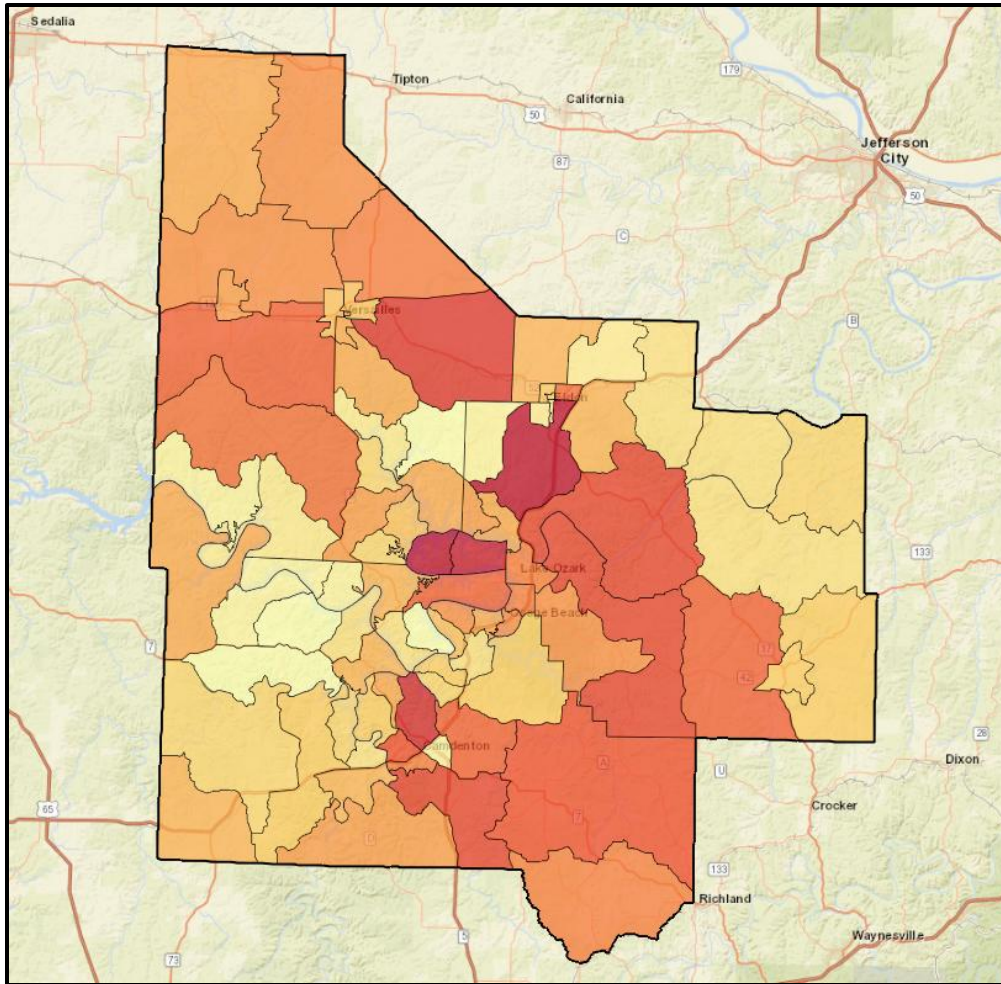
	City of		
	Osage Beach	Lake Area	United States
<b>Population</b>	<b>4,705</b>	<b>91,595</b>	<b>339,887,819</b>
<b>Population Under 18</b>	<b>713</b>	<b>18,205</b>	<b>70,786,606</b>
<b>Percentage of Population Under 18</b>	<b>15.2%</b>	<b>19.9%</b>	<b>20.8%</b>
<b>Population Growth:</b>			
<b>Annual Pop. Growth (2000 to 2025)</b>	<b>1.0%</b>	<b>0.6%</b>	<b>0.8%</b>
<b>Annual Pop. Growth (5-year Projection)</b>	<b>0.1%</b>	<b>0.4%</b>	<b>0.4%</b>
<b>Projected Population (2030)</b>	<b>4,731</b>	<b>93,376</b>	<b>347,149,422</b>
<b>Median Age</b>	<b>49.8</b>	<b>47.4</b>	<b>39.6</b>
<b>Median Household Income</b>	<b>\$58,519</b>	<b>\$64,636</b>	<b>\$81,624</b>
<b>Adjusted Median Household Income (1)</b>	<b>\$45,754</b>	<b>\$59,664</b>	<b>-</b>
<b>Total Households</b>	<b>2,223</b>	<b>38,618</b>	<b>132,422,916</b>

Source: Esri

The City of Osage Beach is projected to experience slower population growth compared to the Lake Area and the United States. The share of residents under age 18 is smaller than the Lake Area, and the median age is higher, indicating an overall older population base. Median household income in Osage Beach also trails both the Lake Area and national benchmarks, suggesting lower resident spending capacity compared to surrounding and national markets.



# POPULATION DISTRIBUTION



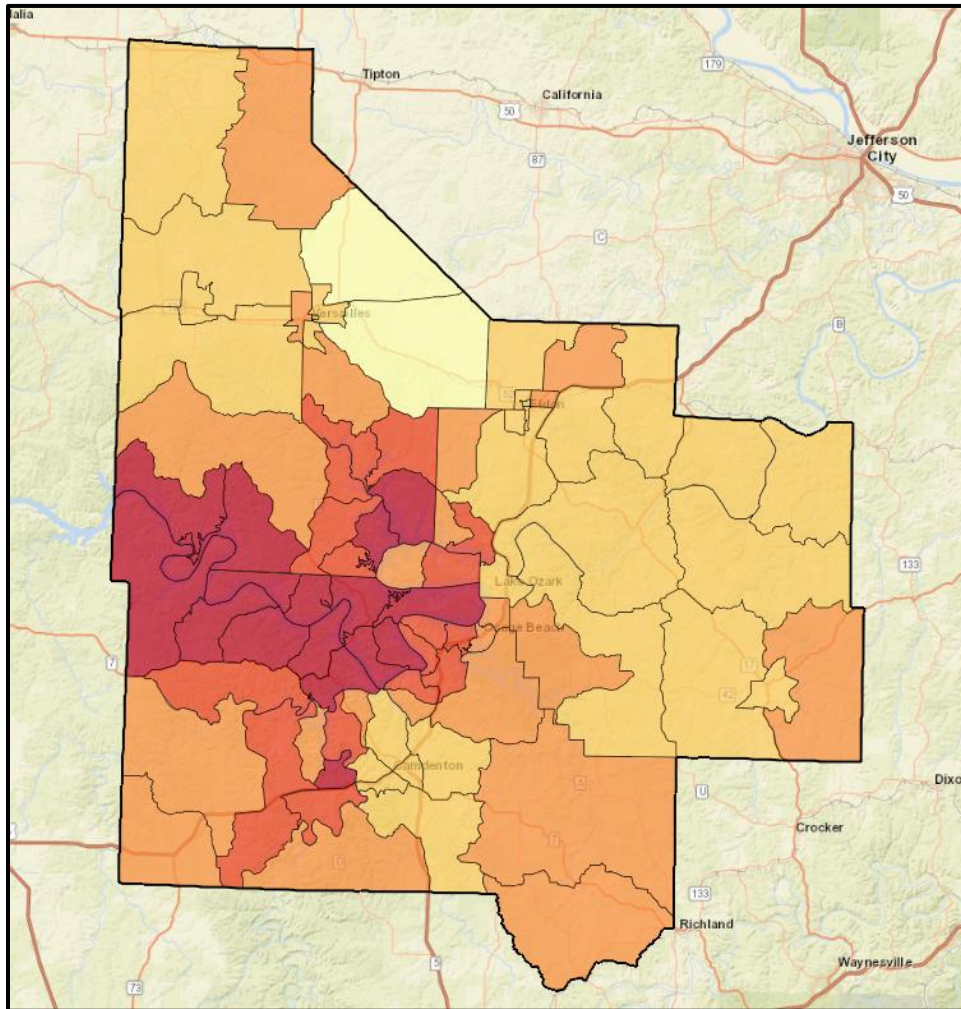
Total Population by Block Groups		
■	1,883	to 2,568
■	1,332	to 1,882
■	980	to 1,331
■	695	to 979
■	414	to 694

Source: Esri

Population density within the Lake Area is concentrated in the central and southeastern portions of the region, with surrounding areas showing lower population groups.



# AGE DISTRIBUTION



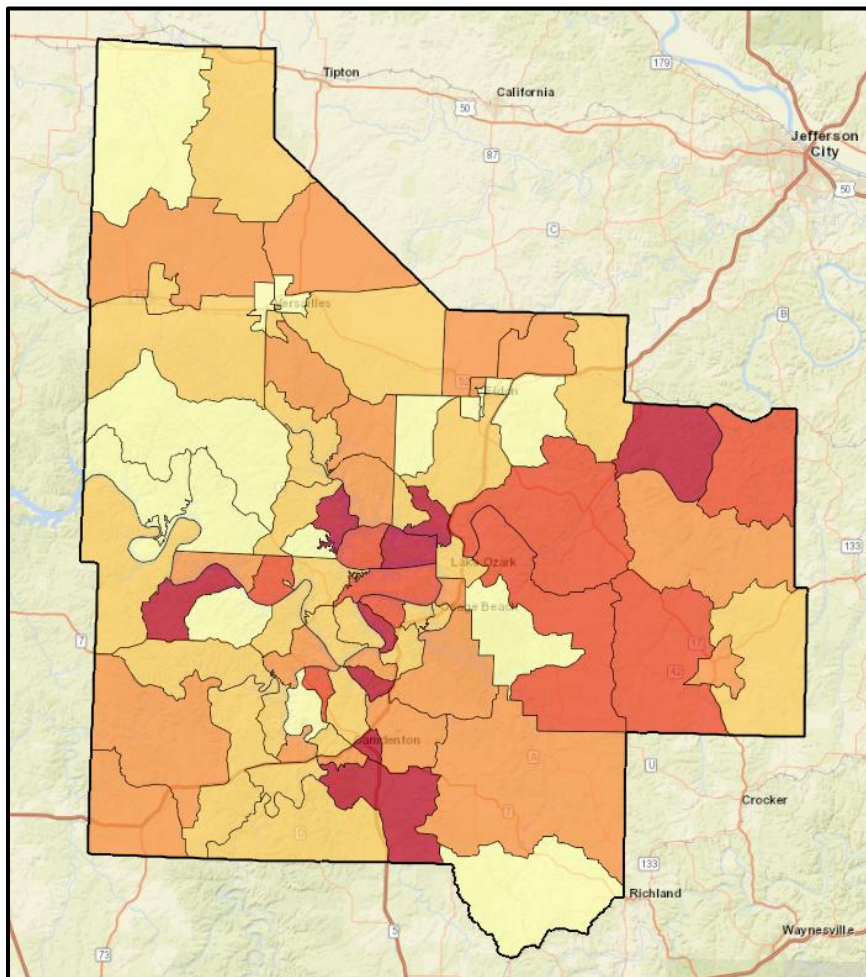
■	59.1	to	67.4
■	50.3	to	59
■	43.1	to	50.2
■	33.5	to	43
■	23.4	to	33.4

Source: Esri

The western and southern portion of the Lake Area reflects an older median age, while the northern and eastern areas tend to have comparatively younger populations.



# INCOME DISTRIBUTION



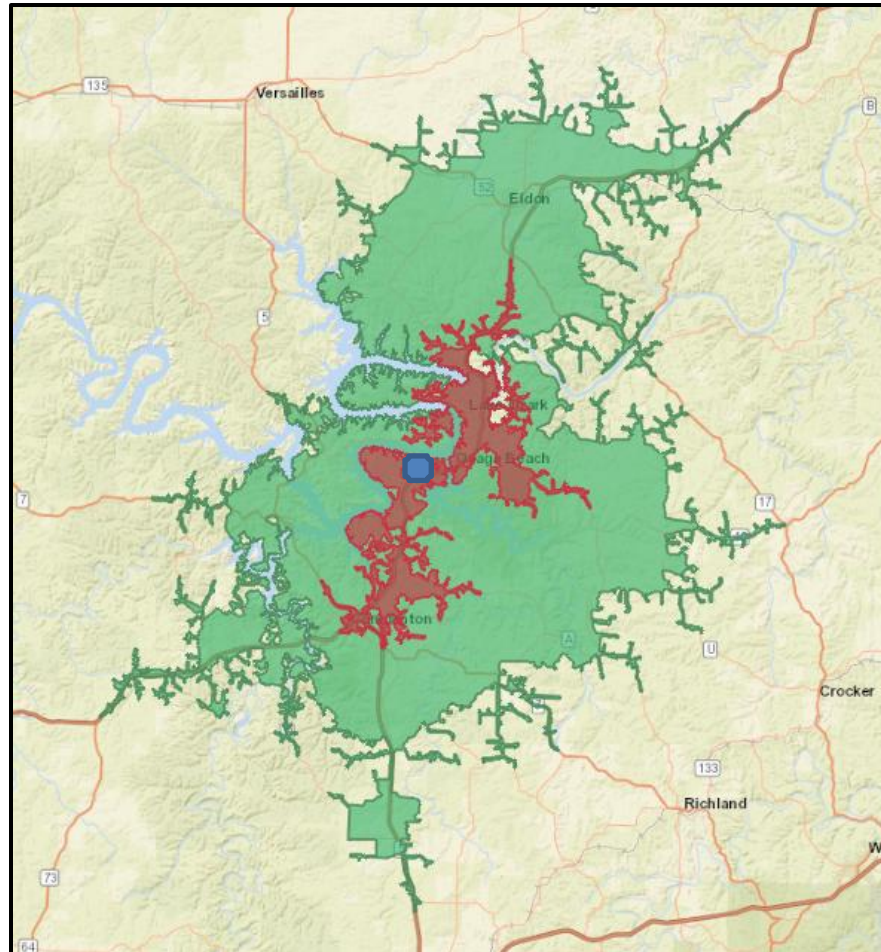
■	\$94,901	to	\$131,582
■	\$78,998	to	\$94,900
■	\$61,313	to	\$78,997
■	\$46,428	to	\$61,312
■	\$24,609	to	\$46,427

Source: Esri

Median household income within the Lake Area is highest in select central and eastern block groups, while many of the surrounding areas reflect comparatively lower income levels



# LOCAL DRIVE-TIME ZONES



Source: Esri

Weekday demand for youth and amateur sports typically originates within a 15-to-30-minute drive. This includes roughly 14,285 residents within 15 minutes of Osage Beach and 54,569 residents within 30 minutes.



# DEMOGRAPHIC & SOCIOECONOMIC ANALYSIS: KEY TAKEAWAYS & CONCLUSION



- **Local Market Profile:** There is a smaller and slower-growing population base in the City of Osage Beach. The community trends older, with a lower share of residents under age 18 compared to regional and national benchmarks. Median household income levels also trail surrounding markets, which may indicate less disposable income.
- **Local Drive-Time Zones:** There is a population of 14,285 within a 15-minute drive of the City of Osage Beach and about 54,569 within 30 minutes.
- **Population Density & Demographics:** Population density within the Lake Area is greatest in the central and southeastern block groups, while younger age groups are more prevalent in the northern and eastern portion of the region.
- **Income & Market Segmentation:** Median household incomes are highest in several central and eastern block groups within the Lake Area.

## CONCLUSION

Overall, the Osage Beach demonstrates a moderate population base and varied income levels that shape a unique demand profile for sports and recreation. While the region trends older and grows more gradually than national benchmarks, its central and southeastern population clusters and broad 30-minute market present opportunities to capture both local participants and visiting users.



## 3. LOCAL SPORTS PROGRAM & FACILITY INVENTORY



# AMATEUR SPORTS PROGRAM INVENTORY



Organization	Sport	Type	Facilities Used	Season
Camdenton Youth Football	Tackle & Flag Football	Club	Camdenton School Fields	Fall
Club Wave Volleyball	Volleyball	Club	LOZ Sports Training Facility (Osage Beach)	Year-round
Eldon Parks & Recreation - Adult	Softball, Pickleball	Recreation	Eldon City Parks	Spring/Summer
Eldon Parks & Recreation - Youth	Baseball, Softball, Basketball	Recreation	Eldon City Parks, School Gyms	Year-round
GMB (Get My Balance)	Gymnastics, Tumbling	Club	GMB Training Facility (Osage Beach)	Year-round
Lake Area Athletic Association (LAAA)	Baseball, Softball	Recreation	Camdenton City Ballfields	Spring/Summer
Lake Area Youth Soccer (LAYSA)	Soccer	Club	Camdenton Soccer Complex, City Fields	Spring/Fall
Lake Area Youth Wrestling	Wrestling	Club	Camdenton Schools, Community Centers	Winter
Lake of the Ozarks Football Association	Tackle & Flag Football	Club	School & City Fields (Camden/Miller Counties)	Fall
Lake of the Ozarks Pickleball Club	Pickleball	Both	Osage Beach & Camdenton City Courts	Year-round
Lake of the Ozarks Soccer Association (LOSA)	Soccer	Club	Osage Beach Soccer Fields, Camdenton Area Fields	Spring/Fall
LOZ Sports Training	Basketball, Volleyball, Speed & Agility	Both	LOZ Sports Training Facility (Osage Beach)	Year-round
Osage Beach Parks & Recreation - Adult	Basketball, Pickleball, Softball	Recreation	Osage Beach Community Center, City Parks	Year-round
Osage Beach Parks & Recreation - Youth	Basketball, Flag Football, Baseball, Pickleball	Recreation	Osage Beach Community Center, City Parks	Year-round
Osage Youth Athletic Community (OYAC)	Baseball, Softball	Recreation	OYAC Ballfields (Osage Beach), City Parks	Spring/Summer
Show Me Athletics - Competitive Cheer & Tumbling	Cheer, Tumbling	Club	Show Me Athletics Facility (Osage Beach)	Year-round

Sources: Victus research

Notes: (1) Sorted by Organization in alphabetical order. (2) This is a representative sample of local users within the Lake Area.

As shown above, the Lake Area Market hosts a variety of sports catering to different levels of play.

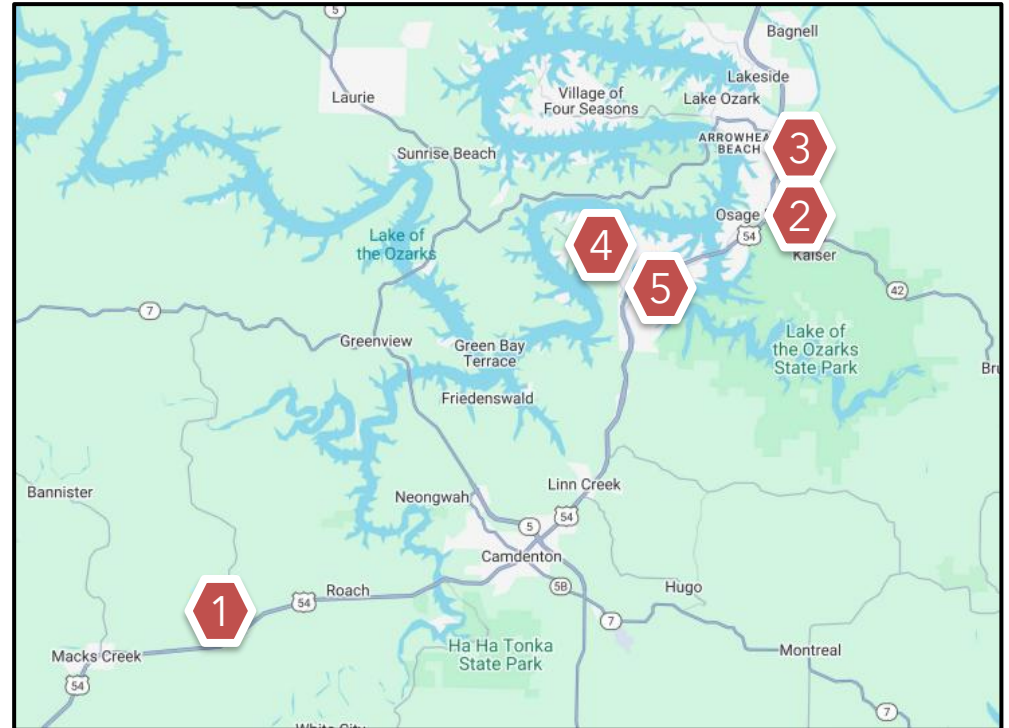


# OVERVIEW



## Facility

- 1 Ballparks National
- 2 Bear Creek Valley Golf Club
- 3 LOZ Sports Training
- 4 The Oaks Golf Course at Margaritaville Lake Resort
- 5 Tri-County YMCA



Source: Google Maps

Note: Sorted by Facility in alphabetical order.

Victus compiled the above inventory of sports and recreation facilities in the Osage Beach region using a list provided by the City of Osage Beach. These facilities represent key locations across the city that attracts residents and visitors.



# BALLPARKS NATIONAL



## Macks Creek, MO

- Year Opened: 2020
- Owner/Operator: Private
- Features:
  - 5 diamond fields (plus 3 diamond fields under construction and will be operational for the 2026 season)
  - Bounce houses
  - Shaded seating
  - Elevated viewing
  - Sports-bar style concession area
  - Pro Shop
- Programming:
  - Youth and adult tournaments
  - Skills competition
  - Clinics

## **BALLPARKS** **NATIONAL**



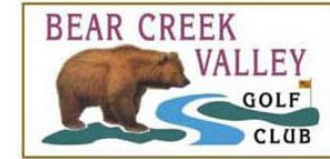


# BEAR CREEK VALLEY GOLF CLUB



## Osage Beach, MO

- Year Opened: 2001
- Owner/Operator: Private
- Features:
  - 18-hole championship par 72 layout
  - Zoysia fairways & L93 bentgrass greens
  - Pro shop
  - Driving range & putting green
  - Clubhouse dining & lounge
- Programming:
  - Daily public golf
  - Golf outings and tournaments
  - Membership play
  - Instruction & lessons



### **TEE TIME**

- \$45 per 18-hole round



# LOZ SPORTS TRAINING



## Osage Beach, MO

- Year Opened: 2021
- Owner/Operator: Private
- Features:
  - 5 batting cages
  - Turf training area (8,400 sq. ft.)
- Programming:
  - Team practices
  - Open gyms
  - Youth programs
  - Lessons
  - Personal fitness training
  - Private lessons
  - Skill development





# THE OAKS GOLF COURSE



## Osage Beach, MO

- Year Opened: 1969
- Owner/Operator: Margaritaville Lake Resort Lake of the Ozarks
- Features:
  - 18-hole championship golf course
  - Driving range
  - Clubhouse with pro shop
- Programming:
  - Daily public & resort guest play
  - Golf outings & tournaments
  - Leagues & recurring play
  - Instruction & clinics



### **TEE TIME**

- \$49 per 18-hole round



## Osage Beach, MO

- Year Opened: 2010
- Owner/Operator: Private
- Features:
  - 3 indoor courts
  - Fitness center
  - Running/walking track
- Programming:
  - Basketball leagues
  - Open gym
  - Gymnastics program
  - Youth development



### **RENTAL RATES**

- Indoor court: \$75 per hour

*Note: The facility only offers birthday party rentals, with a two (2)-hour minimum*



# LOCAL FACILITY INVENTORY: FACILITY SUMMARY



<u>Facility</u>	<u>Owner</u>	<u>Operator</u>	<u>Indoor Courts</u>	<u>Diamond Fields</u>
Ballparks National	Private	Private	-	5
Tri-County YMCA	Private	Private	3	-
<b>TOTAL</b>			<b>3</b>	<b>5</b>

Source: Victus research

Note: Sorted by Facility in alphabetical order

As shown above, the Osage Beach area does not currently include a sports-tourism-caliber facility within the City that can support large-scale tournaments and events. While local facilities outside of Osage Beach, such as Ballparks National, demonstrate the ability to host tournament play, the local facility inventory remains limited in scale and function.

The addition of a new multi-sport, multi-court/field venue may address this gap by expanding local programming and strengthening the City's ability to attract regional and national events.



# LOCAL FACILITY INVENTORY: RENTAL RATES



Facility	Owner	Operator	HOURLY RENTAL RATES	
			Indoor Courts	Tee Time
Ballparks National	Private	Private	-	-
Bear Creek Valley Golf Club	Private	Private	-	\$45
LOZ Sports Training	Private	Private	-	-
The Oaks Golf Course at Margaritaville Lake Resort	Private	Private	-	\$49
Tri-County YMCA	Private	Private	\$75	-
<b>AVERAGE</b>			<b>\$75</b>	<b>\$47</b>

Source: Victus research

Notes: (1) Sorted by Facility in alphabetical order. (2) At the time of this report, these were the only rental rates available.

As shown above, local rental rates vary by facility type and user group:

- Indoor courts have an average of \$75 per hour.
- Tee times range from \$45-\$49, with an average of \$47.



# LOCAL FACILITY INVENTORY: SPORTS TOURNAMENTS & EVENTS 2021-26



<b>Event / Organization</b>	<b>Date(s)</b>	<b>Sport</b>	<b>Event Format</b>
Ballparks National Tournament Series	Ongoing (2021-24)	Baseball	Tournament Series
Regional Fishing Events	Annual (Spring & Fall)	Fishing	Tournament Series
Softball World Series	Annual (Summer)	Softball	World Series Tournament
Baseball World Series	Jul 8-12, 2026	Baseball	World Series Tournament
GMB Bucket Bash	May 21-Jun 2, 2024	Baseball	Youth Tournament
Ozark Beach Blast #3	Jun 9-11, 2023	Softball	Youth Tournament
Surf Fest	Annual (Summer)	Watersports	Festival/Competition
Mailbu Boats Rider Experience	Jun 12-15, 2025	Watersports	Clinic & Competition
iKon Boats Tailage Tour	Jun 7, 2025	Fishing	Competitive Tournament
Lake of the Ozarks Soccer Tournament Complex Proposal	Annual (Proposed)	Soccer	Facility/Event Concept

Source: City of Osage Beach

Note: Sorted by event format to highlight recurring tournament activity and series with the greatest potential to generate consistent visitation, followed by one-time events and proposed concepts.

Local facilities currently host a mix of recurring tournament series, annual championships, and seasonal sporting events, indicating an established base of sports tourism activity that could support continued or expanded event programming.



# LOCAL FACILITY INVENTORY: KEY TAKEAWAYS & CONCLUSION



- **Fragmented Facility Inventory:** The Osage Beach/Lake Area market supports a wide range of amateur sports and year-round local programming, but facilities are dispersed and primarily single-purpose, limiting consolidation of activity.
- **Limited Tournament Capacity:** Existing facilities within Osage Beach are modest in scale and oriented toward practices, leagues, and training, with limited ability to host large, multi-court or multi-field tournaments within the City.
- **Regional Tournament Activity Occurs Outside City Limits:** Nearby facilities such as Ballparks National demonstrate the region's ability to attract tournament demand; however, this capacity is located outside Osage Beach and does not directly expand the City's hosting footprint.
- **Inconsistent Sports Tourism Base:** The market hosts a mix of recurring tournaments and seasonal events, indicating underlying sports tourism demand that could support more consistent, repeatable programming if additional facility capacity were available.

## CONCLUSION

Osage Beach's existing sports facilities support a broad range of local and regional programming but remain limited in scale and dispersed across multiple sites, constraining the City's ability to host large, consolidated tournaments within its boundaries. The current in-City inventory primarily supports community use rather than sports-tourism-driven programming.



## **4. COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS**

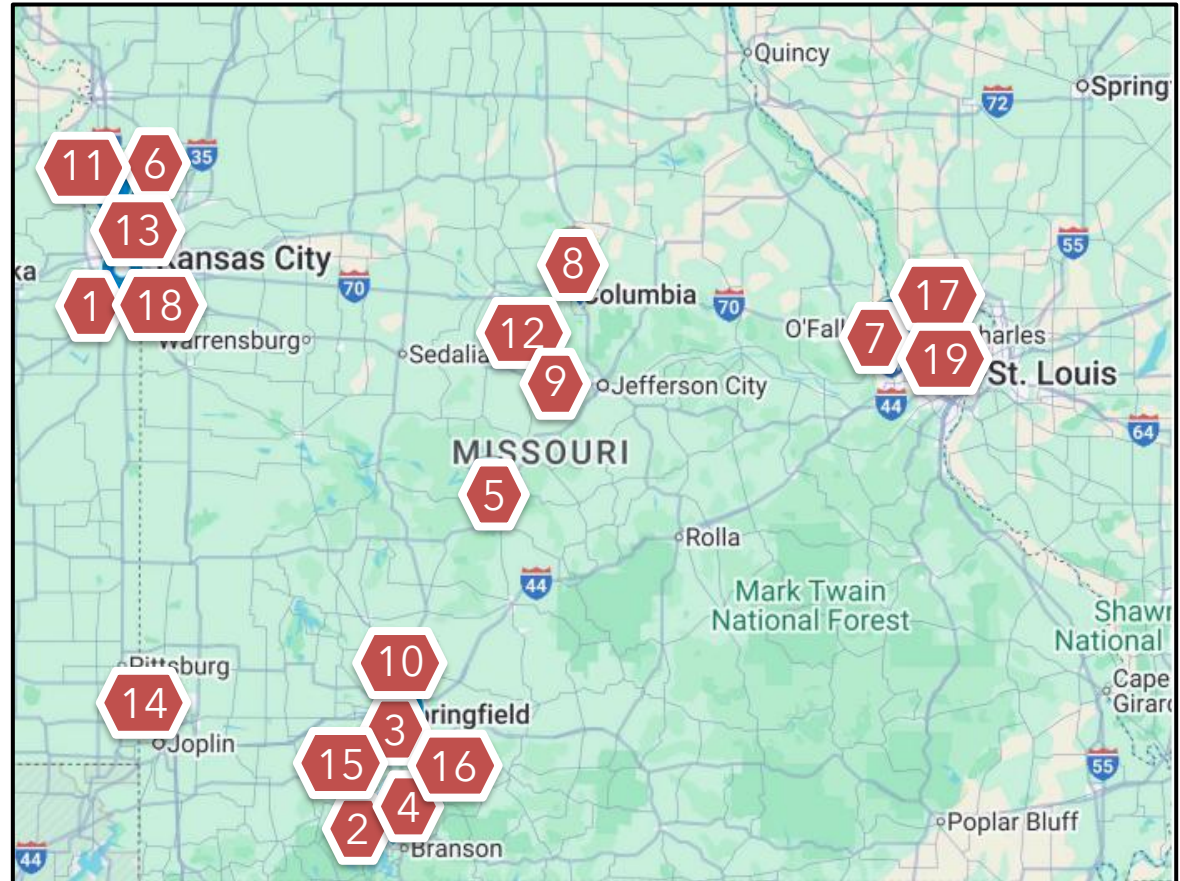


# OVERVIEW



## Facility

- 1 AdventHealth Sports Park at Bluhawk
- 2 Ballparks of America
- 3 Betty & Bobby Allison Sports Town
- 4 Branson RecPlex
- 5 Camdenton Baseball Fields
- 6 Central Bank Sporting Complex
- 7 Chesterfield Valley Athletic Complex
- 8 Columbia College
- 9 Columbia Sports Fieldhouse
- 10 Cooper Tennis Complex
- 11 Creekside Baseball Park
- 12 Gans Creek Recreation Area
- 13 Hy-Vee Arena
- 14 Joplin Athletic Complex
- 15 Killian Sports Complex
- 16 Lake Country Soccer
- 17 Lou Fusz Soccer Complex
- 18 Scheels Overland Park Soccer Complex
- 19 The Beal Center



Source: Google Maps

Note: Sorted by Facility in alphabetical order.

Victus compiled the above inventory of sports and recreation facilities in the Missouri regional market using a list provided by the City of Osage Beach. Facilities profiled include venues with a minimum of four (4) courts or four (4) fields. These facilities represent potential competitive facilities across the region.



# ADVENTHEALTH SPORTS PARK AT BLUHAWK



## Overland Park, KS

- Year Opened: 2024
- Owner: Price Brothers
- Operator: The Sports Facilities Companies (SFC)
- Construction Cost: \$130.1M in Q4 2025 dollars\*
- Footprint: 460,000 sq. ft.
- Features:
  - 8 basketball courts convertible to 16 volleyball or pickleball courts
  - Turf field (40,000 sq. ft.)
  - World-class sports performance training center
  - Hawk's Outpost (family entertainment center)
    - o Arcade, bowling, laser tag, esports, VR dark ride, and roll glider
  - E-sports center
  - Cafe and bar
- Programming:
  - Youth and adult leagues
  - Performance training
  - Extensive ice sports
  - General fitness classes





# BALLPARKS OF AMERICA



## Branson, MO

- Year Opened: 2016
- Owner/Operator: Private
- Construction cost: \$30.2M in Q4 2025 dollars\*
- Features:
  - 5 baseball fields
    - o Professional sports lighting
    - o Sunken dugouts
    - o Stadium-style seating
  - Clubhouse
  - Conference room
  - Dorms
  - Pro shop
  - Courtyard
  - Pitching machines
  - Escape rooms, on-deck arcade, and laser tag
- Programming:
  - Youth and travel baseball and softball tournaments
  - Team lodging
  - Stay and Play model
  - Camps and clinics



### RENTAL RATES

- \$50 per hour without lights
- \$75 per hour with lights

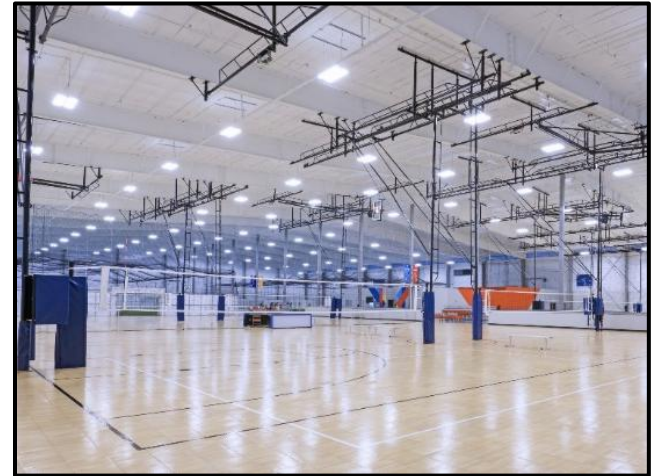


# BETTY & BOBBY ALLISON SPORTS TOWN



## Springfield, MO

- Year Opened: 2022
- Owner/Operator: City of Springfield/Private
- Construction Cost: \$13.6M in Q4 2025 dollars\*
- Features:
  - 12 outdoor fields
    - o 4 of the fields are all-weather turf
  - Indoor facility (94,000 sq. ft.)
    - o 4 basketball courts convertible to 8 volleyball courts
    - o 2 soccer fields
- Programming:
  - Lil Kickers/Skill Institute
  - Youth Volleyball League/MYSL
  - NFL Flag
  - JR NBA/WNBA
  - Adult soccer



**RENTAL RATES**

- Outdoor fields: \$50 per hour
- Indoor fields: \$120 per hour
- Indoor courts: \$50 per hour



# BRANSON REC PLEX



## Branson, MO

- Year Opened: 2005
- Owner/Operator: Branson Parks & Recreation Department
- Features:
  - Baseball/softball complex
    - o 4 turf diamond fields
    - o 2 batting cages
  - Soccer complex
    - o 2 rectangular fields or 12 25'x35' fields
  - Gymnasium
    - o 2 indoor courts
    - o 6 indoor pickleball courts
- Programming:
  - Youth and adult leagues
  - Open gym
  - Youth camps
  - AquaPlex activities
  - Community recreation



### **RENTAL RATES**

- Diamond field: \$20-25 per hour
- Rectangular field: \$10-15 per hour
  - Courts: \$20-25 per hour



# CAMDENTON BASEBALL FIELDS



## Camdenton, MO

- Year Opened: 2020
- Owner/Operator: City of Camdenton
- Features:
  - 4 lighted diamond fields
  - Batting cages
  - Bleacher seating
  - 3 tennis courts
  - Sand volleyball court
  - 8 regulation horseshoe pits
  - Skateboard park
  - Playground
  - Concession stand
- Programming:
  - Youth baseball and softball leagues
  - Open play
  - Skate park programming
  - Seasonal activities





# CENTRAL BANK SPORTING COMPLEX



## Kansas City, MO

- Year Opened: 2023
- Owner/Operator: Sporting Club
- Construction Cost:\$38.5M in Q4 2025 dollars\*
- Features:
  - 10 multi-sport synthetic outdoor fields
  - Fieldhouse
  - Concessions
  - Playgrounds
- Programming:
  - Spurgeon College soccer team
  - Multi-sport tournament and event hosting
  - League play and recreational use





# CHESTERFIELD VALLEY ATHLETIC COMPLEX



## Chesterfield, MO

- Owner/Operator: City of Chesterfield
- Features:
  - 21 diamond fields
  - 6 diamond practice fields
  - 10 multi-purpose rectangular fields
  - Sand volleyball courts
  - Concessions
  - Playgrounds
  - Entertainment plazas
- Programming:
  - Youth & amateur sports leagues
  - Local, regional, and national tournaments
  - Recreation and club play
  - Specialty and inclusive programming



### **RENTAL RATES**

- Diamond fields: \$25-75 per hour
- Rectangular fields: \$60-90 per hour



## Columbia, MO

- Owner/Operator: Private
- Features:
  - Antimi Softball Complex
    - 6 diamond fields
    - 2 tee-ball fields
  - Arena of Southwell Complex
    - 2 indoor courts
  - Cougar Baseball Field
    - 1 diamond field
- Programming:
  - Collegiate competition and training activities
  - Youth and adult league programming
  - Tournament and event hosting (college, regional, and youth events)
  - Recreational and open-play use
  - Community and special events (ceremonies, assemblies, multi-use events)
  - Seasonal, multi-field / multi-court scheduling supporting concurrent events





# COLUMBIA SPORTS FIELDHOUSE



## Columbia, MO

- Year Opened: 2019
- Owner/Operator: City of Columbia
- Construction Cost: \$15M in Q4 2025 dollars\*
- Features:
  - 8 indoor courts
  - Multi-purpose room
  - Concessions stand
  - Restrooms
- Programming:
  - Youth and adult league play
  - Tournament and event hosting
  - Practices, open play, and drop-in
  - Camps and clinics



### **RENTAL RATES**

- Indoor court: \$60 per hour per court



# COOPER TENNIS COMPLEX



## Springfield, MO

- Year Opened: 1994
- Owner/Operator: Springfield-Greene County Park Board
- Features:
  - 12 indoor courts
  - 17 outdoor lighted courts
  - 2,500-seat stadium court
  - Full-service pro shop
  - Locker rooms with showers
  - Fitness room with equipment
  - Free weights
- Programming:
  - Group tennis lessons
  - Adult clinics and classes
  - Youth tennis programs
  - Match play and competitive development
  - Advanced training teams
  - Private and semi-private lessons
  - Springfield Lasers
  - World TeamTennis Champions



### **RENTAL RATES**

- Indoor court: \$15 per court per hour
- Outdoor court: \$8 per court per hour

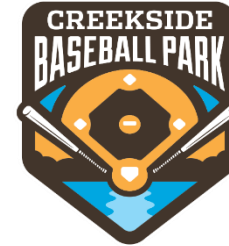


# CREEKSIDE BASEBALL PARK



## Parkville, MO

- Year Opened: 2020
- Owner/Operator: Private
- Features:
  - 6 state-of-the-art diamond fields with turf infields
  - Full batting cages
- Programming:
  - Tournaments and competition
  - Travelling youth baseball teams
  - Prep Baseball KC
  - Bullpen Tournaments
  - Prep Baseball Report
  - Showcase and competitive events



## **RENTAL RATES**

- Field without lights: \$20 per hour
- Field with lights: \$27 per hour



# GANS CREEK RECREATION AREA



## Columbia, MO

- Year Opened: 2024
- Owner/Operator: City of Columbia
- Construction Cost: \$424K in Q4 2025 dollars\* (2025)
- Features:
  - 5 rectangular fields
  - Cross country course
  - Concessions/restrooms
- Programming:
  - Leagues and tournaments
  - Self-guided trail activities
  - Scheduled cross country meets and races



### **RENTAL RATES**

- Outdoor field: \$60 per game NOT BY HOUR
- \*Premier game fields, no practices

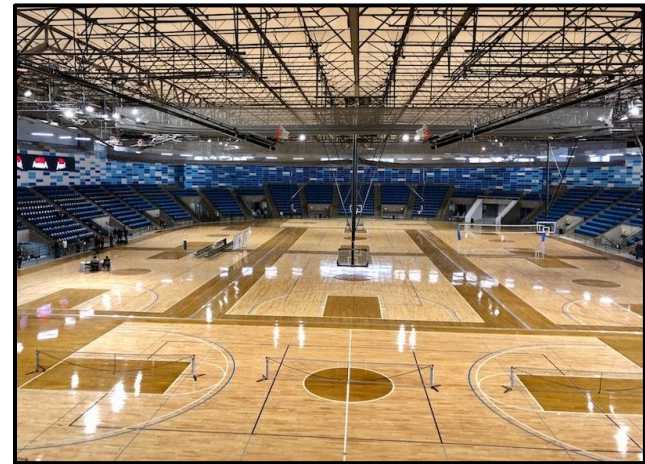


# HY-VEE ARENA



## Kansas City, MO

- Year Opened: 2018 (renovated)
- Owner/Operator: Foutch Brothers LLC
- Construction Cost: \$181.2M in Q4 2025 dollars\*
- Features:
  - 12 hardwood maple courts
  - Two separate floors
  - Dining
  - Business and retail space
  - Indoor track
  - Fitness center
- Programming:
  - Youth and adult leagues and tournaments
  - Concerts
  - E-sports
  - Community gatherings
  - Corporate meetings
  - Trade shows



### **RENTAL RATES**

- Court rental: \$75 per hour per court



# JOPLIN ATHLETIC COMPLEX



## Joplin, MO

- Year opened: 2008
- Owner/Operator: City of Joplin & Community Improvement District (CID)
- Features:
  - Gene Bassman Softball Complex
    - o 4 diamond fields
  - Wendell Redden Baseball Stadium
    - o 1 diamond field
  - Hershewe Soccer Complex
    - o 4 rectangular fields
  - Tennis Complex
    - o 10 courts
  - Will Norton Miracle Field
  - 2 playgrounds
  - Shelter
- Programming:
  - Sports and recreational programs
  - Youth and adult sports programs
  - Recreation-run youth sports
  - Community and regional tournaments
  - Special events



### **RENTAL RATES**

- Diamond fields: \$500 for half day
- Rectangular fields: not available to reserve
- Tennis courts: \$50 per hour per court



# KILLIAN SPORTS COMPLEX



## Springfield, MO

- Year Opened: 2009
- Owner/Operator: Springfield-Greene County Park Board
- Features:
  - Stadium
  - 6 diamond fields
- Programming:
  - Annual state, regional, and national softball tournaments
  - Missouri State University softball
  - Youth sports
  - Archery
  - Events and tournaments



### **RENTAL RATES**

- \$20 an hour per field with a 2-hour minimum



# LAKE COUNTRY SOCCER



## Springfield, MO

- Owner/Operator: Lake Country Soccer
- Construction Cost: \$25.9M in Q4 2025 dollars\*
- Features:
  - 55-acres
  - 20 outdoor fields
  - 2 indoor fields
- Programming:
  - Youth and adult leagues
  - Tournaments and events
  - Skills clinics
  - Camps
  - Facility rentals



### **RENTAL RATES**

- Outdoor field: \$75 per hour per field
- Indoor field: \$80 per hour per field



# LOU FUSZ SOCCER COMPLEX



## Maryland Heights, MO

- Year Opened: 2011
- Owner/Operator: Lou Fusz Athletic
- Features:
  - 8 synthetic fields
  - 2 grass fields
  - 2 indoor turf
  - Concessions
  - Weight room
- Programming:
  - Fusz Foundations/Proactive
  - Rookies Program
  - Little Lou's
  - Technical training
  - Camps
  - Leagues and tournaments
  - Private training





# SCHEELS OVERLAND PARK SOCCER COMPLEX



## Overland Park, KS

- Year Opened: 2014
- Construction Cost: \$64.6M in Q4 2025 dollars\*
- Owner/Operator: City of Overland Park
- Features:
  - 12 rectangular fields
  - Fieldhouse
  - Concessions
  - Playgrounds
  - Meeting space
  - Tournament storage area
  - Referee lounge
  - Skate park
- Programming:
  - Youth & adult soccer leagues
  - Club soccer training and practices
  - Local, regional, and national soccer tournaments
  - Camps and clinics

**OVERLAND  
PARK**



### **RENTAL RATES**

- Half Field: \$60-70 per hour
- Full Field: \$70-80 per hour



# THE BEAL CENTER



## Chesterfield, MO

- Year Opened: 2023
- Owner/Operator: Chesterfield Sports Association
- Features:
  - 9 indoor courts
  - Olympic-level flooring
  - LED Lighting
  - 4K cameras
  - Fitness area
  - Lounge spaces
  - Multi-purpose rooms
- Programming:
  - Youth and adult sports
  - Performance training and development
  - Multi-sport events
  - Court rentals
  - Private events



### **RENTAL RATES**

- Full court: \$40-80 per hour
- Half court: \$35-50 per hour



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: OUTDOOR FACILITY SUMMARY



<b>Facility</b>	<b>Owner</b>	<b>Operator</b>	<b>Diamond Fields</b>	<b>Rectangular Fields</b>	<b>Tennis Courts</b>
Ballparks of America	Private	Private	5	-	-
Betty & Bobby Allison Sports Town	Public/Private	Public/Private	-	12	-
Branson RecPlex	Public	Public	4	2	-
Camdenton Baseball Fields	Public	Public	4	-	3
Central Bank Sporting Complex	Private	Private	-	10	-
Chesterfield Valley Athletic Complex	Public	Public	21	10	-
Columbia College	Private	Private	6	1	-
Cooper Tennis Complex	Public	Public	-	-	17
Creekside Baseball Park	Private	Private	6	-	-
Gans Creek Recreation Area	Public	Public	-	5	-
Joplin Athletic Complex	Public	Public	5	4	10
Killian Sports Complex	Public	Public	6	-	-
Lake Country Soccer	Private	Private	-	20	-
Lou Fusz Soccer Complex	Private	Private	-	10	-
Scheels Overland Park Soccer Complex	Public	Public	-	12	-
<b>TOTAL</b>			<b>57</b>	<b>86</b>	<b>30</b>

Source: Victus research

Note: Sorted by Facility in alphabetical order

As shown above, the Missouri Regional Market includes a diverse inventory of outdoor sports facilities. Lake Country Soccer represents the largest rectangular-field complex with 20 fields, while the Chesterfield Valley Athletic Complex has the highest concentration of diamond fields, totaling 21.



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: INDOOR FACILITY SUMMARY



<u>Facility</u>	<u>Owner</u>	<u>Operator</u>	<u>Multi-Use Courts</u>	<u>Indoor Fields</u>	<u>Pickleball Courts</u>	<u>Tennis Courts</u>
AdventHealth Sports Park at Bluhawk	Private	Private	8	-	-	-
Betty & Bobby Allison Sports Town	Public/Private	Public/Private	4	2	-	-
Branson RecPlex	Public	Public	2	-	6	-
Columbia College	Private	Private	2	-	-	-
Columbia Sports Fieldhouse	Public	Public	4	-	-	-
Cooper Tennis Complex	Public	Public	-	-	-	12
Hy-Vee Arena	Private	Private	12	-	-	-
Lake Country Soccer	Private	Private	-	2	-	-
Lou Fusz Soccer Complex	Private	Private	-	2	-	-
The Beal Center	Private	Private	9	-	-	-
<b>TOTAL</b>			<b>41</b>	<b>6</b>	<b>6</b>	<b>12</b>

Source: Victus research

Note: Sorted by Facility in alphabetical order

As shown above, the Missouri regional market includes a sizable indoor court inventory, totaling approximately 41 courts. However, the market lacks a true indoor field-and-court sports complex capable of hosting multiple sports under one roof. Hy-Vee Arena represents the largest single concentration of courts, with 12 multi-use courts.



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: OUTDOOR RENTAL RATES



Facility	Owner	Operator	HOURLY RENTAL RATES		
			Diamond Fields	Rectangular Fields	Tennis Courts
Ballparks of America	Private	Private	\$50-75	-	-
Betty & Bobby Allison Sports Town	Public/Private	Public/Private	-	\$50	-
Branson RecPlex	Public	Public	\$20-25	\$10-15	-
Chesterfield Valley Athletic Complex	Public	Public	\$25-\$75	\$60-\$90	-
Cooper Tennis Complex	Public	Public	-	-	\$8
Creekside Baseball Park	Private	Private	\$20-\$27	-	-
Gans Creek Recreation Area	Public	Public	-	\$60*	-
Joplin Athletic Complex	Public	Public	-	-	\$50
Killian Sports Complex	Public	Public	\$20	-	-
Lake Country Soccer	Private	Private	-	\$75	-
Scheels Overland Park Soccer Complex	Public	Public	-	\$70-\$80	-
<b>AVERAGE</b>			<b>\$37</b>	<b>\$56</b>	<b>\$29</b>

Source: Victus research

Notes: (1) Sorted by Facility in alphabetical order. (2) At the time of this report, these were the rental rates available. (3)\* Gans Creek Recreation Area charges rental fees on a per-game basis rather than per hour and was therefore excluded from the average calculation.

As shown above, outdoor rental rates in the comparative market vary by facility type and user group:

- Diamond fields range from \$20-\$75, with an average of \$37.
- Rectangular fields range from \$10-\$90, with an average of \$56.
- Tennis courts range from \$8-\$50, with an average of \$29.



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: INDOOR RENTAL RATES



<u>Facility</u>	<u>Owner</u>	<u>Operator</u>	<u>Multi-Use Courts</u>	<u>Indoor Fields</u>	<u>Pickleball Courts</u>	<u>Tennis Courts</u>
Betty & Bobby Allison Sports Town	Public/Private	Public/Private	\$50	\$120	-	-
Branson RecPlex	Public	Public	\$10-\$15	-	\$20-\$25	-
Columbia Sports Fieldhouse	Public	Public	\$60	-	-	-
Cooper Tennis Complex	Public	Public	-	-	-	\$15
Hy-Vee Arena	Private	Private	\$75	-	-	-
Lake Country Soccer	Private	Private	-	\$80	-	-
The Beal Center	Private	Private	\$40-\$80	-	-	-
<b>AVERAGE</b>			<b>\$47</b>	<b>\$100</b>	<b>\$23</b>	<b>\$15</b>

Source: Victus research

Notes: (1) Sorted by Facility in alphabetical order. (2) At the time of this report, these were the rental rates available.

As shown above, indoor rental rates in the comparative market vary by facility type and user group:

- Multi-use courts range from \$10-\$80, with an average of \$47.
- Indoor fields range from \$80-\$120, with an average of \$100.
- Pickleball courts range from \$20-\$25, with an average of \$23.
- Tennis court rentals average at \$15.



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: INDOOR CONSTRUCTION COSTS



INDOOR FACILITIES					
Facility	Location	Year Opened	Square Feet	Est. 2025 Construction Cost	Est. Q4 2025 Construction Cost Per Sq. Ft.
Hy-Vee Arena	Kansas City, MO	2018	82,000	\$56,625,000	\$691
AdventHealth Sports Park at Bluhawk	Overland Park, KS	2024	420,000	\$130,894,591	\$312
Betty & Bobby Allison Sports Town	Springfield, MO	2022	94,675	\$13,603,604	\$144
Columbia Sports Fieldhouse	Columbia, MO	2019	160,000	\$15,033,480	\$94
<b>HIGH</b>			<b>420,000</b>	<b>\$130,894,591</b>	<b>\$691</b>
<b>AVERAGE</b>			<b>189,169</b>	<b>\$54,039,169</b>	<b>\$310</b>
<b>LOW</b>			<b>82,000</b>	<b>\$13,603,604</b>	<b>\$94</b>

Source: Victus research

Notes: (1) Sorted by Est. Q4 2025 Construction Cost Per Sq. Ft. in descending order. (2) Estimated according to the Turner Building Cost Index Q4 2025.

**Square Footage:** Among the profiled facilities above, the average square footage is 189,169 .

**Construction Cost:** The average construction cost is \$54 million in Q4 2025 construction dollars, or \$310 per square foot.



# COMPARATIVE FACILITIES: OUTDOOR CONSTRUCTION COSTS



OUTDOOR FACILITIES					
Facility	Location	Year Opened	Total Fields	Est. 2025 Construction Cost	Est. Q4 2025 Construction Cost Per Field
Ballparks of America	Branson, MO	2016	5	\$30,192,113	\$6,038,423
Scheels Overland Park Soccer Complex	Overland Park, MO	2009	12	\$64,600,962	\$5,383,413
Central Bank Sporting Complex	Kansas City, MO	2023	10	\$38,529,032	\$3,852,903
Gans Creek Recreation Area	Columbia, MO	2024	5	\$8,282,940	\$1,656,588
Lake Country Soccer	Springfield, MO	2024	20	\$25,884,189	\$1,294,209
<b>HIGH</b>			<b>20</b>	<b>\$64,600,962</b>	<b>\$6,038,423</b>
<b>AVERAGE</b>			<b>10</b>	<b>\$33,497,847</b>	<b>\$3,645,107</b>
<b>LOW</b>			<b>5</b>	<b>\$8,282,940</b>	<b>\$1,294,209</b>

Source: Victus research

Notes: (1) Sorted by Est. Q4 2025 Construction Cost Per Sq. Ft. in descending order. (2) Estimated according to the Turner Building Cost Index Q4 2025.

**Total Fields:** Among the profiled facilities above, the average number of fields is 10, with a maximum of 20 and a minimum of 5.

**Construction Cost:** The average construction cost is \$33.5 million in Q4 2025 construction dollars, or \$3.7 million per field.



# COMPARATIVE SPORTS MARKET & FACILITY ANALYSIS: KEY TAKEAWAYS & CONCLUSION



- **Broad Inventory:** The Missouri regional market includes a wide range of outdoor and indoor sports facilities, but the largest and most comprehensive complexes are concentrated in major metros such as Kansas City, St. Louis, Springfield, and Columbia.
- **Outdoor Supply Strength, Indoor Scale Gap:** Outdoor diamond and rectangular fields are well represented across the region, supporting strong baseball, softball, and soccer programming. In contrast, indoor facilities are fragmented and lack the scale needed to host multiple sports and events concurrently.
- **Flexible Ownership & Operating Models:** Comparable facilities operate under a mix of public, private, and hybrid structures, with many tournament-oriented venues privately operated or managed through partnerships.

## CONCLUSION

The Missouri regional market offers a broad mix of sports facilities, but most tournament-scale assets are concentrated in larger metropolitan areas and lack proximity to the Lake Area. While Osage Beach benefits from strong tourism visitation, existing local facilities do not provide the scale or flexibility needed to consistently capture regional and national sports events. This gap presents an opportunity to better align Osage Beach's tourism base with a purpose-built, competitive sports facility capable of supporting repeatable sports tourism activity.



## 5. INTERVIEW SUMMARIES



# OVERVIEW



This section presents a summary of the interviews held by Victus with stakeholders, potential local sports groups, and regional event organizers about their interest and recommendations regarding a new sports venue in the City of Osage Beach. This section is divided into three (3) sub-sections, as follows:

- Stakeholders
- Local User Groups
- Regional Event Organizers



## **5. INTERVIEW SUMMARIES**

### **A. STAKEHOLDERS**



# OVERVIEW



In October of 2025, Victus completed a series of in-person, virtual, and telephone interviews with stakeholders. The purpose of these interviews was to gather feedback on current sports facility offerings, unmet community needs, opportunities for sports tourism growth, and perspectives on the market potential for a sports venue within the City of Osage Beach.

**INTERVIEWS** - Victus Advisors conducted virtual and telephone interviews with representatives from the following 10 stakeholders (in alphabetical order):

- City of Osage Beach - Mayor & City Leadership
- HMI Fireplace Shop
- Horizon Development
- KRMS Radio
- KRMS Radio
- Lake of the Ozarks CVB
- Mitchell Development Group
- Osage Beach High School
- Tegethoff Development
- Tri-County Lodging Association



## **FACILITY GAPS AND FRAGMENTATION**

Interviewees consistently noted that Osage Beach does not have a consolidated modern venue that can host indoor sports, community programming, or mid sized events. Current options such as school facilities, older civic spaces, and various private venues were described as limited, frequently booked, or not well suited for organized sports tourism. As a result, local groups often struggle to secure dependable space, and the area loses opportunities to host structured events that require multiple courts or fields.

## **STRONG DEMAND FOR INDOOR COURTS**

Across stakeholders, there was recurring support for a new indoor complex with multiple courts that could accommodate basketball, volleyball, pickleball, cheer, wrestling, and offseason baseball/softball training. Interviewees noted that year-round indoor capacity is particularly lacking, with high schools frequently stretched and youth organizations struggling to access dependable practice time. A purpose-built indoor facility was viewed as essential to meeting growing demand and enabling small- to mid-sized tournaments.



# KEY TAKEAWAYS



## **SPORTS AS A TOURISM DRIVER**

Tourism oriented stakeholders, including the CVB, lodging groups, and local media, noted that sports tourism is one of the few activity types that can generate steady visitation outside the peak lake season. Indoor sports, court-based events, youth tournaments, and general multi-purpose gatherings were viewed as especially valuable because they attract families, encourage longer weekend stays, and help support hotel occupancy during the fall, winter, and early spring.

## **FUNDING CAUTION BUT CLEAR OPPORTUNITY**

Interviewees often referenced the previous soccer complex proposal and the conclusion of the lodging tax, noting that these outcomes reflected community concerns about process and timing rather than overall need. While some stakeholders expressed uncertainty about support for new taxes, many believed that a balanced and year-round multi sport complex with clear economic benefits could receive broader consideration. Partnerships with private developers or regional tourism groups were also viewed as possible ways to reduce financial and operational risk.



# KEY TAKEAWAYS



## **GROWING PUBLIC-PRIVATE POTENTIAL**

Several stakeholders noted ongoing or planned private projects, including entertainment districts, potential fieldhouses, hotels, and larger destination developments, that could align with or support a city owned complex. Interviewees highlighted the value of placing sports facilities near lodging and entertainment areas to strengthen tourism appeal, reduce operational risk, and support steady year-round activity.

## **NEED FOR A FLEXIBLE, COMMUNITY-ORIENTED VENUE**

Stakeholders consistently noted the need to provide dependable access for local youth, seniors, and community groups while also maintaining enough flexibility to host weekend tournaments, expos, and smaller conventions. Interviewees emphasized the importance of storage, efficient event turnover, spectator seating, meeting rooms, and designs that support hospitality uses. A balanced multi-use facility, rather than a single sport complex, was viewed as the most practical approach for meeting community expectations and supporting economic activity.



# STAKEHOLDERS: KEY TAKEAWAYS & CONCLUSION



- **Limited & Fragmented Facility Supply:** Existing school and community venues offer inconsistent access, limiting scheduling flexibility and restricting growth in local sports programming.
- **Multi-Court Indoor Venue Demand:** Stakeholders expressed strong interest in a modern indoor facility with multiple courts to support practices, local leagues, and small to mid-sized tournaments.
- **Year-Round Sports Tourism Opportunity:** Tourism leaders identified indoor sports and youth events as a viable way to drive year-round visitation and support hotels during shoulder seasons.
- **Partnerships & Flexible Design:** Interviewees noted that pricing, operating models, and potential collaboration between public and private partners, along with flexible design, will play an important role in supporting both community use and event activity.

## CONCLUSION

A new indoor sports facility in Osage Beach could relieve existing capacity constraints while strengthening year-round programming and sports tourism. Stakeholders emphasized the need for a flexible, multi-court venue that balances local access with the ability to host small and mid-sized events. Moving forward, aligning facility scale, partnerships, and location with community needs and broader destination goals will be essential for long-term success.



## **5. INTERVIEW SUMMARIES**

### **B. LOCAL USER GROUPS**



# OVERVIEW



In December 2025 and January 2026, Victus Advisors conducted virtual and telephone interviews with event organizers identified from a contact list provided by the City of Osage Beach.

**INTERVIEWS** - Victus Advisors attempted outreach to 15 organizations from the list provided by the City. Interviews were completed with representatives from three (3) organizations that chose to participate:

- Club Wave Volleyball
- Lake of the Ozarks Volleyball Club
- Lake Ozarks Shootout



# KEY TAKEAWAYS



## **LIMITED INDOOR FACILITY AVAILABILITY**

Interviewees consistently noted that indoor court availability within the Lake of the Ozarks area is limited, with most programming reliant on school gyms, churches, or temporary arrangements. Access to these spaces was described as variable and subject to school schedules, weather events, and competing community uses. As a result, interviewees indicated that existing facilities constrain scheduling flexibility and limit the ability to expand practices, camps, and locally hosted events, despite ongoing participation demand.

## **NEW INDOOR SPORTS FACILITY INTEREST**

Interviewees expressed interest in utilizing a new indoor sports facility if one were developed in or near Osage Beach. Potential benefits cited included reduced travel for participants, improved scheduling reliability, and the opportunity to host local tournaments and camps. From a programmatic perspective, interviewees indicated that a facility with multiple courts (approximately four (4) or more), adequate storage, and spectator seating could support recurring use throughout the year.



# KEY TAKEAWAYS



## **PRICING & ACCESS CONSIDERATIONS**

Interviewees emphasized that cost considerations would influence the extent to which a new facility is used, particularly for youth and community-based programming. Current operations often rely on low-cost or no-cost access to existing facilities, which helps keep participation fees accessible. While interest in a new venue was expressed, interviewees indicated that rental rates, partnerships, and preferred user arrangements could affect utilization levels and long-term engagement.

## **FACILITY LOCATION & INTEGRATION**

Interviewees highlighted that location and surrounding infrastructure are important factors when considering event activity, particularly for events that attract participants or spectators from outside the immediate area. Proximity to lodging, dining, and other visitor amenities, as well as compatibility with existing event formats, were noted as considerations that could support event viability and repeat use, depending on the type of programming hosted.



# LOCAL USER GROUPS: KEY TAKEAWAYS & CONCLUSION



- **Limited Local Facility Capacity:** Indoor sports programming in the Osage Beach area is constrained by limited and inconsistent access to school and community facilities, which affects scheduling flexibility and program growth.
- **New Indoor Sports Facility Demand:** A new indoor sports facility could support court-based sports programming and reduce travel to out-of-market venues for practices, camps, and events.
- **Pricing Influences Utilization:** Facility rental rates, access terms, and partnership structures would influence utilization by local organizations.
- **Location & Amenities:** Proximity to lodging, dining, and other visitor amenities could support event activity, particularly for programs attracting participants from outside the immediate area.

## CONCLUSION

An indoor sports facility could address existing capacity constraints while supporting year-round court-based programming. Demand appears strongest for a flexible, multi-court venue that balances local user access with the ability to accommodate tournaments and camps. Future decisions will benefit from aligning facility size, pricing strategy, and location with both community needs and the City's broader sports tourism objectives.



## **5. INTERVIEW SUMMARIES**

### **C. EVENT ORGANIZERS**



# OVERVIEW



In December 2025 and January 2026, Victus Advisors conducted telephone interviews with a representative sample of event organizers.

**INTERVIEWS** - Victus Advisors conducted virtual and telephone interviews with representatives from the following 10 groups (in alphabetical order):

## **AQUATICS**

- Oklahoma Swimming
- USA Swimming

## **BASKETBALL**

- MAYB
- Hardwood Basketball Tournaments
- Team Arkansas Basketball
- Teammate Basketball
- AAU Missouri Basketball

## **CHEER**

- Spirit Brands

## **PICKLEBALL**

- USA Pickleball

## **VOLLEYBALL**

- Arkansas Volleyball Academy



# KEY TAKEAWAYS



## **MULTI-COURT QUANTITY**

Event organizers consistently emphasized that multi-court configurations are essential for running successful tournaments, with a minimum of four (4) courts needed to attract teams and six (6) to eight (8) courts preferred for stronger event viability. Basketball and volleyball groups noted that wood floors, adequate spacing, scoreboards, and consistent layout standards significantly improve event flow and participant experience.

## **DESTINATION APPEAL MATTERS**

Organizers highlighted that events placed in appealing destinations typically see higher registration numbers and stronger family participation. Cheer and dance operators, as well as other regional groups, noted that locations offering entertainment options, lodging variety, walkable amenities, and family friendly activities tend to draw larger crowds and motivate teams to travel. Event operators emphasized that markets with visitor appeal outperform those with limited attractions.



# KEY TAKEAWAYS



## **RELIABLE SCHEDULING IS IMPORTANT**

Event organizers explained that consistent court access and dependable scheduling are major factors when selecting host cities. Many described challenges in other markets where school facilities or limited venue availability restrict weekend usage or create uncertainty for planning. In contrast, a dedicated multi-court facility in Osage Beach could provide the type of reliable, uninterrupted access needed for tournaments, practices, and seasonal programming, making it easier for organizers to commit to holding recurring events.

## **RENTAL RATES INFLUENCE DECISIONS**

Operators shared that court rental pricing often ranges around \$40-\$60 dollars per hour per court, though rates vary by market and facility type. Several groups stated that rising rental costs in competitive regions limit their ability to expand tournaments or enter new areas. Event organizers expressed that balanced and transparent pricing models can make a significant difference when choosing a new host city, indicating that a well priced venue in Osage Beach could be especially appealing.



# KEY TAKEAWAYS



## **AMENITIES SUPPORT EVENT QUALITY**

Organizers repeatedly noted that essential amenities such as scoreboards, spectator seating, warm up areas, and clear circulation paths improve event quality and participant satisfaction. Volleyball operators referenced the importance of contiguous courts, while cheer event producers valued open flat floor space and staging capacity. Across all sports, groups indicated that functional design and appropriate support areas reduce congestion, improve efficiency, and contribute to a more positive experience for athletes, coaches, and families throughout an event weekend.

## **INTEREST IN NEW OSAGE BEACH EVENTS**

Although most organizers have not hosted events in the Lake of the Ozarks region, many expressed interest in expanding into Osage Beach if a suitable venue is developed. Basketball, volleyball, cheer, pickleball, and certain swimming organizations described the region's central geography, existing tourism base, and strong youth participation as favorable factors. With the appropriate facility features, organizers indicated they could introduce new tournaments or expand existing circuits, creating additional opportunities for sports-based visitation.



# LOCAL SPORTS GROUPS & STAKEHOLDERS: KEY TAKEAWAYS & CONCLUSION



- **Multi-Court Need:** Event organizers noted that four (4) to eight (8) courts are needed to operate effective tournaments, with wood floors, clear court spacing, and basic amenities supporting smoother event flow and participant experience.
- **Destination Appeal Enhances Participation:** Organizers emphasized that destinations with entertainment, lodging, and family friendly activities attract more teams and encourage longer stays, positioning Osage Beach as a strong option for weekend events.
- **Reliable Scheduling Encourages Commitment:** Consistent court access and uninterrupted scheduling were identified as priorities, with organizers indicating they prefer dedicated facilities that make planning recurring tournaments easier.
- **Pricing & Amenities Influence Site Selection:** Balanced rental rates, clear cost structures, and amenities such as scoreboards, seating, warm up areas, and contiguous layouts were viewed as key considerations when selecting new host cities.

## CONCLUSION

A new multi-court venue in Osage Beach could address core organizer priorities such as reliable scheduling, key amenities, and an appealing family destination. With a flexible layout and balanced pricing, the facility would be positioned to host regional court-based events and support year-round sports visitation.



## 6. SPORTS COMMUNITY SURVEY ANALYSIS



# OVERVIEW



In addition to in-person and phone interviews, Victus Advisors also conducted online surveys with 334 athletes, parents, and coaches of local sports organizations in the Lake Area. The survey link was distributed by the City of Osage Beach via their email, digital, online, and social media channels. Our general survey topics included, but were not limited to:

- General demographic information
- Participation frequency at Lake Area sports facilities
- Satisfaction with recent experiences at Lake Area sports facilities
- Suggested additions/improvements at Lake Area sports facilities

Respondent profile:

- 39% Male, 59% Female, 2% Other
- 71% between the ages of 18 and 49
- 95% White (Non-Hispanic), 5% Other
- 70% had at least one (1) child under 18 years of age in their household
- Median Household Income: \$100,000 to \$149,999

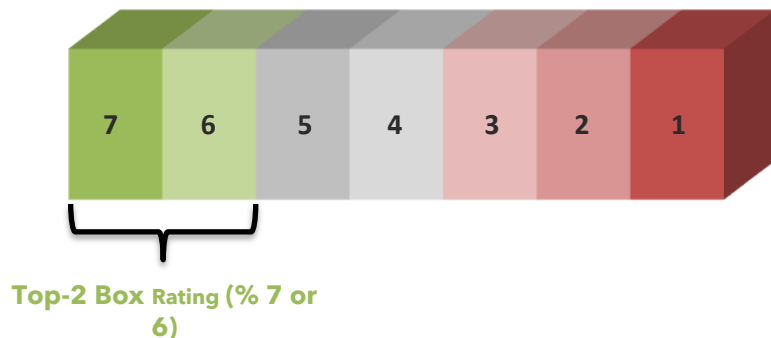


# FACILITY RATING METHODOLOGY

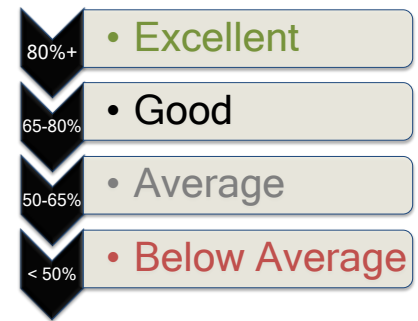


As part of our community survey process, Victus Advisors gathered feedback from respondents regarding their satisfaction with Lake Area sports facilities. Survey respondents were asked to rate their satisfaction with each facility on a 7-point scale, in which "7" represents "Very Satisfied" and "1" represents "Very Dissatisfied".

Based on these satisfaction ratings, Victus Advisors has assigned a "Top-2 Box Rating" to each factor that is presented on the following page. Top-2 Box Rating represents the combined scores of "7" and "6" given to each factor by respondents, representing the highest levels of satisfaction.



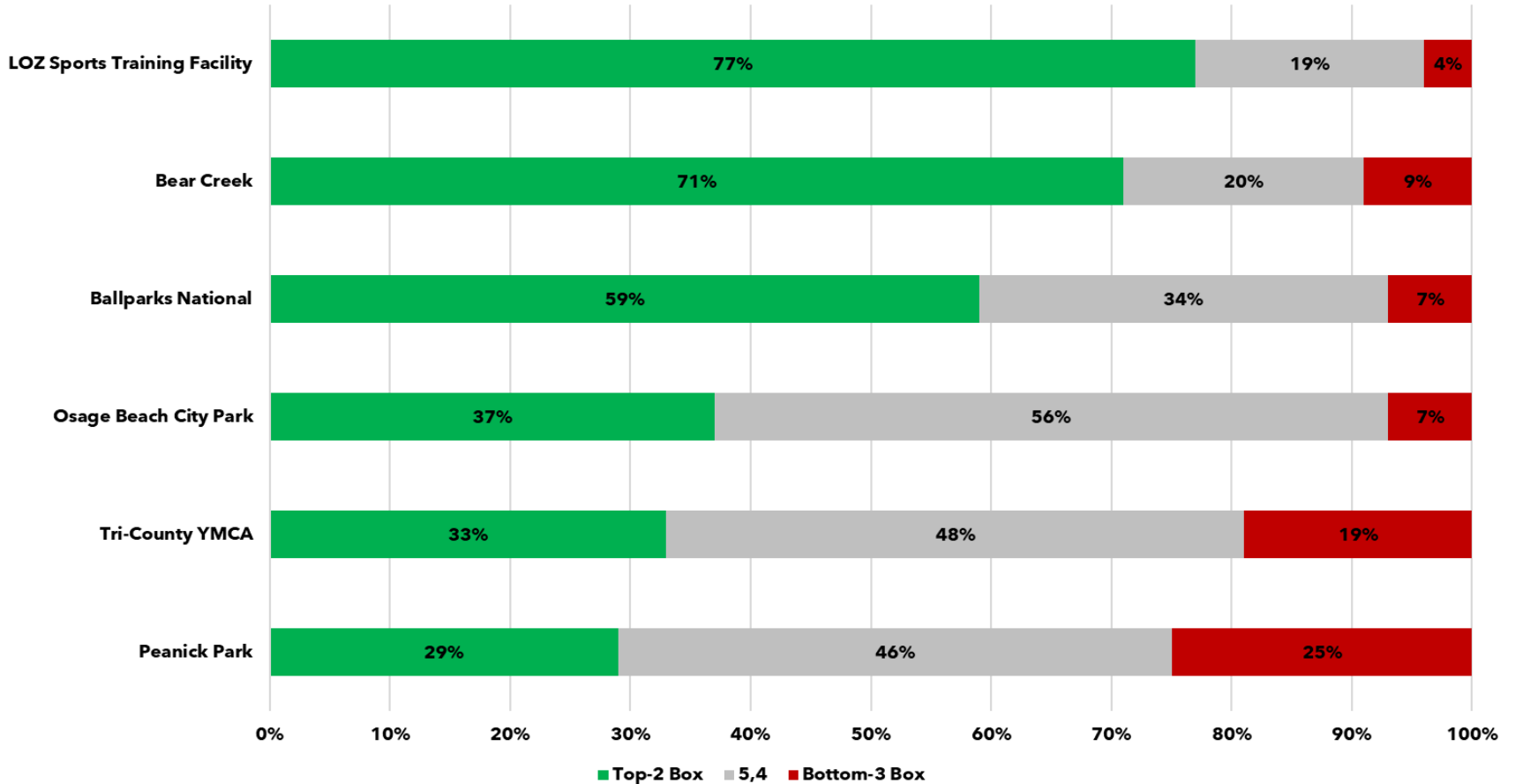
General Top-2 Box score standards for satisfaction analysis



Our Top-2 Box methodology is a best-in-class approach to satisfaction measurement. This methodology is used by Victus Advisors in this section to help indicate the current condition, based on direct user input, of Lake Area sports facilities.



# SATISFACTION WITH LAKE AREA SPORTS FACILITIES

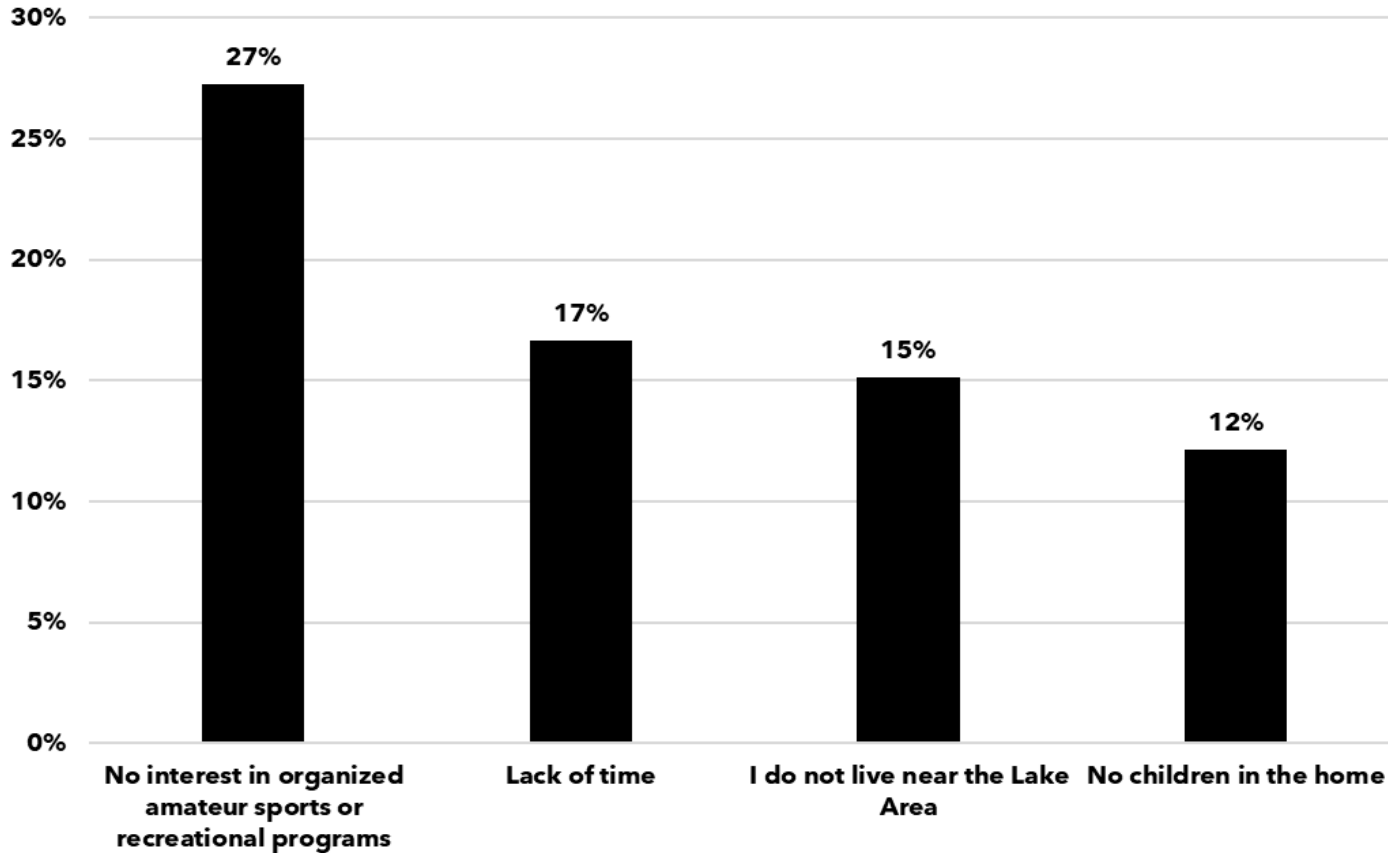


Note: Sorted by Top-2 Box score in descending order  
Base: 213 respondents

None of the facilities in the survey received top-2 box scores. Two (2) facilities received "Good" scores, while the remaining were "Average" or "Below Average".



# REASONS FOR NON-PARTICIPATION

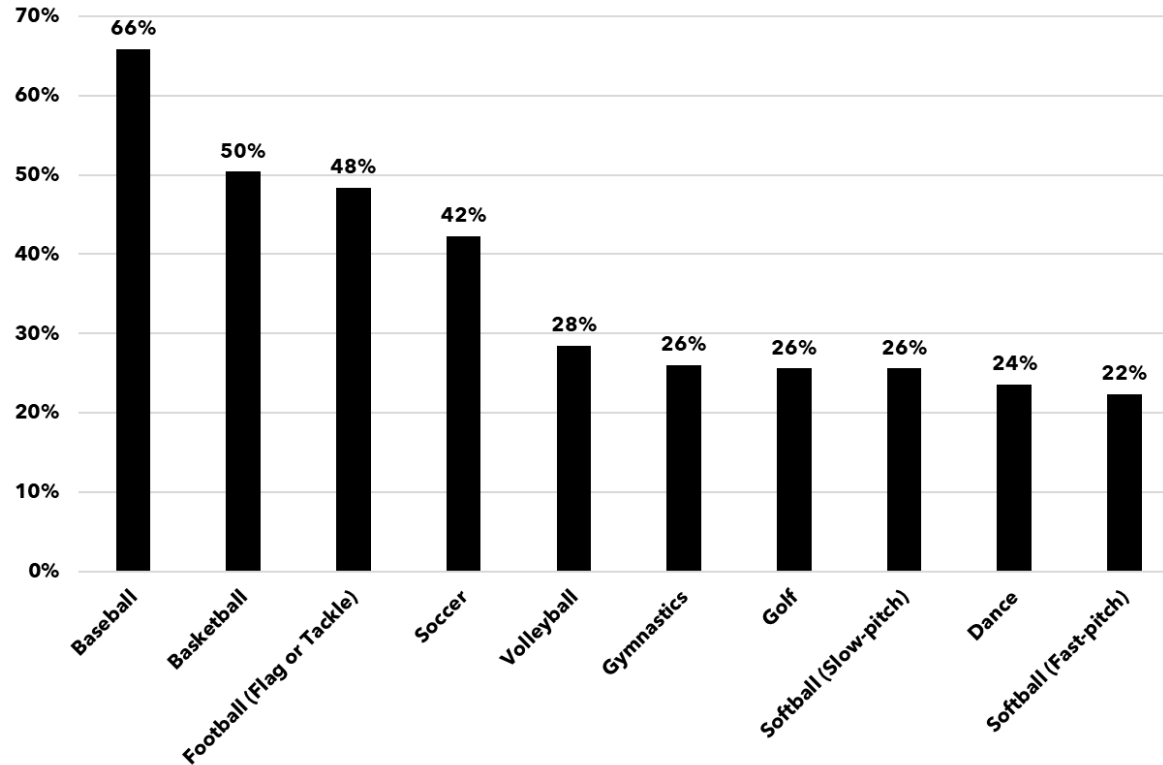


Note: (1) Sorted by reason score in descending order. (2) Only response categories with 10% or greater are shown.  
Base: 66 respondents

Among respondents, 27% cited limited interest in organized sports or recreation as the primary reason for non-participation. Time constraints (17%), proximity to the Lake Area (15%), and households without children (12%) were also noted as contributing factors.



# LAKE AREA SPORTS PARTICIPATION OVERVIEW

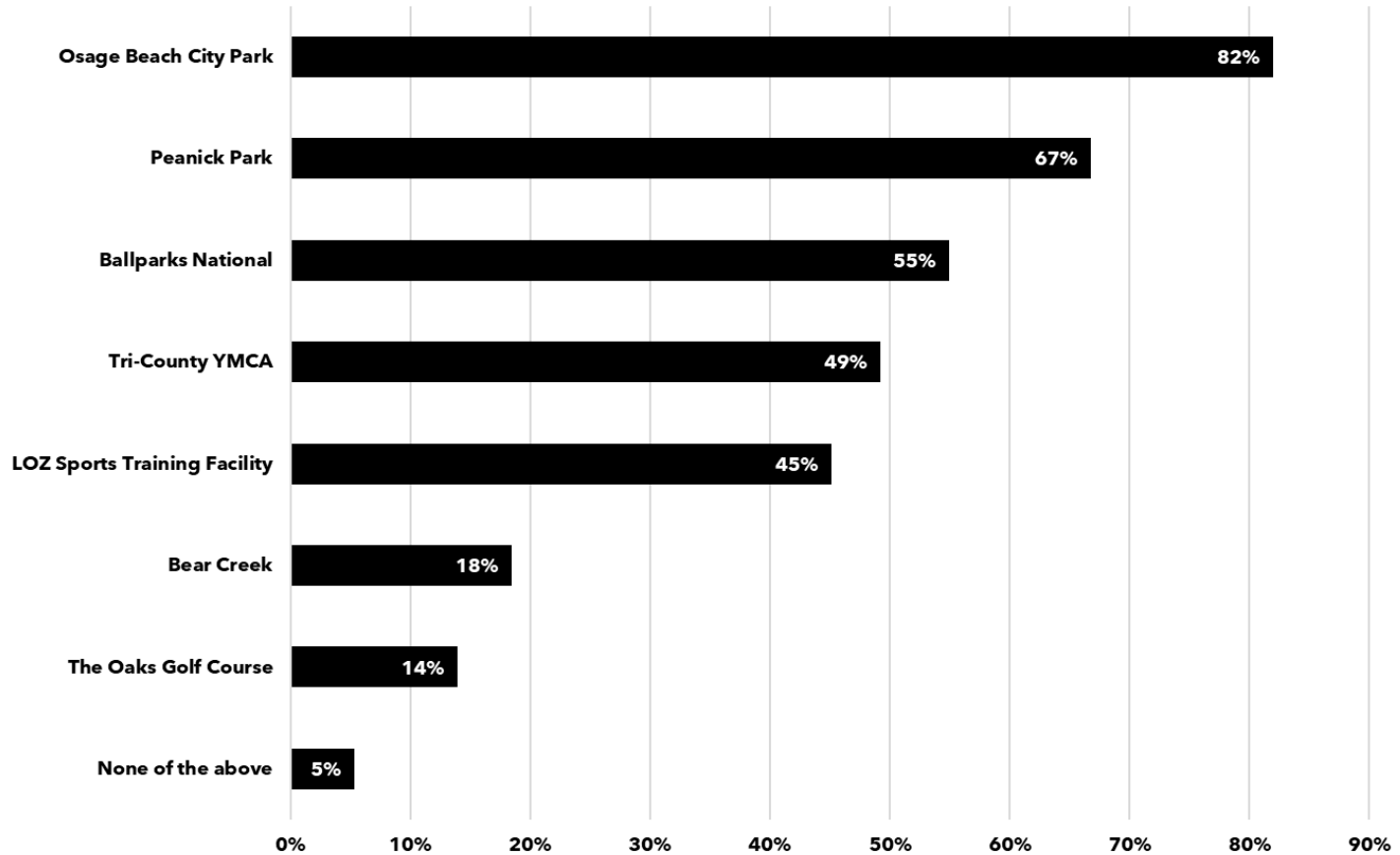


Notes: (1) Sorted by sport score in descending order. (2) Only response categories with 20% or greater are shown  
Base: 246 respondents

- Participation is concentrated in traditional, field/court-based team sports, led by baseball (66%), basketball (50%), football (48%), soccer (42%), and volleyball (28%).
- Many of the reported sports are youth/family-oriented, indicating that households with children represent a key participation base within the Lake Area.



# SPORT PARTICIPATION AT LAKE AREA SPORTS FACILITIES

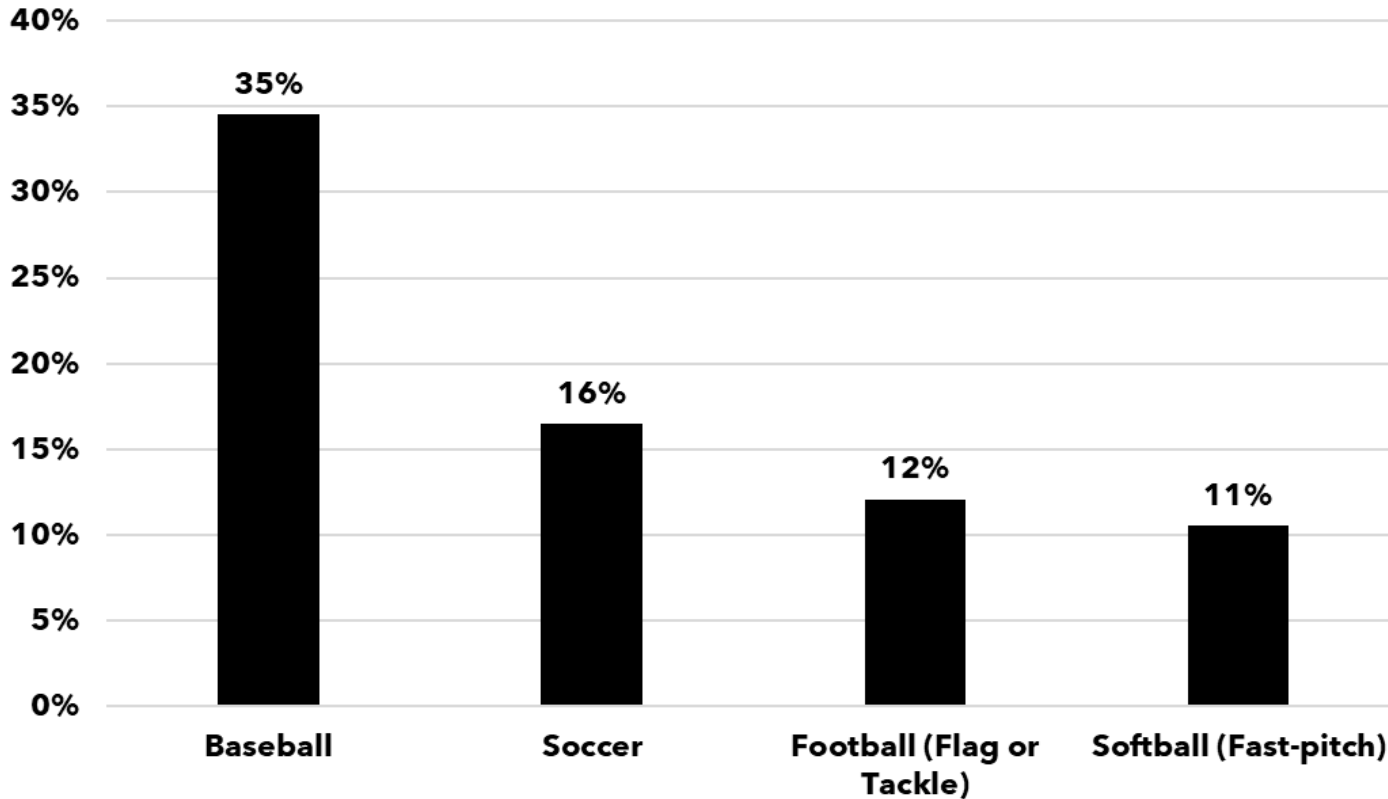


Note: Sorted by park score in descending order.  
Base: 244 respondents

Among respondents, 82% reported participating in/attending amateur sporting events at Osage Beach City Park. Peanick Park (67%), Ballparks National (55%), the Tri-County YMCA (49%), and the LOZ Sports Training Facility (45%) were also commonly noted.



# MOST ESTABLISHED AMATEUR SPORTS

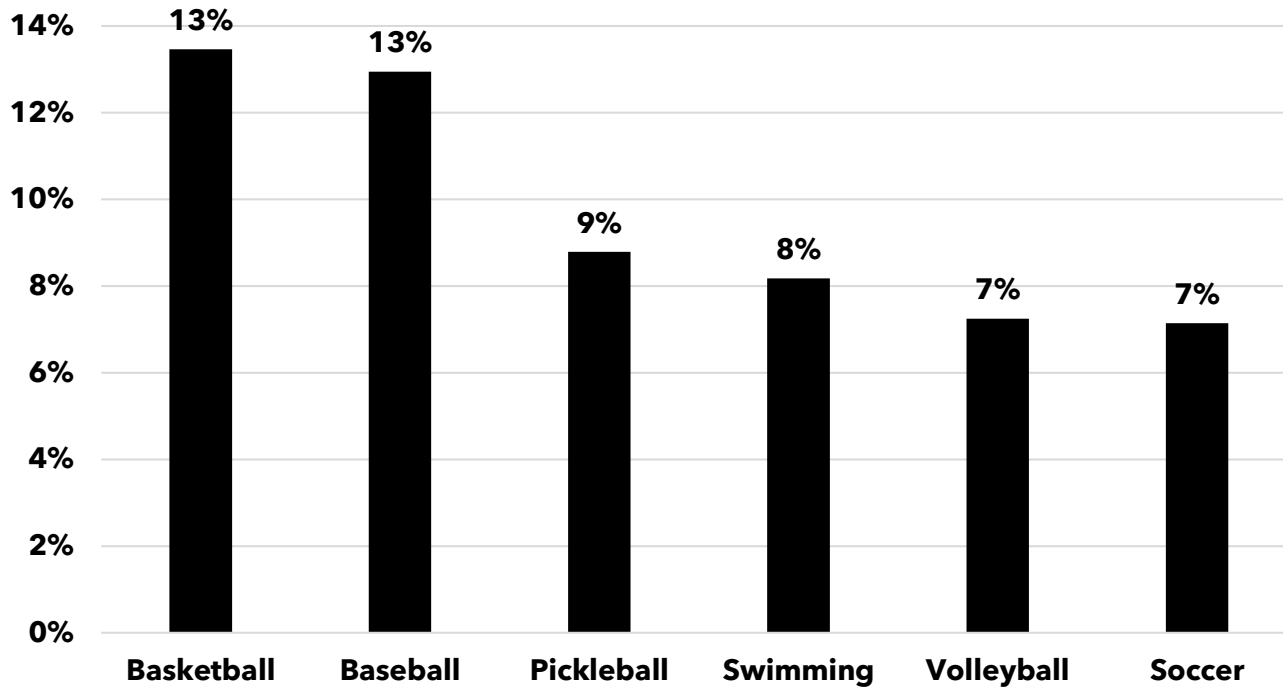


Notes: (1) Sorted by result percentage in descending order. (2) Only response categories with 10% or greater are shown.  
Base: 244 respondents

Respondents most frequently identified baseball as the amateur sport the Lake Area has developed most successfully, followed by soccer, football, and fast-pitch softball. These results suggest established infrastructure and participation pathways are strongest in field and diamond sports.



# AMATEUR SPORTS WITH GROWTH POTENTIAL

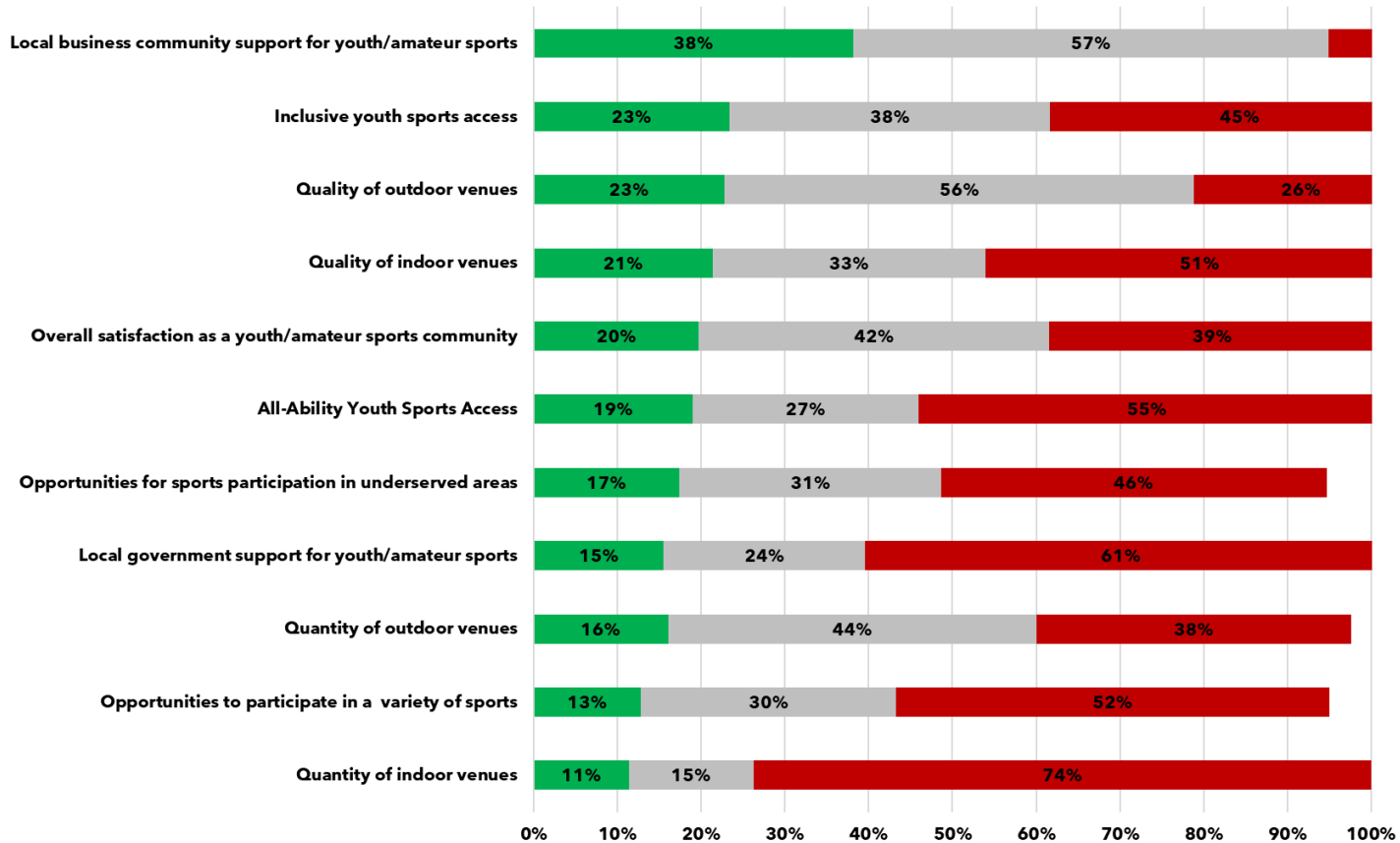


Notes: (1) Sorted by result percentage in descending order. (2) Only response categories with 5% or greater are shown.  
Base: 244 respondents

Basketball and baseball were most often cited as emerging or underserved sports with growth potential in the Lake Area, with pickleball, swimming, volleyball, and soccer also noted.



# SATISFACTION WITH THE LAKE AREA SPORTS COMMUNITY

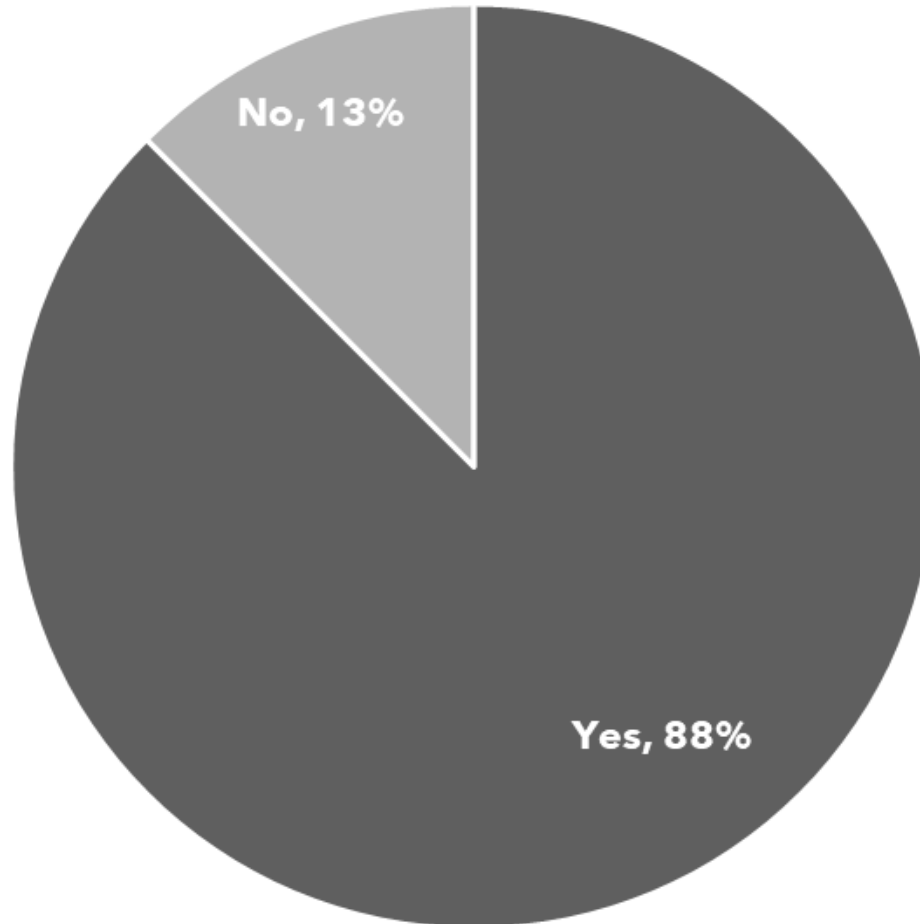


Note: Sorted by Top-2 Box score in descending order  
Base: 176 respondents

While respondents reported varying levels of satisfaction, Top-2 Box results indicate opportunities to improve overall user satisfaction across youth and amateur sports facilities and services.



# TRAVEL OUTSIDE THE LAKE AREA FOR AMATEUR SPORTS

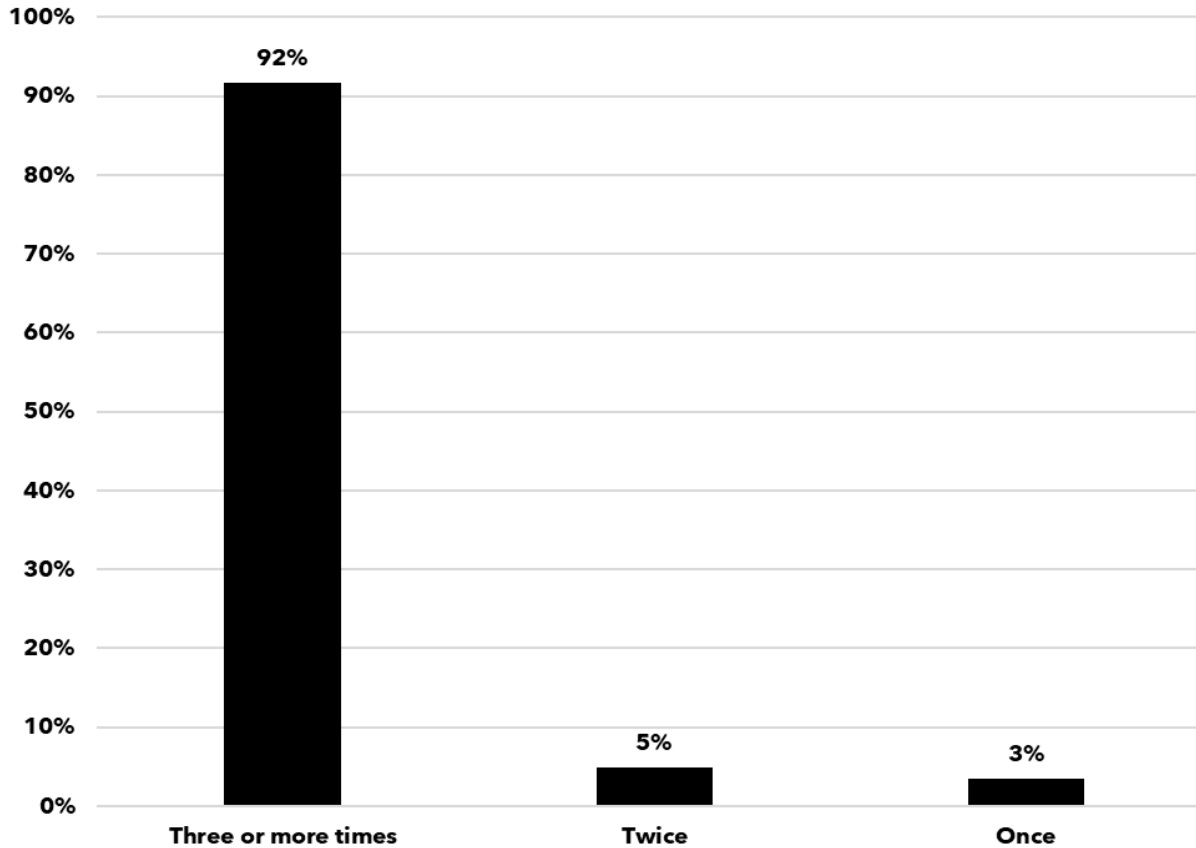


Base: 184 respondents

Survey respondents were asked whether they have traveled to another community outside of the Lake Area to coach, participate in, or attend an amateur sports event or tournament. Overall, 88% reported traveling outside the Lake Area for amateur sports, while 13% indicated they had not.



# FREQUENCY OF AMATEUR SPORTS TRAVEL

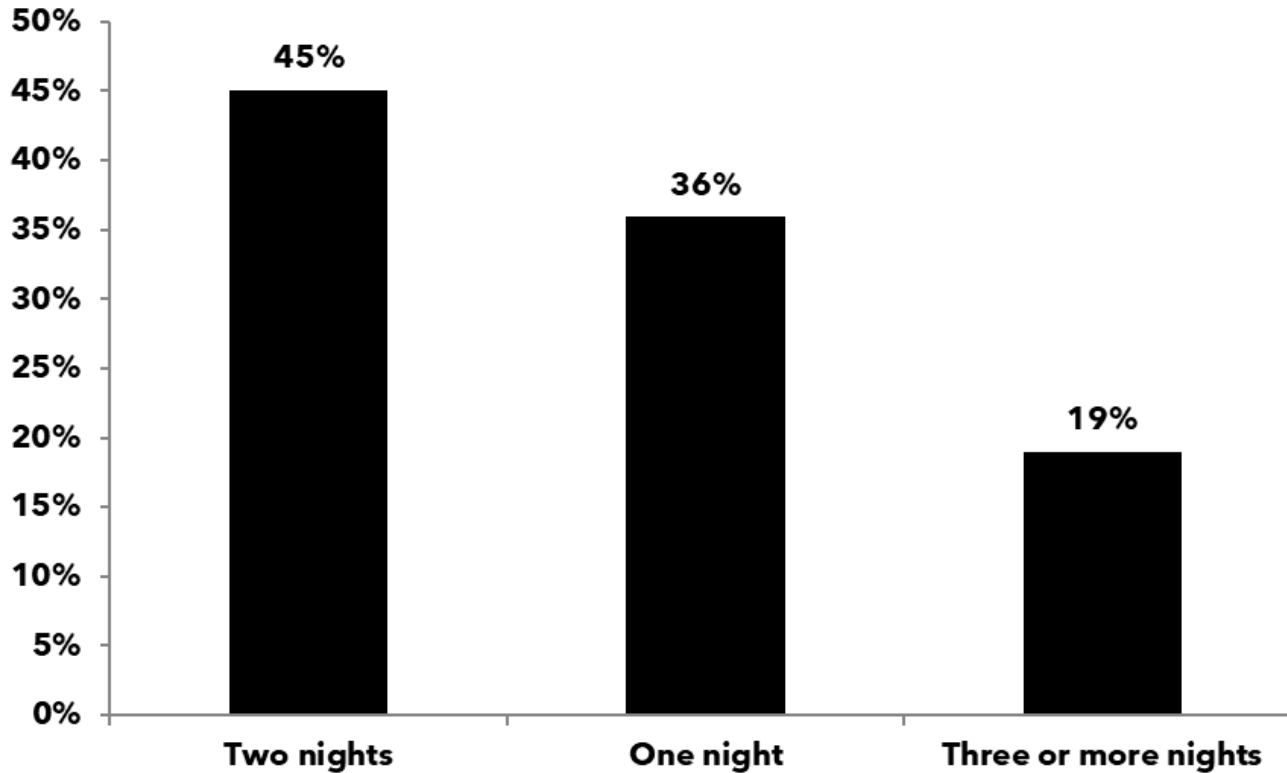


*Note: Sorted by result percentage in descending order.  
Base: 145 respondents*

Respondents were asked how often they travel for amateur sports events or tournaments on an annual basis. The majority (92%) reported traveling three (3) or more times per year, while a smaller share indicated traveling twice (5%) or once (3%).



# LENGTH OF STAY FOR AMATEUR SPORTS TRAVEL

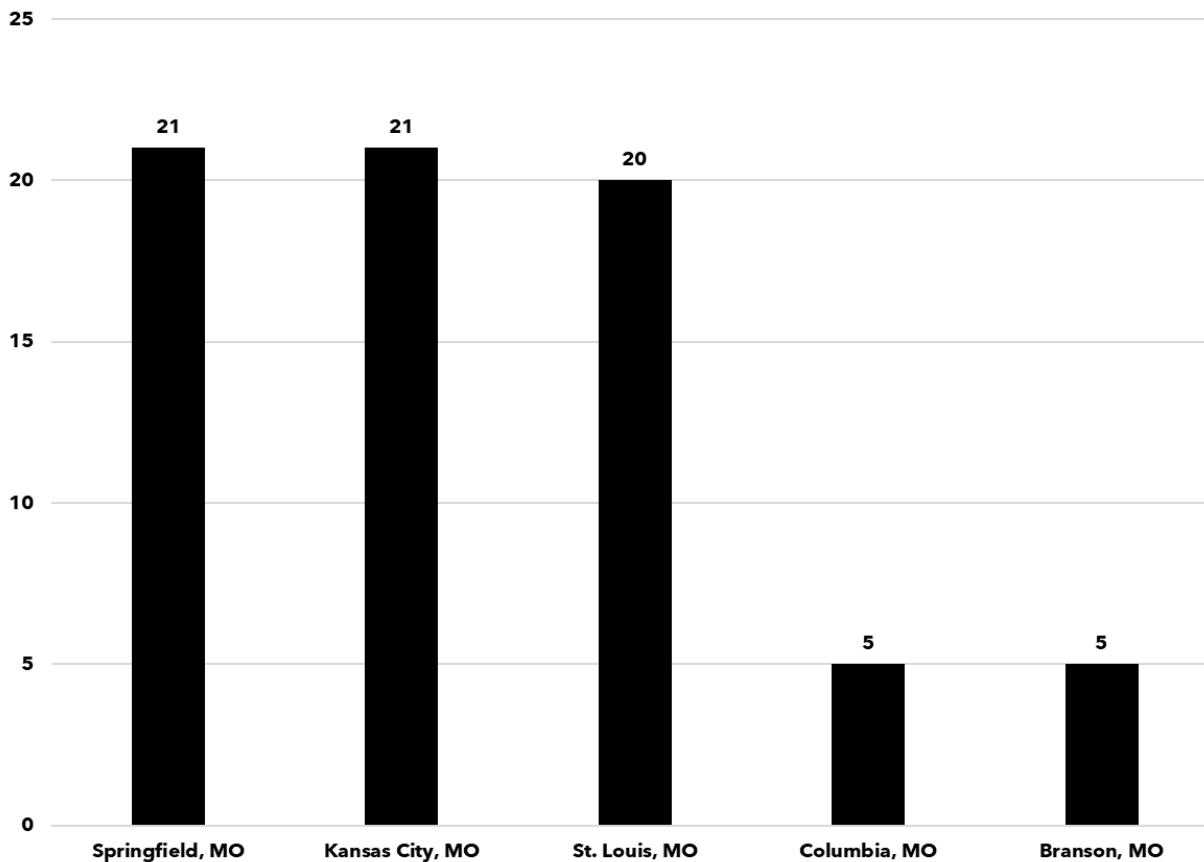


*Note: Sorted by result percentage in descending order.  
Base: 145 respondents*

Respondents were asked how many nights they typically stay in a community when traveling for an amateur sports event or tournament. Most respondents reported staying two nights (45%), followed by one night (36%), while fewer indicated stays of three or more nights (19%).



# MOST COMMON OUT-OF-MARKET SPORTS DESTINATIONS

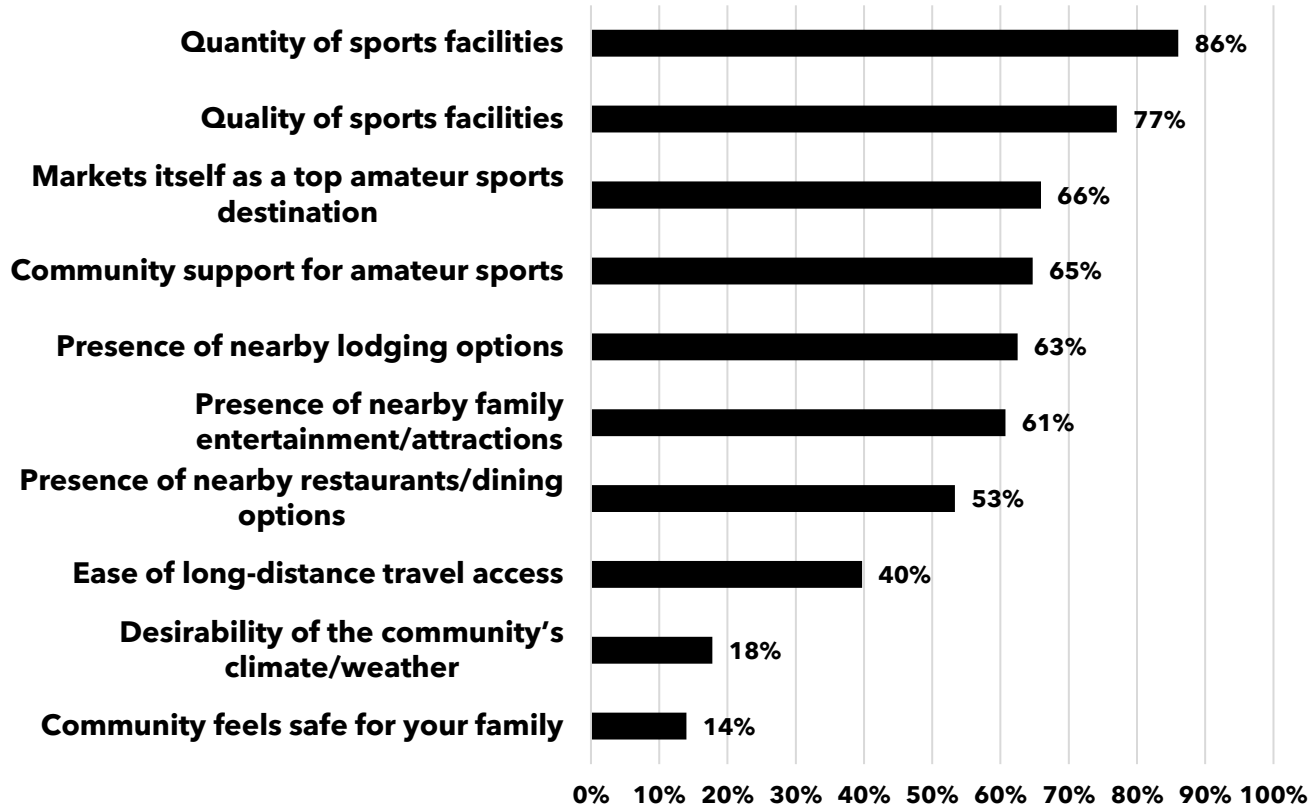


Note: (1) Sorted by result percentage in descending order. (2) Only communities cited at least 5 or more times are shown.  
Base: 122 respondents

When asked which city outside of the Lake Area they have visited most often (or most recently) for amateur sports events, responses were concentrated in a small number of regional markets. Springfield (21), Kansas City, MO (21), and St. Louis (20) were cited most frequently, followed by Columbia (5) and Branson (5). The remaining responses were distributed across a wide range.



# PERCEIVED STRENGTHS OF FREQUENTED MARKETS

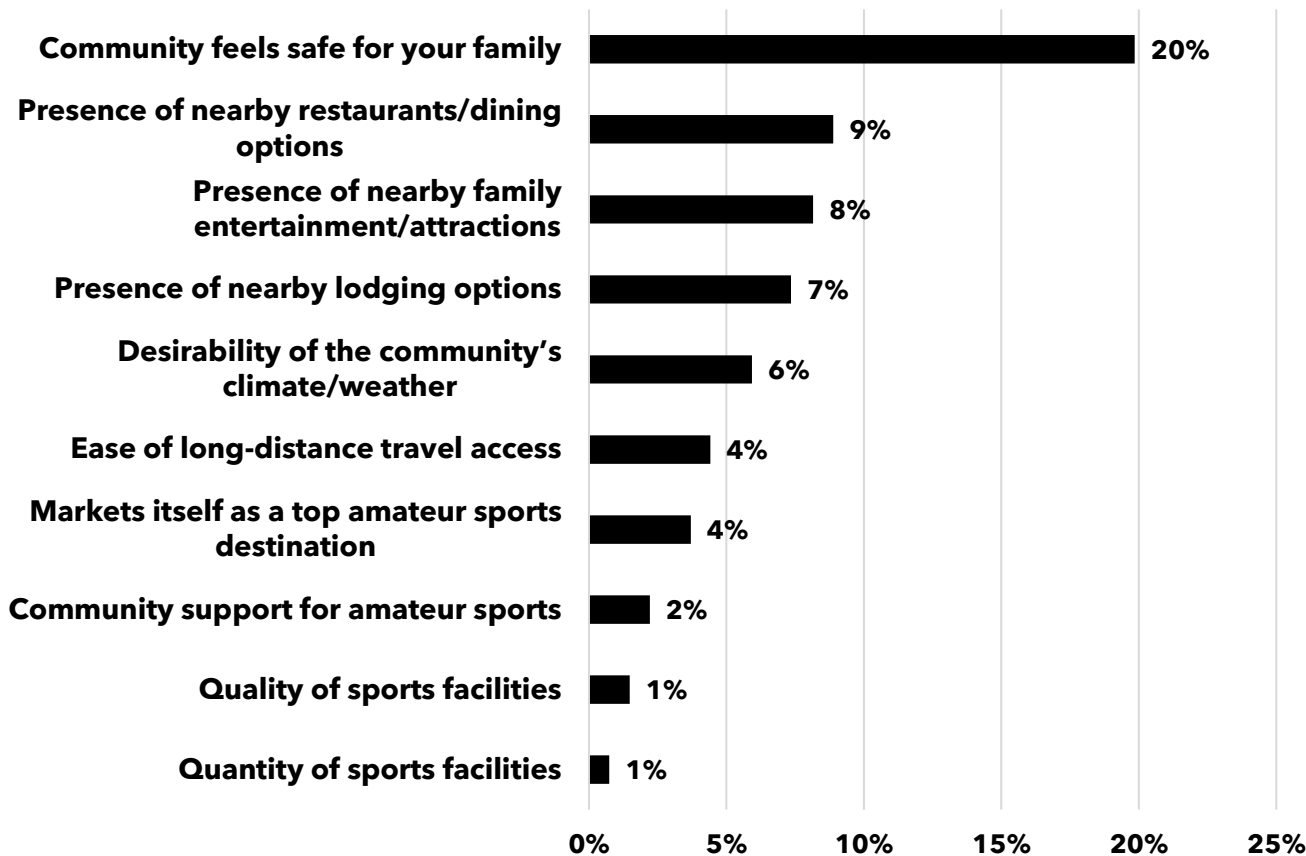


Note: Sorted by percentage in descending order.  
Base: 137 respondents

Respondents most frequently identified the quantity (86%) and quality (77%) of sports facilities as areas where the surrounding markets performs better than the Lake Area. Marketing as an amateur sports destination (66%) and community support for amateur sports (65%) were also noted.



# PERCEIVED STRENGTHS OF THE LAKE AREA

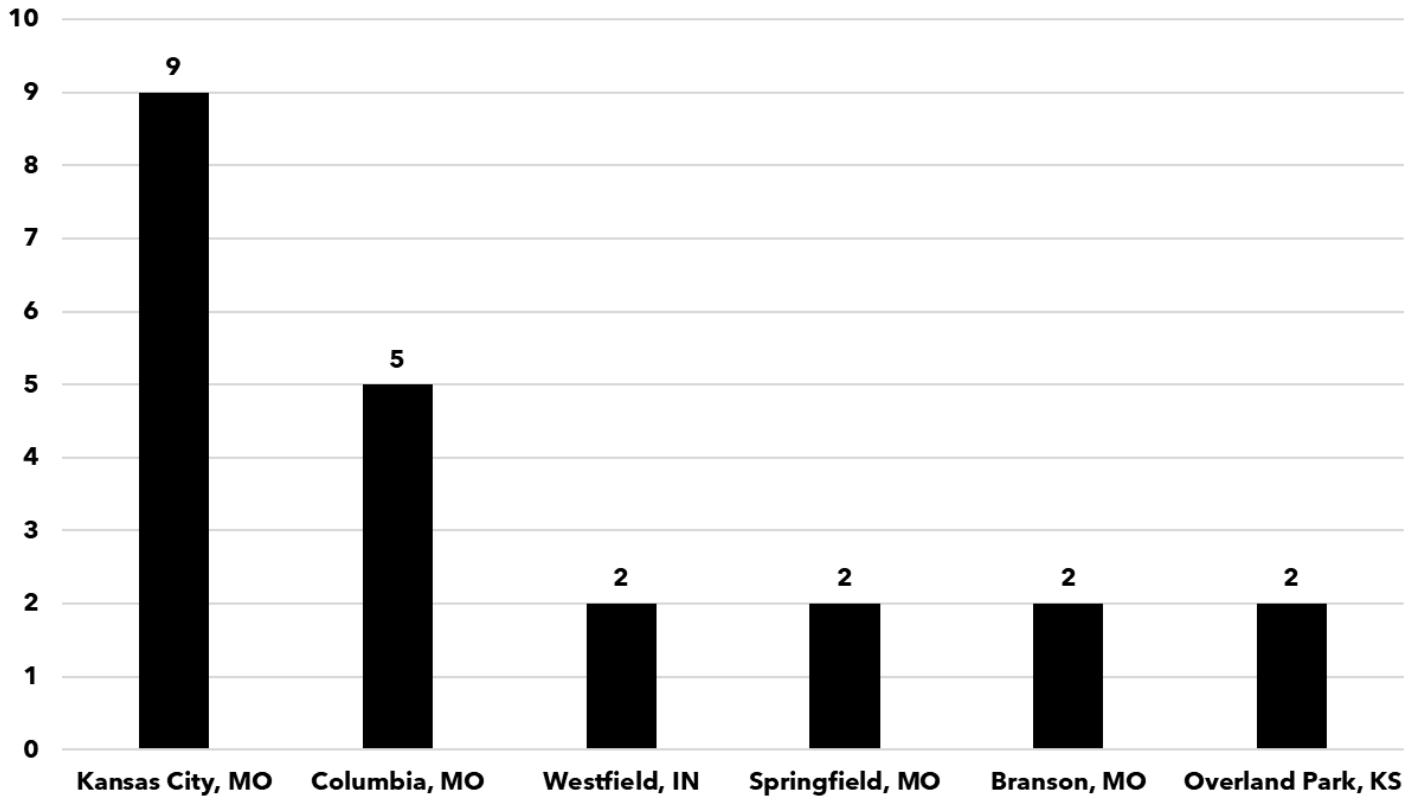


Note: Sorted by percentage in descending order.  
Base: 137 respondents

Respondents most often identified community safety (20%) as an area where the Lake Area performs better, followed by dining options (9%) and family entertainment and attractions (8%).



# COMMUNITIES VIEWED AS STRONG AMATEUR SPORTS HOSTS

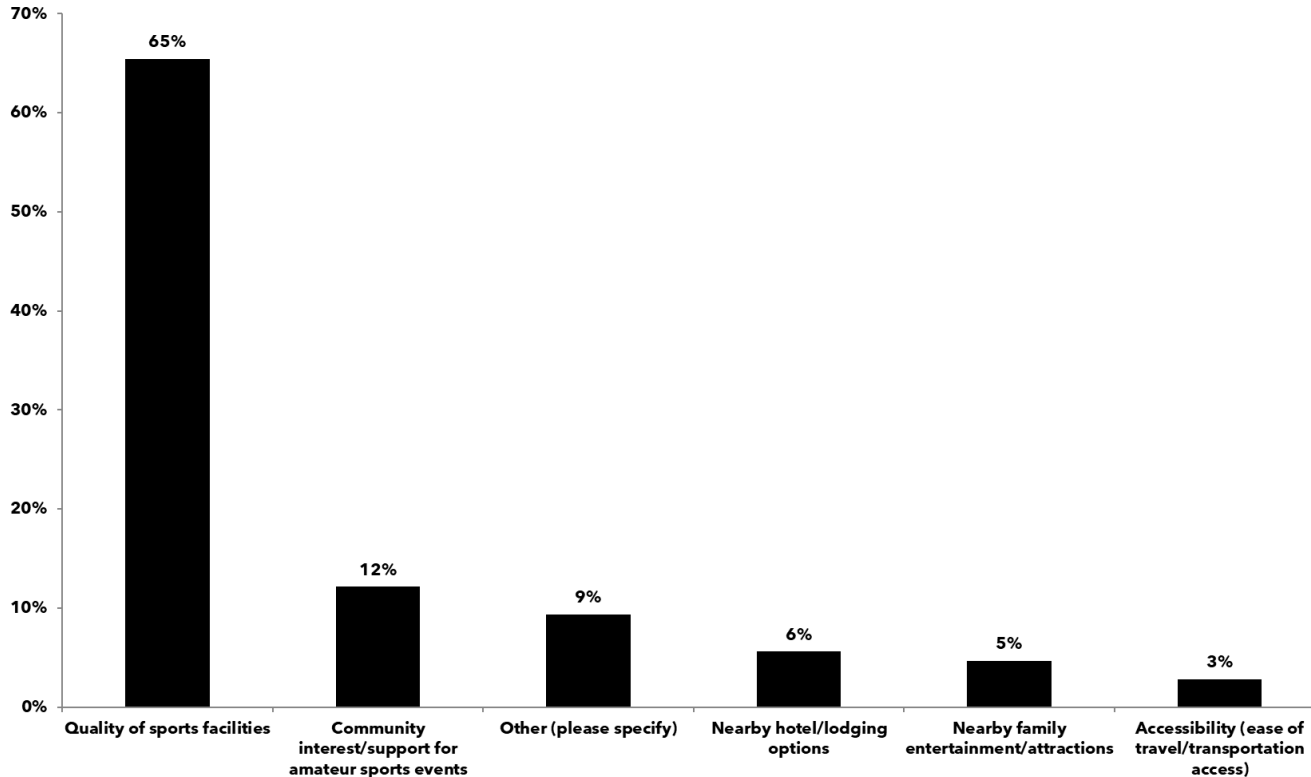


Note: (1) Sorted by result percentage in descending order. (2) Only responses with 5 or more entries are shown.  
Base: 97 respondents

When asked which community does the best overall job hosting amateur sports events, responses were led by Kansas City and Columbia. A small group of additional communities were each cited multiple times, while the remaining responses were dispersed across a wide range of markets nationwide.



# PRIMARY REASONS COMMUNITIES ARE VIEWED AS STRONG AMATEUR SPORTS HOSTS



Note: Sorted by result percentage in descending order.  
Base: 107 respondents

When asked to identify the primary reason a community from the previous question was selected as the best amateur sports host, respondents most frequently cited the quality of sports facilities (65%). Community interest and support for amateur sports events (12%) was the next most common factor, followed by other considerations (9%). Nearby lodging options (6%), family entertainment and attractions (5%), and accessibility (3%) were cited less frequently.



# ADDITIONAL VERBATIM FEEDBACK



The following are select verbatim comments from respondents who provided additional feedback at the end of the survey:

- “The Lake Area desperately needs an improvement in our youth sport options, and facilities. We are a premier destination for visitors and tourists. We just lack the facilities to bring people to our area for youth sport reasons. The lack of youth sports options is also evident in our high school athletes who do not have the same opportunities as other kids who are growing up in larger areas whom we compete against.”
- “This is definitely a must for the Lake!! We as a family as spent thousands of dollars on weekend travels for sports.”
- “We have a ridiculous number of youth baseball, softball, and tee ball teams which is GREAT but leaves teams battling for consistent field time. The HS fields are not always available.”
- “Accessibility to gyms and fields is the hardest thing to get. We have the kids, coaches and parents for great youth sports. But no access to gyms or fields to practice.”
- “Our community has a lot to offer families if they come here for an amateur athletic activity, but the facilities are small, outdated, managed poorly, and under utilized. A lot more potential could come of our parks and recreational facilities if we prioritize them and market them to not young, old and visitors.”



# KEY TAKEAWAYS & CONCLUSION: ONLINE SURVEY



- **Participation & Facility Reliance:** Amateur sports participation in the Lake Area is concentrated in traditional, youth-focused field and court sports. Activity is heavily reliant on a small number of high-use public facilities, placing sustained pressure on limited local assets.
- **Facility Quality & System Gaps:** Survey results indicate moderate to low satisfaction across most facilities, with several facilities viewed as “Below Average.” Key gaps were in indoor venue availability, overall facility quantity, and inclusive access.
- **Sports Development & Growth Potential:** Baseball is the Lake Area’s most developed amateur sport, while basketball, pickleball, swimming, and volleyball represent key growth opportunities tied to unmet year-round facility demand.
- **Travel Leakage & Competitive Benchmarking:** A significant majority of respondents reported traveling outside the Lake Area multiple times per year for amateur sports, most often to regional markets such as Kansas City, Springfield, and St. Louis.

## CONCLUSION

Survey results indicate strong participation in youth and amateur sports across the Lake Area, but only moderate satisfaction with the existing facility inventory, particularly for indoor venues and overall capacity. These conditions have contributed to frequent out-of-market travel for amateur sports.

## 7. SWOT ANALYSIS



# SWOT ANALYSIS: STRENGTHS



## **KEY STRENGTHS OF OSAGE BEACH AS A SPORTS TOURISM DESTINATION:**

### **ESTABLISHED SPORTS PARTICIPATION WITH IDENTIFIED GROWTH SPORTS**

- Survey results indicate baseball is the Lake Area's most established amateur sport, supported by existing diamond inventory and consistent participation. Basketball, volleyball, pickleball, and swimming also show strong interest, signaling a broad base of multi-sport demand.

### **REGIONAL DRIVE-TO MARKET WITH TOURISM SUPPORT**

- While the City has a relatively small local population base, Osage Beach benefits from a defined 30-minute drive-time market and an established tourism economy that has the potential to support weekend and seasonal event demand beyond local users.

### **TOURISM-ORIENTED DESTINATION WITH BUILT-IN AMENITIES**

- Osage Beach benefits from an established tourism economy anchored by Lake of the Ozarks, offering dining, lodging, entertainment, and outdoor recreation that extend visitor stays beyond tournament play. Survey feedback and stakeholder input indicate that the variety of things to do outside of games is a meaningful draw for families, teams, and spectators.

### **EXPERIENCE-DRIVEN ENVIRONMENT THAT SUPPORTS WEEKEND TRAVEL**

- The Lake Area functions as a leisure destination rather than a single-purpose sports market, which aligns well with weekend and multi-day youth and amateur sports events.



# SWOT ANALYSIS: WEAKNESSES



## **KEY WEAKNESSES OF OSAGE BEACH AS A SPORTS TOURISM DESTINATION:**

### **LIMITED IN-CITY SPORTS TOURISM CAPACITY**

- Osage Beach lacks a consolidated, sports-tourism-caliber facility within City limits, with existing venues modest in scale and primarily oriented toward practices, leagues, and training rather than large tournaments. As a result, the City has limited ability to host multi-court or multi-field events that generate consistent overnight visitation.

### **FRAGMENTED AND SINGLE-PURPOSE FACILITY NETWORK**

- The broader Lake Area supports a range of sports activity, but facilities are dispersed, largely single-use, and operated independently, creating operational inefficiencies for tournament organizers.

### **INSUFFICIENT INDOOR, YEAR-ROUND PROGRAMMING SPACE**

- Survey respondents consistently identified gaps in indoor court availability and year-round facilities for sports such as basketball, volleyball, pickleball, and swimming. The limited indoor inventory constrains offseason use and pushes local users and events to competing regional markets.

### **MODEST LOCAL POPULATION BASE WITH RELIANCE ON DRIVE-IN DEMAND**

- Osage Beach's immediate population base is smaller, older, and slower-growing than regional benchmarks, reducing weekday utilization potential.



# SWOT ANALYSIS: OPPORTUNITIES



## **KEY OPPORTUNITIES OF OSAGE BEACH AS A SPORTS TOURISM DESTINATION:**

### **DEVELOP A CONSOLIDATED, MULTI-SPORT FACILITY TO CAPTURE UNMET DEMAND**

- Survey results and market analysis indicate unmet demand for indoor, multi-court, and flexible year-round sports space. A consolidated facility would address this gap while enabling Osage Beach to host larger, repeatable tournaments within City limits.

### **LEVERAGE THE LAKE OF THE OZARKS AS A SPORTS-LEISURE HYBRID DESTINATION**

- Osage Beach's established tourism base, recreational amenities, and variety of off-field activities create an environment well-suited for weekend and multi-day sports events. Purpose-built facilities could better convert existing leisure visitation into sports-driven travel and extended stays.

### **CAPTURE REGIONAL DRIVE-TO TOURNAMENT DEMAND CURRENTLY SERVED ELSEWHERE**

- Comparative market analysis shows that the Missouri regional market includes substantial sports activity but limited true indoor field-and-court complexes capable of hosting multiple sports under one roof. A properly scaled facility in Osage Beach could attract events currently rotating through competing regional venues.

### **BUILD ON DEMONSTRATED BUT INCONSISTENT SPORTS TOURISM ACTIVITY**

- Local facilities already host a mix of recurring tournaments, seasonal events, and championship-style programming. Expanded facility capacity would allow the City to transition from episodic events to a more consistent and programmable sports tourism calendar.



# SWOT ANALYSIS: THREATS



## **KEY THREATS OF OSAGE BEACH AS A SPORTS TOURISM DESTINATION:**

### **REGIONAL COMPETITION FROM PURPOSE-BUILT SPORTS FACILITIES**

- Competing Missouri and regional markets already offer larger, consolidated indoor and outdoor sports complexes that align with tournament organizer requirements.

### **RISING EXPECTATIONS FROM EVENT ORGANIZERS AND PARTICIPANTS**

- Tournament standards continue to increase around amenities, indoor capacity, scheduling flexibility, and centralized operations. Facilities that do not meet these expectations may be excluded from event rotations, even when destination fundamentals are strong.

### **SEASONALITY AND WEATHER CONSTRAINTS ON OUTDOOR PROGRAMMING**

- The local sports tourism base relies heavily on seasonal and outdoor events, which limits year-round utilization and consistency. Without expanded indoor capacity, Osage Beach remains vulnerable to weather-driven disruptions and offseason demand gaps.



## 8. FACILITY OPPORTUNITY & PRELIMINARY COST ANALYSIS



# RECOMMENDATION OVERVIEW



## RECOMMENDED FACILITY CONCEPT

Victus Advisors recommends that Osage Beach focus on a mid-to-large scale indoor court facility capable of supporting a range of court-based sports and flexible event programming, rather than pursuing a large, outdoor, or single-sport destination complex.

## CORE CHARACTERISTICS OF RECOMMENDED FACILITY

- A mid-to-large indoor sports center to support year-round use.
- Multi-court configuration capable of hosting:
  - Basketball
  - Volleyball
  - Pickleball
  - Wrestling
  - Cheer and dance
  - Camps, clinics, and league play
- Centralized tournament operations, including efficient team circulation, check-in, and spectator viewing.
- Flexible court layouts to allow local use and tournament scheduling.
- Support amenities such as restrooms, concessions, adequate spectator seating, and event support space.



# FACILITY OPPORTUNITY: INDOOR SPORTS CENTER



- Basketball, volleyball, pickleball, and other indoor sports organizations consistently identified a lack of tournament-capable indoor court space. Existing demand is largely met through school gyms, recreation centers, or single-court facilities that limit scheduling flexibility and tournament scalability.
- Event organizers and user groups stated that there is an unmet demand for a centralized, multi-court indoor sports center capable of hosting weekend tournaments, league play, camps, and regional events.
- Feedback from the interviews conducted indicated that a consolidated indoor facility with sufficient court counts, ceiling heights, and support amenities would be ideal in Osage Beach for regional tournaments.
- There is a consistent interest in weekend and tournament events, supported by regional participation and the Lake Area's established lodging and tourism infrastructure.
- Stakeholders expressed interest in an indoor facility designed with flexible court layouts and convertible event space, allowing the venue to accommodate sports such as basketball, volleyball, cheer, wrestling, etc. in addition to non-sporting events such as community events, banquets, trade shows, conventions, etc.
- A flexible indoor configuration would allow the City to balance local weekday utilization with weekend tournament demand, improving year-round occupancy and reducing reliance on peak seasonal tourism alone.



# FACILITY OPPORTUNITY: OUTDOOR SPORTS COMPLEX



## DIAMOND FIELDS

- Baseball and softball stakeholders identified ongoing demand for tournament-capable facilities with diamond fields; however, the region already has established multi-field complexes outside City limits that attract a portion of tournament activity.
- A new standalone diamond field facility within Osage Beach could face direct competition from existing regional facilities and may have limited ability to shift tournament demand without significant scale or differentiation.
- While incremental improvements to existing diamond inventory could support local league play and seasonal relief, a standalone diamond field facility is unlikely to impact sports tourism activity without integration into a broader destination-oriented facility concept.

## RECTANGULAR FIELDS

- Soccer, lacrosse, and other field sport organizations expressed interest in additional rectangular fields; however, interview feedback did not indicate enough tournament demand to justify a new, large-scale rectangular field complex within the City.
- Existing regional facilities already serve a portion of rectangular field demand, and stakeholder input suggested that indoor court sports represent a more immediate and impactful opportunity for Osage Beach.



# FACILITY OPPORTUNITY: OTHER CONSIDERATIONS



## OTHER CONSIDERATIONS

- Stakeholders consistently stated that facilities developed at a scale sufficient to materially impact sports tourism will likely require regional coordination, shared-use agreements, and public-private partnerships.
- Coordination with surrounding jurisdictions, school systems, and private operators could improve feasibility, reduce redundancy, and maximize return on investment for any new or expanded facility development.



# PRELIMINARY CONSTRUCTION COST ESTIMATE



INDOOR FACILITIES						
Facility	Location	Year Opened	Square Feet	Est. 2025 Construction Cost	Est. Q4 2025 Construction Cost Per Sq. Ft.	
Hy-Vee Arena	Kansas City, MO	2018	82,000	\$56,625,000	\$691	
Williamsburg Sports & Events Center	Williamsburg, VA	2026	200,000	\$80,000,000	\$400	
Rocky Mount Event Center	Rocky Mount, NC	2018	160,000	\$52,210,551	\$326	
AdventHealth Sports Park at Bluhawk	Overland Park, KS	2024	420,000	\$130,894,591	\$312	
Virginia Beach Sports Center	Virginia Beach, VA	2020	285,000	\$87,238,743	\$306	
Henrico Sports & Events Center	Glen Allen, VA	2023	185,000	\$54,121,864	\$293	
Rock Hill Sports & Events Center	Rock Hill, SC	2020	170,000	\$35,808,322	\$211	
Betty & Bobby Allison Sports Town	Springfield, MO	2022	94,675	\$13,603,604	\$144	
Columbia Sports Fieldhouse	Columbia, MO	2019	160,000	\$15,033,480	\$94	
<b>HIGH</b>			<b>420,000</b>	<b>\$130,894,591</b>	<b>\$691</b>	
<b>AVERAGE</b>			<b>195,186</b>	<b>\$58,392,906</b>	<b>\$308</b>	
<b>MEDIAN</b>			<b>170,000</b>	<b>\$54,121,864</b>	<b>\$306</b>	
<b>LOW</b>			<b>82,000</b>	<b>\$13,603,604</b>	<b>\$94</b>	

Source: Victus research

Notes:

- (1) Sorted by Est. Q4 2025 Construction Cost Per Seat in descending order
- (2) Estimated according to the Turner Building Cost Index Q4 2025
- (3) Victus has expanded the comparable data set above to include additional recently developed indoor sports facilities, providing a broader representation of current construction cost benchmarks.

Focusing on the core cluster of comparable indoor multi-court sports facilities, construction costs generally range from approximately \$300 to \$375 per square foot in 2025 dollars, anchored by a median of approximately \$306 per square foot, as shown above. Applied to an 8-to-12 court indoor sports center (typically 130,000 to 180,000 square feet), this equates to a projected construction cost range of approximately \$39 million to \$68 million, with a planning-level expectation in the low-to-mid \$50 million range (in 2025 dollars).

*Please Note: The construction costs presented above reflect a wide range and are influenced by numerous factors, including regional market conditions, building size and program, number of courts, spectator capacity, level of finish, mechanical and structural requirements, labor availability, and materials and supply costs. The Client should engage qualified architecture, engineering, and construction professionals to develop more refined cost estimates based on the preferred indoor sports center concept and desired scope of amenities.*



# INDOOR COURT FACILITY MODEL: ADVENTHEALTH SPORTS PARK AT BLUHAWK



## Overland Park, Kansas

- Year Opened: 2024
- Owner: Price Brothers
- Operator: The Sports Facilities Companies (SFC)
- Construction Cost: \$850M in Q4 2025 dollars\*
- Features:
  - 8 basketball courts convertible to 16 volleyball or pickleball courts
  - Turf field (40,000 sq. ft.)
  - World-class sports performance training center
  - Hawk's Outpost (family entertainment center)
    - o Arcade, bowling, laser tag, esports, VR dark ride, and roll glider
  - E-sports center
  - Cafe and bar
- Programming:
  - Youth and adult leagues
  - Performance training
  - Extensive ice sports
  - General fitness classes

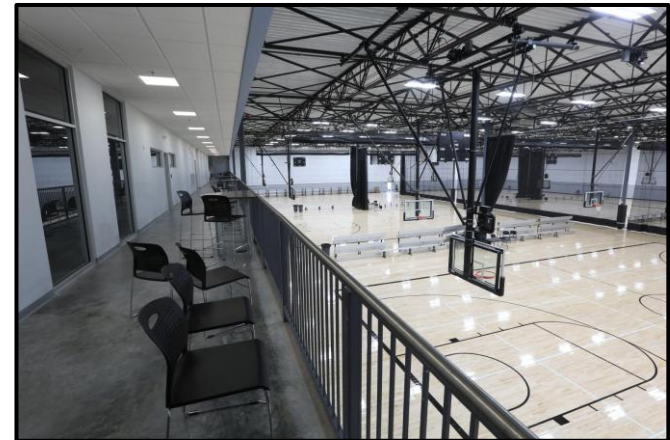


# INDOOR COURT FACILITY MODEL: THE BEAL CENTER



## Chesterfield, MO

- Year Opened: 2023
- Owner/Operator: Chesterfield Sports Association
- Features:
  - 9 indoor courts
  - Olympic-level flooring
  - LED Lighting
  - 4K cameras
  - Fitness area
  - Lounge spaces
  - Multi-purpose rooms
- Programming:
  - Youth and adult sports
  - Performance training and development
  - Multi-sport events
  - Court rentals
  - Private events



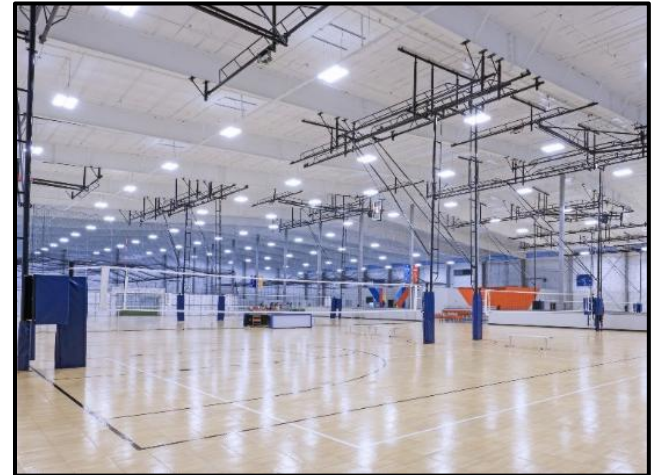


# INDOOR COURT FACILITY MODEL: BETTY & BOBBY ALLISON SPORTS TOWN



## Springfield, MO

- Year Opened: 2022
- Owner/Operator: City of Springfield/Private
- Construction Cost: \$23.4M in Q4 2025 dollars\*
- Features:
  - Indoor facility (94,000 sq. ft.)
    - o 4 basketball courts convertible to 8 volleyball courts
    - o 2 soccer fields
  - 12 outdoor fields
    - o 4 of the fields are all-weather turf
- Programming:
  - Lil Kickers/Skill Institute
  - Youth Volleyball League/MYSL
  - NFL Flag
  - JR NBA/WNBA
  - Adult soccer





# NEXT STEPS



## **Phase 1 Completion**

- a) Confirm facility model(s) to advance into Phase 2 analysis

## **Phase 2 - Financial, Economic & Strategic Analysis**

- a) Site Evaluations
- b) Event & Attendance Projections
- c) Financial Operating Pro Forma
- d) Operating Options Analysis
- e) Economic & Fiscal Impact Analysis
- f) Partnership & Funding Options Analysis
- g) Final Deliverables, Reports, & Presentations



# CONTACT INFORMATION



## **VICTUS ADVISORS LLC**

2700 Homestead Road  
Suite 220  
Park City, Utah 84098

(435) 776-5728

[www.victusadvisors.com](http://www.victusadvisors.com)

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Jeff Fisher, Public Works Director  
Cole Bradbury, City Attorney

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**Agenda Item:**

Bill 26-14 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 100, Section 100.220 Design Guidelines as set forth. *First Reading*

**Requested Action:**

First Reading of Bill #26-14

**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:**

Policies such as the City's Design Guidelines that are utilized for public infrastructure and other associated facilities, should be a living document that is updated or changed as needed to remain relevant and appropriate. It is not a document that is typically codified in local government, instead adopted by reference, allowing updates to be made expeditiously for the benefit of the City and the Development Community.

A short list of items that currently warrant updates include: erosion control, stormwater management, street construction, and sewer stations.

An example of staff's intentions to update includes a new development that according to overly restrictive stormwater requirements, the business owner/developer was required to construct a detention pond at a minimum of \$30K. They expressed concern, staff looked into industry standards, consulted with three different engineering firms (two are

not under contract, one is local) and the conclusion was simple: Osage Beach isn't offering options in the way that the engineers are to estimate run-off. Allowing engineers a more appropriate menu, provides a more realistic formula, and in this case, detention was not required.

**City Attorney Comments:**

Per City Code 110.230, Bill 26-14 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 100  
SECTION 100.220 DESIGN GUIDELINES AS SET FORTH.

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

**Section 1.** That the section entitled Osage Beach amendments as set forth below with new material set out in **RED** as follows:

**Section 100.220. Design Guidelines.**

A certain document, one (1) copy of which is on file in the office of the City Clerk, being marked and designated as the Osage Beach Design Guidelines, is hereby adopted as the code of the City of Osage Beach, Missouri, for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of various systems and improvements in the City of Osage Beach; and each and all of the regulations, provisions, conditions and terms of such document on file in the office of the City Clerk are hereby referred to, adopted and made a part hereof as if fully set out in the Article.

The Design Guidelines may be updated from time to time with approval of the City Administrator. The City Administrator shall provide copies of all changes to the Board and Mayor at least twenty business days prior to implementing such changes.

**Section 2.** Severability

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

**Section 3.** Repeal of Ordinances not to affect liabilities, etc.

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that Ordinance No.26.14 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.26.14.

\_\_\_\_\_  
Michael Harmison, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tara Berreth, City Clerk

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Jeff Fisher, Public Works Director

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**Agenda Item:**

Resolution 2026 - 05 - A resolution of the City of Osage Beach, Missouri, authorizing the filing of an application and associated tasks with the Missouri Department of Natural Resources, Financial Assistance Center's Funding Programs for loans and/or grants under the Missouri Drinking Water Law Chapter 640, Revised Statutes of Missouri RSMo or the Missouri Safe Drinking Water Law Chapter 640, RSMo.

**Requested Action:**

Resolution #2026-05

**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:**

Considering the estimated costs for a new water tower and well, included in the CIP, It is prudent to pass this resolution to be included in the Missouri Drinking Water State Revolving Fund Loan Program to make the project eligible if and when the City decides it is in its best interest to pursue that program. The application is due to the State by March 1. The application will be completed and submitted with the help of Archer per the work order included in this same BOA agenda. Although the estimated projects costs may be different than what is indicated in the CIP, it will not be more. A rate study will also be performed concurrently so that the BOA may be most informed in how to fund the project, along with potential sewer projects in the future.

**City Attorney Comments:**

Per City Code 110.230, Resolution 2026-05 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation. This is in no way applying for any grants or loans at this time. This is only the application to be included in the program. Further agenda items to authorize applying for grants or loans will come forward if it is determined those funding sources are necessary.

RESOLUTION 2026-05

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION AND ASSOCIATED TASKS WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER’S FUNDING PROGRAMS FOR LOANS AND/OR GRANTS UNDER THE MISSOURI DRINKING WATER LAW CHAPTER 640, REVISED STATUTES OF MISSOURI RSMO OR THE MISSOURI SAFE DRINKING WATER LAW CHAPTER 640, RSMO.

WHEREAS pursuant to the terms of the Missouri Clean Water Law, Chapter 640, RSMo, or the Missouri Safe Drinking Water Law, Chapter 640, RSMo, the State of Missouri has authorized the making of loans and/or grants to authorized applicants to aid in the planning, design, and/or construction of specific eligible projects

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

THAT, Devin Lake, City Administrator is hereby authorized to execute and file an application on behalf of The City of Osage Beach, with the State of Missouri for a loan and/or grant to aid in the planning of:

New Water Tower and Well

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

I hereby certify that the above Resolution 2026-05 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:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tara Berreth, City Clerk

Approved as to form:

\_\_\_\_\_  
Cole Bradbury, City Attorney

ATTEST:

\_\_\_\_\_  
Tara Berreth, City Clerk



**DRINKING WATER STATE REVOLVING FUND LOAN APPLICATION**

1. APPLICANT INFORMATION			
PUBLIC WATER SUPPLY NAME		PUBLIC WATER SUPPLY ID NO.	
PUBLIC WATER SUPPLY OWNER		UNIQUE ENTITY ID	
PUBLIC WATER SUPPLY CONTACT PERSON FOR THIS DRINKING WATER STATE REVOLVING FUND LOAN PROJECT			TITLE
MAILING ADDRESS		EMAIL ADDRESS	
CITY	STATE	ZIP CODE + FOUR	COUNTY
TELEPHONE NUMBER WITH AREA CODE Ext.			
OPTIONAL QUESTIONS REGARDING MILITARY SERVICE (§42.390 RSMo. 2021)			
a) Have you or an immediate family member ever served in the U.S. Armed Forces?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
b) If yes, would you like information about military-related services in Missouri?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
2. ARCHITECTURAL AND ENGINEERING CONSULTANT INFORMATION			
CONSULTING FIRM'S NAME		CONSULTANT'S NAME	
CONSULTANT MAILING ADDRESS		EMAIL ADDRESS	
CITY	STATE	ZIP CODE + FOUR	
CONSULTANT TELEPHONE NUMBER WITH AREA CODE Ext.			
3. GENERAL INFORMATION			
POPULATION SERVED		MEDIAN HOUSEHOLD DECENNIAL INCOME FOR THE SERVICE AREA	
CURRENT AVERAGE MONTHLY WATER BILL FOR A TYPICAL HOUSEHOLD, PER 5,000 GALLONS			
ESTIMATED AVERAGE MONTHLY WATER BILL FOR A TYPICAL HOUSEHOLD, PER 5,000 GALLONS, FOLLOWING COMPLETION OF THIS PROJECT			
ANTICIPATED TERM OF THE LOAN (YEARS)			
EXISTING CUSTOMERS		ESTIMATED CUSTOMERS AT PROJECT COMPLETION	
WHAT IS YOUR COLLECTION DELINQUENCY RATE? %		ARE YOU CURRENTLY FUNDING DEPRECIATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
OUTSTANDING DEBT SERVICE \$	ANY DEBT HELD BY USDA RURAL DEVELOPMENT? <input type="checkbox"/> Yes <input type="checkbox"/> No	WHEN WAS THE LAST TIME USER-FEES WERE REVIEWED?	
EXISTING ANNUAL DEBT SERVICE \$		WHEN WAS THE LAST TIME USER-FEES WERE INCREASED?	
REVENUE LESS (MINUS) OPERATING EXPENSES FOR THE LAST FISCAL YEAR EQUALS = \$			
FROM A FINANCIAL STANDPOINT, DO YOU HAVE A COMBINED WATER AND SEWER SYSTEM? <input type="checkbox"/> Yes <input type="checkbox"/> No			
U.S. CONGRESSIONAL DISTRICT NUMBER	STATE SENATE DISTRICT NUMBER(S)	STATE REPRESENTATIVE DISTRICT NUMBER(S)	
4. PROJECT DESCRIPTION			
DESCRIBE THE MAJOR COMPONENTS OF THE PROJECT (ATTACH A SEPARATE SHEET, IF NECESSARY)			

<b>5. PROJECT COST INFORMATION</b>			
<b>DRINKING WATER STATE REVOLVING FUND (DWSRF) PROJECT COST BREAKDOWN</b> (excludes Lead Service Line Replacement and Emerging Contaminant costs)			
Engineering Planning and Design			\$
Construction Engineering Services			\$
Engineering Inspection			\$
Construction Total			\$
Other Costs (refinancing, etc.) Specify:			\$
Land and Easement Acquisition			\$
Contingency (10% of Construction)			\$
<b>(1) DWSRF Total Project Costs</b>			<b>\$</b>
<b>DWSRF LEAD SERVICE LINE REPLACEMENT PROJECT COST BREAKDOWN</b>		<b>DWSRF EMERGING CONTAMINANTS PROJECT COST BREAKDOWN</b>	
Engineering Planning and Design for Lead Service Line Replacements Project	\$	Engineering Planning and Design for Emerging Contaminants	\$
Lead Service Line Replacements Construction Total	\$	Emerging Contaminants Construction Total	\$
Contingency (10% of Construction)	\$	Contingency (10% of Construction)	\$
<b>(2) Lead Service Line Replacement Total Project Costs</b>		<b>(3) Emerging Contaminants Total Project Costs</b>	
<b>\$</b>		<b>\$</b>	
<b>Total Combined Project Costs [Totals from (1), (2), and (3)]</b>			<b>\$</b>
Funding Sources other than the DWSRF (specify whether loan or grant): <b>If you list grant funding, please attach a copy of the grant approval letter, otherwise do not assume any grant funding.</b>  • \$  • \$  <b>BALANCE</b> (Total combined project costs minus other funding sources) \$  Cost of Issuance (3% of total combined project costs) \$  <b>AMOUNT OF CONSTRUCTION LOAN REQUEST</b> (Balance plus Cost of Issuance) \$		<b>PROJECTED REPAYMENT SOURCE</b>	
		<input type="checkbox"/> User Fees <input type="checkbox"/> General Funds <input type="checkbox"/> Sales <input type="checkbox"/> Other (Please describe):	
		IS THE SOURCE OF REPAYMENT IN PLACE AND AVAILABLE AT THIS TIME? (CHECK ONE) <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, specify:	
		6. PLANNING AND DESIGN LOAN INFORMATION <b>NOTE:</b> Only complete this section if the applicant is also applying for a short-term interim loan to cover planning and design expenses incurred prior to SRF Construction loan closing. See Number 6 in the attached directions.	
		<b>ESTIMATED TOTAL PLANNING AND DESIGN COST BREAKDOWN</b>	
Engineering Planning and Design (should not exceed the amount listed in Section 5 above)		\$	
Contingency and Cost of Issuance (20% of Engineering Planning and Design)		\$	
<b>Amount of Planning and Design Loan Request</b> (Sum of two lines above)		<b>\$</b>	
<b>7. ANTICIPATED DEBT STRUCTURE/SECURITY</b>			
<input type="checkbox"/> General Obligation Bonds		<input type="checkbox"/> Revenue Bonds	
AMOUNT OF BOND  \$		HAVE YOU PASSED BONDS FOR THIS PROJECT? (CHECK ONE) <input type="checkbox"/> Yes - include a copy of the documentation listed in Number 6 of the instructions  <input type="checkbox"/> No	

8. PROJECT SCHEDULE	
MILESTONE	ANTICIPATED DATE
A. Engineering report submittal (See attached Engineering Report Submittal Checklist before submitting the engineering report)	
B. All other funding is secured (if necessary, bonds are voted)	
C. Engineering plans and specifications submittal	
D. Construction start date	
<b>9. PRIORITY POINTS CRITERIA (SEE MISSOURI DRINKING WATER STATE REVOLVING FUND PRIORITY POINTS CRITERIA FACT SHEET FOUND IN APPENDIX 5 OF THE DRINKING WATER STATE REVOLVING FUND INTENDED USE PLAN)</b> <b>NOTE:</b> Check all items listed below that apply to the project and describe in the space provided. Attach any supporting documentation (e.g., copy of the latest sanitary survey, inspection, copy of order, agreement, permit or other enforceable document, etc.) and specifically cross-reference it in the narrative description. The department will consider only supporting documentation described on the application form.	
<b>SAFE DRINKING WATER ACT COMPLIANCE</b> (Anticipated compliance benefits of the proposed project.)	
This project will address the below issues (check all that apply): <ul style="list-style-type: none"> <li><input type="checkbox"/> Correct persistent violations of maximum contaminant levels or treatment performance criteria for acute risk contaminants (such as coliform, turbidity or nitrate) within the past 36 months.</li> <li><input type="checkbox"/> Correct persistent violations of treatment technique requirements.</li> <li><input type="checkbox"/> Correct persistent violations of maximum contaminant levels for non-acute risk primary contaminants occurring within the past 36 months.</li> <li><input type="checkbox"/> Correct persistent violations of maximum contaminant levels for secondary contaminants occurring within the past 36 months.</li> <li><input type="checkbox"/> Enable the public water supply to comply with certain anticipated federal regulations.</li> <li><input type="checkbox"/> Enable the public water supply to comply with an administrative order, bilateral compliance agreement, permit, or other enforceable document issued by the Missouri Department of Natural Resources.</li> </ul>	
<b>PUBLIC HEALTH</b> (Anticipated public health benefits of the proposed project.)	
This project will address the below issues (check all that apply): <ul style="list-style-type: none"> <li><input type="checkbox"/> Existing public water systems only: The project will address problems causing a waterborne disease outbreak attributable to the public water supply by the Missouri Department of Health and Senior Services.</li> <li><input type="checkbox"/> Existing public water systems only: The public water supply can document its inability consistently to maintain over 35 psi as a normal working pressure in the distribution system.</li> <li><input type="checkbox"/> Existing public water systems only: The public water supply can document its inability consistently to maintain over 20 psi at all service connections.</li> <li><input type="checkbox"/> Private or non-community wells or sources in the project service area are unable to consistently provide an adequate amount of potable water for general household purposes.</li> </ul>	
<b>PUBLIC WATER SYSTEM INFRASTRUCTURE IMPROVEMENTS</b> (Anticipated infrastructure benefits of the proposed project.)	
This project will address the below issues (check all that apply): <ul style="list-style-type: none"> <li><input type="checkbox"/> Provide a public water supply with a backup well or backup interconnection with another public water supply.</li> <li><input type="checkbox"/> Address problem(s) with improper well construction.</li> <li><input type="checkbox"/> Address unaccounted for water that exceeds 10% of the drinking water produced by the system, and the loss is due to leaking or broken water lines.</li> <li><input type="checkbox"/> Provide necessary modifications to a distribution system anticipated to exceed design capacity or useful life within the next five years.</li> <li><input type="checkbox"/> Address a demonstrated need to replace faulty pipes or substandard pipe materials.</li> <li><input type="checkbox"/> Address a demonstrated need for distribution system valves and flushing devices.</li> <li><input type="checkbox"/> Address a demonstrated need for looping of water mains.</li> <li><input type="checkbox"/> Address an inability to maintain a disinfectant residual at all points in the distribution system.</li> </ul>	

- Address water storage facilities in poor condition.
  - Provide the public water supply with a storage capacity equal to one day's average use.
  - Provide the public water supply with adequate standby power.
  - Provide necessary modifications to a source or treatment facility anticipated to exceed design capacity or useful life within the next 5 years.
  - Address significant degradation of the quality of raw water supply.
  - Address significant degradation of the quality of finished water in storage.
  - Enable the public water supply to meet existing state requirements for the treatment or storage of waste residues generated by the water treatment plant.
  - Enable repair or replacement of treatment facilities for required disinfection or turbidity removal that are severely deteriorated beyond the useful life of the facility.
  - The facility's source is vulnerable to natural disasters (such as flood or drought) or contamination.
  - The facility's treatment plant is vulnerable to natural disasters (such as flood or drought) or contamination.
  - Project cost is for repair or replacement of an existing public water system damaged or destroyed by a natural disaster.
- (Note: Documentation must be submitted along with a statement that adequate state or federal disaster relief is not available).*

**Regionalization, Interconnection, and Security**

The project will (check all that apply):

- Result in interconnections with other systems affected by drought or for upgrades to existing systems to address drought-related problems.
- Result in interconnections with other systems prone to flooding or for upgrades to existing systems to address flood-related problems.
- Provide necessary upgrades to facilities of a primary water system to continue or expand services as a regional water supplier.  
Name of system(s): \_\_\_\_\_
- Result in the permanent supply interconnection of two or more existing public water systems. (This includes new water systems that allow small water systems within their boundaries to consolidate).  
Name of system(s): \_\_\_\_\_
- Result in a regional management system responsible for the day-to-day operation of the water system.  
Name of system(s): \_\_\_\_\_
- Enable the public water supply to enhance the water system security.

**Technical, Managerial, and Financial Capacity Demonstration**

The community water system has the following technical, managerial, and financial capacity (check all that apply):

- The facility is located in a department-approved wellhead protection or source water protection area.
- At least 50% of the applicant's governing board has received training related to the management and operation of drinking water infrastructure. Please provide documentation of the training and a list of members who received the training.
- The community water system has a written operation and maintenance plan.
- The public water supply has completed an asset inventory.

**Emerging Contaminates**

- The project will address any perfluoroalkyl or polyfluoroalkyl substances that have been detected in the source water.
- The project will address any detected contaminant from EPA's Contaminant Candidate Lists for which EPA has not promulgated a National Primary Drinking Water Regulation for.

**Lead Service Line Replacements**

- The public water supply has had Action Level Exceedances or Trigger Level Exceedances for Lead over the last 5 years which will be addressed by the project.
- The public water supply has service lines which have not been replaced since 1989 and these service lines will be replaced by the project.

DESCRIPTION OR ADDITIONAL COMMENTS

**CERTIFICATION**

The undersigned representative certifies the information submitted in this application is true and correct to the best of his or her knowledge and that he or she is authorized to sign and submit this application. The applicant agrees, if a loan is awarded on the basis of this application, to comply with all applicable rules and regulations of the Missouri Department of Natural Resources and the terms and conditions of the loan agreement. Furthermore, the applicant meets the requirements of 10 CSR 60-3.030 Technical, Managerial, and Financial (TMF) Capacity or will meet these requirements upon completion of the project. For more information regarding TMF Capacity, please contact the department's Financial Assistance Center at 573-751-1192. **Incomplete applications will be returned.**

SIGNATURE OF AUTHORIZED REPRESENTATIVE	DATE
NAME AND OFFICIAL TITLE	TELEPHONE NUMBER WITH AREA CODE

**PREPARER'S NAME AND SIGNATURE (IF APPLICABLE)**

SIGNATURE OF PREPARER	DATE
NAME AND TITLE	TELEPHONE NUMBER WITH AREA CODE

MAIL OR EMAIL (PREFERRED) COMPLETED APPLICATION TO:

Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176  
800-361-4827 or 573-751-1192  
[fac@dnr.mo.gov](mailto:fac@dnr.mo.gov)

## Drinking Water State Revolving Fund Loan Application Instructions for 780-1845

**Note:** Any funding assistance is subject to all State Revolving Fund (SRF) requirements. Potential applicants should contact the Missouri Department of Natural Resources' [Financial Assistance Center](#) (FAC) prior to completing and submitting an application. Please contact the Financial Assistance Center at 573-751-1192 or toll free at 800-361-4827.

1. **APPLICANT INFORMATION:** Print or type the applicant information. Include a street address if available. The applicant is the entity that will receive the loan funds, if awarded. The contact noted on the application should be knowledgeable about the application and able to be contacted during business hours.

Prior to receiving funding assistance, the entity must have a SAM.gov Unique Entity Identifier (UEI) and the UEI must be included on the application. Applicants may obtain a UEI at no cost from the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Should you need assistance with this process, call the toll-free help desk at 1-866-606-8220 or learn more at [https://www.fsd.gov/gsafsd\\_sp](https://www.fsd.gov/gsafsd_sp). Applicants who have a prior enrollment with SAM.gov should only have to log into their account to obtain their UEI. Applicants must attach a screenshot/printout of the SAM.gov website showing the applicant's UEI to this Drinking Water State Revolving Fund (DWSRF) application

2. **ARCHITECTURAL AND ENGINEERING CONSULTANT INFORMATION:** Include the engineering firm name and the name of the professional engineer working on the project.
3. **GENERAL INFORMATION:** Show the population of the entire service area. The information included in Section 3 of the application will be used to determine the financial capability of the applicant with respect to the proposed project. Please provide the most accurate information available. Collection delinquency rate is defined as bills that are never collected, not bills that don't get paid by the due date but are eventually collected later.

Show the revenue minus expenses including operation and maintenance, replacement and debt service for the last fiscal year. Please include the beginning and end of the fiscal year if not using the calendar year. Provide the median household income based on the most recent decennial census.

Fill in the current rate for a 5,000 gallon user and what the estimated rate will be at project completion.

Provide the U.S. congressional district numbers, state Senate and state Representative district numbers for the project area.

4. **PROJECT DESCRIPTION:** Provide a brief project description.
5. **PROJECT COST INFORMATION:** Supply the cost estimates for the project.
  - If the project will not utilize any funds from the Bipartisan Infrastructure Law (BIL) for either Lead Service Line Replacement or Emerging Contaminants, only complete the section for the Base DWSRF Project Costs. The total cost in Box 5 (1) will be used to calculate the balance.

- If the project will utilize either or both categories of BIL funds in addition to DWSRF funds, all applicable sections should be completed. The total project costs from all funding sources being utilized will be used to calculate the balance.

**NOTE:** Land acquisition and easements may be eligible for a DWSRF Loan as long as the property is needed for the project and is purchased from a willing seller. All applicants must follow the Uniform Relocation Act for SRF projects even if property or easements are not reimbursed with SRF funds. Please call the department's FAC at 573-751-1192 or 800-361-4827 for additional guidance concerning requirements needed when acquiring land and easements.

**NOTE:** Do not assume any grant funds. If you list grant funding, please provide a copy of the grant approval letter.

State the source of repayment for the loan, and if it is in place and available at this time.

6. **PLANNING AND DESIGN LOAN INFORMATION:** The Planning and Design (P&D) loan program is designed to provide short-term financing to SRF applicants to pay for preliminary engineering costs that are incurred prior to SRF Construction loan closing. These P&D loans are made at 0.0% interest and have no administration fee. From the time the P&D loan closes, the applicant will have up to 36 months to draw funds at which point the principle must be either repaid or the loan can be refinanced as part of the SRF construction loan. In the latter case, the planning and design loan will assume the same interest rate as the SRF construction loan. For questions on this program please contact the department's FAC at 573-751-1192.
7. **ANTICIPATED DEBT STRUCTURE/SECURITY:** Provide information about existing or proposed ballot issues. If a bond or tax issue has already been voted, please include the documentation related to the bond election for the project. The documentation should include, at a minimum:
  - The minutes and notice of the meeting approving the ordinance/resolution calling the election.
  - The ordinance/resolution calling the election.
  - The notice to the election authority.
  - A copy of the official ballot.
  - Abstract of votes/certification of election results.
  - Affidavit of publication of the notice of election.
  - The minutes and notice of the meeting approving the results of the election (if applicable).
  - Signed letter from applicant's local bond counsel on the validity of election and amount of voted authority remaining as of today's date.
8. **PROJECT SCHEDULE:** Provide a project schedule that will be used to determine the applicant's readiness to proceed. Please review the Readiness to Proceed and Distribution of Funds Criteria found in the DWSRF Intended Use Plan.
9. **PRIORITY POINTS CRITERIA:** Check all boxes that apply to the proposed project and include descriptions or additional comments as needed. Additional information from these descriptions and a preliminary engineering report will help determine priority.

**Note:** Please look at the Missouri DWSRF Priority Points Criteria found in Appendix 5 of the DWSRF Intended Use Plan to help you to maximize the priority points received for the project.

### **Incomplete Applications will be Returned**

- Sign the application and attach any information that will enable the department to prioritize the drinking water needs.
- If funds from the Missouri Department of Economic Development – Community Development Block Grant Program will also be sought, please ensure information is included with this application.
- Make a copy of the completed application for your records.
- Mail the completed application to the address below or email an electronic application to [fac@dnr.mo.gov](mailto:fac@dnr.mo.gov):

Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176

### **For More Information**

Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176  
800-361-4827 or 573-751-1192  
FAX: 573-751-9396

<https://dnr.mo.gov/water/business-industry-other-entities/financial-opportunities/financial-assistance-center>

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Jeff Fisher, Public Works Director

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**Agenda Item:**

Resolution 2026 - 06 - A resolution of the City of Osage Beach, Missouri, authorizing the filing of an application and associated tasks with the Missouri Department of Natural Resources, Financial Assistance Center's Funding Programs for loans and/or grants under the Missouri Clean Water Law Chapter 644.101 RSMo.

**Requested Action:**

Resolution #2026-06

**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:**

Staff and partners are taking steps to investigate, characterize and estimate costs, if necessary to remedy any deficiencies discovered in the sewer system, and as staff continues to work through this effort, It is prudent to concurrently pass this resolution to be included in the Missouri Clean Water State Revolving Fund Loan Program to make the project eligible if and when the City decides it is in its best interest to pursue that program. The application is due to the State by March 1.

The application will be completed and submitted with the help of TREKK Design Group per work orders recently approved by the City Administrator. The approach will be that certain assets will be targeted and estimates for replacement (worse case estimates) will be determined and placed in the application. If the work concludes in the next few months that replacement is not necessary and other solutions are more appropriate, the

BOA will be informed and the application will be amended, if and when it is determined capital investment is necessary. A rate study will also be performed concurrently so that the BOA may be most informed in how to fund the project, along with potential sewer projects in the future.

**City Attorney Comments:**

Per City Code 110.230, Resolution 2026-06 is in correct form.

**City Administrator Comments:**

I concur with the department's recommendation. This is in no way applying for any grants or loans at this time. This is only the application to be included in the program. Further agenda items to authorize applying for grants or loans will come forward if it is determined those funding sources are necessary.

RESOLUTION 2026-06

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION AND ASSOCIATED TASKS WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, FINANCIAL ASSISTANCE CENTER'S FUNDING PROGRAMS FOR LOANS AND/OR GRANTS UNDER THE MISSOURI CLEAN WATER LAW CHAPTER 644 RSMo.

WHEREAS pursuant to the terms of the Missouri Clean Water Law, Chapter 644, RSMo, or the Missouri Safe Clean Water Law, Chapter 644. 101., RSMo, the State of Missouri has authorized the making of loans and/or grants to authorize applicants to aid in the planning, design, and/or construction of specific eligible projects

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

THAT, Devin Lake, City Administrator is hereby authorized to execute and file an application on behalf of The City of Osage Beach, with the State of Missouri for a loan and/or grant to aid in the planning of:

Designs and Construction of Various Sewer System Upgrades and Replacements

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

I hereby certify that the above Resolution 2026-06 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:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Tara Berreth, City Clerk

Approved as to form:

\_\_\_\_\_  
Cole Bradbury, City Attorney

ATTEST:

\_\_\_\_\_  
Tara Berreth, City Clerk



MISSOURI DEPARTMENT OF NATURAL RESOURCES  
 FINANCIAL ASSISTANCE CENTER  
**CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION**

<b>1. APPLICANT/CONTINUING AUTHORITY</b>					
<input type="checkbox"/> Incorporated Municipality <input type="checkbox"/> Public Water or Sewer District <input type="checkbox"/> Other: _____					
NAME OF APPLICANT/CONTINUING AUTHORITY					
TELEPHONE NUMBER WITH AREA CODE		FAX NUMBER WITH AREA CODE		SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE)	
MAILING ADDRESS				EMAIL ADDRESS	
CITY		STATE	ZIPCODE + FOUR		COUNTY
<b>2. AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT</b>					
AUTHORIZED REPRESENTATIVE NAME				TITLE	
EMAIL ADDRESS				TELEPHONE NUMBER WITH AREA CODE	
Attach a completed Resolution of Governing Body of Applicant form.					
NAME OF PERSON TO CONTACT ABOUT THIS APPLICATION (IF DIFFERENT FROM AUTHORIZED REPRESENTATIVE)				TITLE	
EMAIL ADDRESS				TELEPHONE NUMBER WITH AREA CODE	
OPTIONAL QUESTIONS REGARDING MILITARY SERVICE (§42.390 RSMo. 2021)					
a) Have you or an immediate family member ever served in the U.S. Armed Forces? <input type="checkbox"/> Yes <input type="checkbox"/> No					
b) If yes, would you like information about military-related services in Missouri? <input type="checkbox"/> Yes <input type="checkbox"/> No					
<b>3. GENERAL AND FINANCIAL INFORMATION</b>					
POPULATION (MOST CURRENT FOR EACH)				NUMBER OF CONNECTIONS	
a) Decennial Census:		Population: _____		Date of data: _____	
b) American Community Survey:		Population: _____		Date of data: _____	
				POPULATION OF AREA TO BE SERVED	
DOES THE APPLICANT HAVE MORE THAN ONE WASTEWATER TREATMENT FACILITY WITH AN ASSOCIATED SEWERSHED?					
<input type="checkbox"/> Yes (provide a detailed image of the sewershed's service area over an aerial photograph) <input type="checkbox"/> No					
U.S. CONGRESSIONAL DISTRICT NUMBER(S)		STATE SENATE DISTRICT NUMBER(S)		STATE REPRESENTATIVE DISTRICT NUMBER(S)	
CURRENT MONTHLY SEWER RATE (FOR 5,000 GAL) \$		PROPOSED MONTHLY SEWER RATE (FOR 5,000 GAL) \$		AVG NUMBER OF GALLONS USED MONTHLY PER CUSTOMER	
HAS THE APPLICANT RETAINED THE SERVICES OF A REGISTERED MUNICIPAL FINANCIAL ADVISOR? <input type="checkbox"/> Yes <input type="checkbox"/> No		REGISTERED MUNICIPAL FINANCIAL ADVISOR'S NAME			TELEPHONE NUMBER WITH AREA CODE
SEWER REVENUES FOR MOST RECENT FISCAL YEAR ENDED \$		SEWER OPERATING EXPENDITURES FOR MOST RECENT FISCAL YEAR \$		FISCAL YEAR END DATE	
SYSTEM OUTSTANDING DEBT \$		ANY DEBT HELD BY USDA RURAL DEVELOPMENT? <input type="checkbox"/> Yes (provide documentation) <input type="checkbox"/> No		ANY DEBT HELD BY OTHERS? <input type="checkbox"/> Yes (provide documentation) <input type="checkbox"/> No	
EXISTING ANNUAL DEBT SERVICE \$					
IS APPLICANT INTERESTED IN A CUSTOMIZED LOAN REPAYMENT STRUCTURE IF THE APPLICANT HAS EXISTING SRF DEBT? <input type="checkbox"/> Yes <input type="checkbox"/> No					
WHAT IS YOUR COLLECTION DELINQUENCY RATE? %		ARE YOU CURRENTLY FUNDING DEPRECIATION? <input type="checkbox"/> Yes <input type="checkbox"/> No			
FROM A FINANCIAL STANDPOINT, DOES APPLICANT HAVE A COMBINED WATER AND SEWER SYSTEM (VOTER AUTHORIZED)? <input type="checkbox"/> Yes <input type="checkbox"/> No					
DOES THE APPLICANT HAVE A FISCAL SUSTAINABILITY PLAN? *NOTE: A FISCAL SUSTAINABILITY PLAN OR CERTIFICATION IS NOT REQUIRED WHEN THE DEPARTMENT IS PURCHASING DEBT OBLIGATIONS (E.G., MUNICIPAL BONDS). <input type="checkbox"/> Yes <input type="checkbox"/> No    (MO 780-2661 Fiscal Sustainability Certification Form)					

**4. FACILITY INFORMATION**

DOES THE APPLICANT/CONTINUING AUTHORITY OWN ITS WASTEWATER TREATMENT FACILITY AND/OR COLLECTION SYSTEM?

- Yes, both.
- Yes, only wastewater treatment facility.
- Yes, only collection system (i.e., applicant is a satellite system).
- No. Please explain: \_\_\_\_\_

LIST ALL MISSOURI STATE OPERATING PERMIT NUMBER(S) OF WATER OR WASTEWATER FACILITIES THAT ARE OR WILL BE AFFECTED BY THIS PROJECT, INCLUDING THOSE RECEIVING WASTEWATER IF THE CONTINUING AUTHORITY IS A SATELLITE SYSTEM:

MO- \_\_\_\_\_ MO- \_\_\_\_\_ MO- \_\_\_\_\_

IF APPLICABLE, LIST NON-PERMITTED FACILITIES TO BE ELIMINATED BY THIS PROJECT (FACILITY NAME, POPULATION SERVED, TYPE AND CONDITION OF FACILITY):

**5. PROJECT DESCRIPTION**

DESCRIBE THE MAJOR COMPONENTS OF THE PROJECT (ATTACH ENGINEERING REPORT).

DESIGN-BUILD? (SEE INSTRUCTIONS)

- Yes  No

CONSTRUCTION MANAGER AT RISK?

- Yes  No

OTHER COLLABORATIVE DELIVERY METHOD?

- Yes  No

IS REAL PROPERTY AND/OR EASEMENTS REQUIRED TO COMPLETE PROJECT?

- Yes  No

**6. ESTIMATED PROJECT COST**

Date of Cost Estimate:		Cost Breakdown for USEPA Designated Categories	
Engineering (Planning and Design)	\$	I. Secondary Treatment	\$
Engineering (Construction Phase)	\$	II. Advanced Treatment	\$
Engineering (Inspection)	\$	IIIA. Inflow/Infiltration Correction	\$
Land and Easements	\$	IIIB. Sewer Rehabilitation	\$
Construction	\$	IV. Collection Sewers	\$
Equipment	\$	IVB. Interceptor Sewers	\$
Other Costs (specify _____)	\$	V. Combined Sewer Overflow Correction	\$
Contingencies (estimate 10%)	\$	VI. Storm Water	\$
Refinancing	\$	VII. Non-Point Source	\$
<b>Subtotal Estimated Project Costs</b>	\$	X. Effluent Recycling/Reuse Total Project Costs	\$
SRF Closing Costs (estimate 2.5%)	\$	<b>Total Estimated Project Costs</b>	\$
<b>Total Estimated Project Costs</b>	\$	<b>Funding Committed From Other Sources*</b>	\$
<b>SRF Funding Request</b> (this application only)	\$	* Documentation committing other funds must be submitted with the application.	

**7. PLANNING AND DESIGN INTERIM LOAN**

APPLICANT IS ALSO APPLYING FOR A SHORT-TERM INTERIM LOAN TO COVER PLANNING AND DESIGN EXPENSES INCURRED PRIOR TO SRF CONSTRUCTION LOAN CLOSING?

- Yes (fill out section below)  No (do not fill out rest of section)

Engineering Planning and Design Estimate (should not exceed amount in Section 6 above)	\$
Contingency and Cost of Issuance (20% of Engineering Planning and Design)	\$
Amount of Planning and Design Loan Request	\$

<b>8. DEBT INSTRUMENT (complete A, B, or C)</b>				
<b>A. Bonds</b>	DATE OF BOND ELECTION	TYPE OF BOND	AMOUNT OF BOND VOTED \$	AMOUNT OF BOND REMAINING \$
<b>B. Capital Improvements Sales Tax</b>	DATE OF ELECTION	DEDICATED? <input type="checkbox"/> Yes <input type="checkbox"/> No	SUNSET PROVISION? <input type="checkbox"/> Yes (Date: _____) <input type="checkbox"/> No	
<b>C. Other Debt Instrument (specify):</b>				
<b>If the applicant already has a bond or tax issue voted upon, please provide the following information with this application.</b>				
Affidavit of Publication of the Notice of Election				
Notice to Election Authority				
Ordinance/Resolution Calling the Election				
Copy of the Official Ballot				
Certified Election Results (Abstract of Votes)				
Minutes and Notice of Meeting Approving the Ordinance/Resolution				
Signed letter from the Applicant's local bond counsel verifying the validity of election and amount of voted authority remaining.				
<b>9. EMERGING CONTAMINANTS</b>				
PROJECT OR PORTION OF PROJECT SPECIFICALLY ADDRESSES THE FOLLOWING CONTAMINANT(S) THAT DO NOT HAVE ESTABLISHED WATER QUALITY CRITERIA UNDER CWA SECTION 304(a), EXCEPT FOR PFAS			PRESENCE OF EMERGING CONTAMINANT (CHOOSE 1 OR MORE)	
Perfluoroalkyl and polyfluoroalkyl (PFAS) and other persistent organic pollutants (POPs)			Suspected, but unknown	
Biological contaminants and microorganisms			Monitoring initiated, but results not available or inconclusive	
Pharmaceuticals and personal care products (PPCPs)			Monitoring results attached	
Nanomaterials			Detection above known threshold	
Microplastics/nanoplastics				
Other: _____				
PROJECT DESCRIPTION AND COSTS SOLELY ASSOCIATED WITH EMERGING CONTAMINANT TREATMENT (SUBSET OF COSTS FROM ABOVE SECTION ON TOTAL COSTS).				
Engineering (Planning and Design)	\$	Land and Easements	\$	
Engineering (Construction Phase)	\$	Construction	\$	
Engineering (Inspection)	\$	Equipment	\$	
Other Costs (specify _____)	\$	<b>Subtotal Estimated Emerging Contaminant Costs</b>	\$	
<b>10. WATERSHED SUSTAINABILITY</b>				
WATERBODY AFFECTED BY PROPOSED PROJECT	Check if this is the receiving waterbody		Check if the waterbody is classified	
IF AFFECTED WATER BODY IS NOT CLASSIFIED, PROVIDE THE NEAREST DOWNSTREAM CLASSIFIED WATERBODY				
WILL THE PROPOSED PROJECT ADDRESS AN IDENTIFIED WATERSHED PROBLEM?				
Yes (provide supporting documentation.)      No				
DOES THE PROPOSED PROJECT SERVE MORE THAN ONE COMMUNITY?				
Yes (identify communities) _____				
No				
DOES THE PROPOSED PROJECT ELIMINATE THE NEED FOR MULTIPLE WASTEWATER TREATMENT FACILITIES?				
Yes                      No				
DOES THE PROPOSED PROJECT INCLUDE MEASURES TO REDUCE DEMAND FOR POTW CAPACITY THROUGH WATER CONSERVATION, EFFICIENCY, OR REUSE?				
Yes (provide supporting documentation)      No				
DOES THE PROPOSED PROJECT INCLUDE COMPONENTS FOR REUSING OR RECYCLING WASTEWATER, STORMWATER, OR SUBSURFACE DRAINAGE WATER?				
Yes (provide supporting documentation)      No				
DOES THE PROPOSED PROJECT ADDRESS GROUNDWATER POLLUTION?				
Yes (provide supporting documentation) <input type="checkbox"/> No				
GROUNDWATER IS USED FOR:				
OTHER PROBLEMS ADDRESSED:				

## 11. GREEN PROJECT RESERVE (GPR)

ONLY COMPLETE IF PROJECT INCLUDES ELIGIBLE GPR COMPONENTS, WHICH SCORES A PROJECT ADDITIONAL PRIORITY POINTS. PROVIDE SUPPORTING DOCUMENTATION.

**Green Infrastructure:** Practices that manage wet weather as well as maintain and restore natural hydrology by infiltrating, evapotranspiring, and harvesting and using stormwater. On a regional scale, it is the preservation and restoration of natural landscape features, such as forests, floodplains, and wetlands, coupled with policies such as infill and redevelopment that reduce overall imperviousness in a watershed. On the local scale, it consists of site- and neighborhood-specific practices, such as bioretention, trees, green roofs, permeable pavements, and cisterns.

**Water Efficiency:** The use of improved technologies and practices to deliver equal or better services with less water. Water efficiency encompasses conservation and reuse efforts, as well as water loss reduction and prevention, to protect water resources for the future.

**Energy Efficiency:** The use of improved technologies and practices to reduce the energy consumption of water quality projects, use of energy in a more efficient way, and/or produce or utilize renewable energy.

**Environmentally Innovative:** Projects include those that demonstrate new and/or innovative approaches to delivering services or managing water resources in a more sustainable way.

FOR MORE INFORMATION SEE: [HTTPS://WWW.EPA.GOV/SITES/PRODUCTION/FILES/2015-04/DOCUMENTS/GREEN\\_PROJECT\\_RESERVE-CROSSWALK-TABLE.PDF](https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf)

ESTIMATED CATEGORICAL GPR AMOUNT(S)

\$

## 12. PROJECT TYPE (CHECK ALL THAT APPLY)

### A. Point Source Discharges

Combined sewer overflow/sanitary sewer overflow      Number of overflows per year: \_\_\_\_\_

Wastewater Treatment Facility (specify)

    New facility

    Increase capacity/increase level of treatment

    Rehabilitation/process improvement

    Treatment plant decommissioning actions associated with plant replacement or regionalization projects

Failing or failed on-site wastewater disposal system      Percentage of systems failing: \_\_\_\_\_%

    On-site system replacement/rehabilitation

    Construction of a decentralized/cluster wastewater system

    Construction as part of a new centralized collection system

Collection system rehabilitation primarily to address inflow/infiltration

New collection system

Upgrade or expansion of existing collection system

Sewer line extensions to existing unsewered properties

Sewer line extensions to existing sewer properties

Consolidation

Acquisition of an existing wastewater treatment plant

### B. Nonpoint Source Pollution

Measures to manage, reduce, treat, reuse, or recapture stormwater or subsurface drainage water

Wetland protection and restoration measures

Decentralized wastewater treatment systems

Source water protection measures

Agricultural Best Management Practices

Landfill capping, leachate collection, side slope seepage prevention and control system, and monitoring wells

### C. Groundwater Pollution

Addressing problems caused by petroleum storage tanks

Addressing problems caused by a hazardous waste site participating in the department's Voluntary Cleanup Program

Addressing water quality problems caused by inadequate landfill leachate collection systems

### D. Aquatic/Riparian Habitat

Including measures to restore and/or prevent degradation

### E. Refinancing\*

Loan for engineer/design services for project, to be reimbursed at loan closing

Loan for land purchase, to be reimbursed at loan closing (see instructions for more details)

Other debt

\*Contact the department early to discuss any potential refinancing components. More information in the instructions.

13. ARCHITECTURAL AND ENGINEERING CONSULTANT			
HAS THE APPLICANT PROCURED ENGINEERING SERVICES? <input type="checkbox"/> Yes (attach procurement documentation and complete section) <input type="checkbox"/> No (skip to Section 6)			
CONSULTING FIRM'S NAME		PROJECT CONSULTANT'S NAME	PROJECT CONSULTANT'S TITLE
MAILING ADDRESS		EMAIL ADDRESS	
CITY	STATE	ZIP CODE + FOUR	CONTRACT EXECUTION DATE (EST. OR ACTUAL)
TELEPHONE NUMBER WITH AREA CODE	FAX NUMBER WITH AREA CODE	SAM.GOV UNIQUE ENTITY IDENTIFIER (ATTACH PRINTOUT FROM WEBSITE)	
14. READINESS-TO-PROCEED INDICATORS			
Debt Instrument Authorized?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Engineering Report or Facility Plan complete?		<input type="checkbox"/> Yes <input type="checkbox"/> No	
A. Water Quality and Antidegradation Review (WQAR) preliminary determination is complete? (for any new, expanded or upgraded wastewater treatment)		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
B. Soils Report is complete? (for projects involving subsurface wastewater treatment and disposal)		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
C. Geohydrological Evaluation is complete? (for new earthen basins or major modifications, new wastewater irrigation sites, and subsurface absorption fields)		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
Funding commitments from other state and/or federal agencies are secured		<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
15. ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040			
Milestone (attach compliance schedule, if applicable)		Anticipated Date	
A. Environmental Determination			
B. Submittal of Plans and Specifications			
C. Advertise for Bids			
D. Loan Closing			
E. Issuance of Notice to Proceed			
F. Initiation of operation (date the first working component is capable of being used for its intended purpose)			
G. Complete Construction			
H. Complete Project/Closeout Documents			
16. REQUIRED INFORMATION			
<p>A project summary that includes the need for the project</p> <p style="padding-left: 40px;">The project components, including maps or drawings showing the project location</p> <p style="padding-left: 40px;">A cost estimate including a cost breakdown</p> <p>The most recent financial statement/audit</p>			
17. SUPPLEMENTAL INFORMATION			
<p>IF A BOX IS CHECKED, THE DOCUMENTATION MUST BE ATTACHED:</p> <p>Governing board approved budgets with documentation of approval and/or Audited Financial statements showing sufficient revenues for Operation and Maintenance of the sewer system. Must provide at least three to five years of information. The information provided may be a combination of budgets and audits.</p> <p>Documentation showing that an inflow/infiltration reduction program has been in place for the past five years</p> <p>Water or Energy Conservation Plan</p> <p>Proposed project is specifically identified in the applicant's master wastewater or capital improvement plan (master wastewater or capital improvement plan should be for a period of five or more years)</p> <p>Documentation indicating the percentage of failed on-site wastewater disposal systems to be replaced or rehabilitated</p>			

**18. CERTIFICATION:**

The authorized representative certifies that the information submitted in this application is true and correct to the best of their knowledge and that they are authorized to sign and submit this application. The applicant agrees, if a loan or loan/grant combination is awarded on the basis of this application, to comply with all applicable terms, conditions, and procedures of the Department of Natural Resources; the applicable rules and regulations of the Missouri Clean Water Commission; and the terms and conditions of the loan or loan/grant agreement. **Incomplete applications will be returned.**

SIGNATURE OF AUTHORIZED REPRESENTATIVE	DATE
--	------

**19. PREPARER'S NAME AND SIGNATURE (IF APPLICABLE)**

SIGNATURE OF PREPARER	DATE
-----------------------	------

NAME AND TITLE (PRINT OR TYPE)	TELEPHONE NUMBER WITH AREA CODE
--------------------------------	---------------------------------

MAIL OR EMAIL (PREFERRED) COMPLETED APPLICATION TO:  
Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176  
800-361-4827 or 573-751-1192  
[fac@dnr.mo.gov](mailto:fac@dnr.mo.gov)

## CLEAN WATER STATE REVOLVING FUND LOAN APPLICATION INSTRUCTIONS

**Application Deadline:** Applications received or postmarked by March 1, which meet the readiness-to-proceed criteria, will receive priority consideration for funding in the next fiscal year's Intended Use Plan and consideration for additional subsidization (or grant) funding. Any funding assistance is subject to all State Revolving Fund (SRF) requirements. Potential applicants should contact the Missouri Department of Natural Resources' Financial Assistance Center prior to completing and submitting an application at [fac@dnr.mo.gov](mailto:fac@dnr.mo.gov), 573-751-1192, or toll free at 800-361-4827.

1. **APPLICANT/CONTINUING AUTHORITY:** The applicant is the entity that will receive the loan funds, if awarded. A continuing authority is a company, business, entity, or person(s) that will be operating the facility and/or ensuring compliance with the permit requirements. A continuing authority is not, however, an entity or individual that is contractually hired by the permittee to sample or operate and maintain the system for a defined period, such as a certified operator or analytical laboratory. One can find the regulatory requirement regarding continuing authority at 10 CSR 20-6.010 (2). Please visit <https://s1.sos.mo.gov/cmsimages/adrules/csr/current/10csr/10c20-6.pdf>. A continuing authority's name must be listed exactly as it appears on the Missouri Secretary of State's (SoS's) webpage <https://bsd.sos.mo.gov/BusinessEntity/BESearch.aspx?SearchType>, unless the continuing authority is an individual(s), government, or otherwise not required to register with the SoS.

Print or type the applicant's contact information. Include a street address, if available, in addition to the mailing address.

Prior to receiving funding assistance, the entity must have a SAM.gov Unique Entity Identifier (UEI) and the UEI must be included on the application. Applicants may obtain a UEI at no cost from the System for Award Management (SAM) website: <https://www.sam.gov/SAM/>. Should you need assistance with this process, call the toll-free help desk at 1-866-606-8220 or learn more at [https://www.fsd.gov/gsafsd\\_sp](https://www.fsd.gov/gsafsd_sp). Applicants who have a prior enrollment with SAM.gov should only have to log into their account to obtain their UEI. Applicants must attach to this Clean Water State Revolving Fund application a screenshot or printout of the SAM.gov website showing the applicant's UEI.

2. **AUTHORIZED REPRESENTATIVE/APPLICATION CONTACT:** Print or type the authorized representative's contact information. If applicable, also note the name of the person to contact about this application if different from the authorized representative. The application contact should be knowledgeable about the application and available during business hours. If you would like information about military-related services in Missouri, please check the box.

Attach a completed Resolution of Governing Body of Applicant form designating the authorized representative for the applicant.

3. **GENERAL AND FINANCIAL INFORMATION:** The department will use the financial information to determine the applicant's financial capabilities to carry out the proposed project. Please provide the most accurate information available.

State the population of the area within the applicant's jurisdiction based on the most recent U.S. Census Bureau's decennial census and American Community Survey, noting the date of the data (<https://data.census.gov/cedsci/>). The "population of area to be served" will be different from the

census population if the project is to sewer, or construct improvements in, a portion of the municipality or district. The number of connections equals the number of customer accounts and/or connections an applicant has; it does not equal the population.

Provide the current monthly sewer rate for a 5,000-gallon user and the estimated rate at project completion. Use the proposed rate if the project area is currently unsewered.

Indicate if the applicant has retained the services of a registered municipal advisor. If an advisor has been retained, provide the name and telephone number of the advisor.

Please show the total sewer system revenues and expenditures for the most recent year. Show when the accounting year ended if the fiscal year used is not the calendar year. If this is a new system, write in "new system."

Show the total outstanding debt on the system stated on the application (wastewater, stormwater, or combined) as well as the annual payments (principal and interest) on all outstanding debt listed above.

Note any other types of debt instruments and funding sources such as Neighborhood Improvement District (NID), U.S. Department of Agriculture-Rural Development, Missouri Department of Economic Development-Community Development Block Grants, etc. Attach supporting documentation to the application.

Check the box if interested in a customized loan repayment structure for existing SRF debt.

Collection delinquency rate is defined as bills that are never collected, not bills that are not paid by the due date but are eventually collected later.

Check the box if the applicant has a voter authorized combined water and sewer system from a financial standpoint.

Check the box if the applicant has a fiscal sustainability plan for the project if it involves the repair, replacement, or expansion of a publicly owned treatment works. Please see Form MO 780-2661 for reference (<https://dnr.mo.gov/document-search/fiscal-sustainability-certification-form-mo-780-2661>).

4. **FACILITY INFORMATION:** Check the appropriate box to indicate whether the applicant owns its wastewater treatment facility and/or collection system.

List the Missouri State Operating Permit numbers for each of the facilities affected by the proposed project, including any satellite systems.

Name any non-permitted facilities to be eliminated by the proposed project, including the population served and type and condition of facility.

5. **PROJECT DESCRIPTION:** Provide a brief project description and explanation of why it is necessary.

Check the box if the applicant proposes the project to be Design-Build per Section 67.5070, RSMo. A "design-build contract" shall mean any contract that furnishes architecture or engineering services and construction services either directly or through subcontracts. Notify the department early if the proposed project will be Design-Build, Construction Manager at Risk, or another type of collaborative delivery method.

Please indicate if real property and/or easements are required to complete the project. If real property and/or easements are required, they do not need to be acquired prior to application.

6. **ESTIMATED PROJECT COSTS:** Supply the cost estimates for the project including the date of those estimates. Land acquisition, surface and subsurface easements, places to store equipment and material during construction, land needed to locate eligible projects, and land integral to the treatment process are eligible for SRF funding. Funding recipients must certify compliance with the Uniform Relocation and Real Property Acquisition Act of 1970, P.L. 91-646, as amended. Call for additional guidance if land acquisition is related to a project to address non-point source pollution. Provide an estimated amount of anticipated refinancing component, if applicable.

Provide a cost breakdown by U.S. Environmental Protection Agency designated categories of need.

7. **PLANNING AND DESIGN INTERIM LOAN:** The Planning and Design (P&D) loan program is designed to provide short-term financing to SRF applicants to pay for preliminary engineering costs that are incurred prior to SRF construction loan closing. From the time the P&D loan closes, the applicant will have up to 36 months to draw funds, at which point the principle must be either repaid or the loan can be refinanced as part of the SRF construction loan. In the latter case, the planning and design loan will assume the same interest rate as the SRF construction loan. For questions on this program, please contact the department's FAC at 573-751-1192.
8. **DEBT INSTRUMENT:** Provide information on existing or proposed debt instruments and funding sources (e.g., ballot issues) by providing the appropriate information in A, B, or C. If a bond or tax issue has already been voted, provide copies of all items listed. Provide an anticipated date of bond or tax voting if the issue has not already been voted.
9. **EMERGING CONTAMINANTS:** The Bipartisan Infrastructure Law (BIL) created a 5-year program (FFY2022-2026) to reduce people's exposure to emerging contaminants not yet addressed by water quality criteria established per CWA Section 304(a), except the PFAS family of chemicals that qualify regardless of an established water quality criterion. Emerging contaminants refer to substances and microorganisms, including manufactured or naturally occurring physical, chemical, biological, radiological, or nuclear materials, which are known or anticipated in the environment, that may pose newly identified or re-emerging risks to human health, aquatic life, or the environment.

Please select the general type(s), describe, and provide estimated costs specifically related to the portion of the project related to emerging contaminants. An example of a project component that may be eligible is the construction of an additional, separate containment cell for PFAS/PFOA material at a landfill to address storage concerns after collection of known materials.

10. **WATERSHED SUSTAINABILITY:** Provide as much information as possible related to the watershed the project is located in, and the problems to be addressed by the project. Note if the water body is a classified water body, per 10 CSR 20-7.031. This information will be used in determining the project priority in relation to other applications for funding.
11. **GREEN PROJECT RESERVE (GPR):** Complete only if the proposed project includes eligible GPR components, which scores a project additional priority points. Note the estimated dollar amounts dedicated to GPR components. Attach supporting documentation that outlines the specific project components addressing these categories. GPR components may include the following:
  - Management of stormwater runoff at the local level through the use of natural systems, or engineered systems that mimic natural systems, to treat polluted runoff.
  - Water or energy efficiency improvements.
  - Environmentally innovative activities.

Find more information on GPR eligible projects at: [https://www.epa.gov/sites/production/files/2015-04/documents/green\\_project\\_reserve-crosswalk-table.pdf](https://www.epa.gov/sites/production/files/2015-04/documents/green_project_reserve-crosswalk-table.pdf)

12. **PROJECT TYPE:** Check all the boxes that apply to the proposed project. At least one must be checked. Check if the project involves a refinancing component and notify the department early in the process.

Point source projects include those projects that directly or indirectly impact a Missouri State Operating Permit (MSOP)/National Pollutant Discharge Elimination System permitted facility. In addition, a proposed project that will ultimately result in the issuance of an MSOP permit is to be considered a point source project.

A nonpoint source project is one that does not fit the point source project description, e.g., a project to rehabilitate or replace on-site wastewater systems, the construction of a decentralized (cluster) wastewater system, or riparian corridor restoration.

13. **ARCHITECTURAL AND ENGINEERING CONSULTANT:** Please note if the applicant procured engineering services. If yes, provide procurement documentation, print or type the consulting engineer's contact information, and note the estimated or actual date of contract execution.
14. **READINESS-TO-PROCEED INDICATORS:** Check if the debt instrument is authorized, a complete engineering report or facility plan will be provided, and any supplemental reports and/or evaluations described in 10 CSR 20-8.110 are applicable (N/A), complete (Yes), or not complete (No). If the applicants has secured funding commitments from other state and/or federal sources, please provide a copy of the approval letter.
15. **ESTIMATED PROJECT SCHEDULE REQUIRED BY 10 CSR 20-4.040:** Provide the anticipated dates for the milestones listed. Put N/A in the space if the milestone is not applicable to the project. Often applicants submit plans and specifications an estimated 12 months after application. Bids must be advertised for a minimum of 30 days and typically occur an estimated 6 months after plans and specifications are submitted. Loan closings are estimated about 60 days after bid opening. Note, if planning to use design-build or other collaborative delivery method, milestones related to bidding the project will need to be modified accordingly. Attach any compliance schedules, if applicable.
16. **REQUIRED INFORMATION:** Information required by 10 CSR 20-4.040 must be submitted before the application will be prioritized. The applicant may submit other project related information that the applicant feels should be submitted with the application.
17. **SUPPLEMENTAL INFORMATION:** If a box is checked, attach supplemental information with the application. The department will use this information to determine the project priority in relation to other applications for funding. If you are using funds from Department of Economic Development's Community Development Block Grant Program, be certain that you have included that information.
18. **CERTIFICATION:** The applicant's authorized representative must sign the application and attach any information that will enable the department to evaluate the wastewater needs. Make a copy of the completed application for your records. The department will not return incomplete applications.
19. **PREPARER'S NAME AND SIGNATURE (IF APPLICABLE):** Include the information requested for the individual who prepared this application, if different from the authorized representative or applicant.

**Application Submittal:** Submit the completed application and any attachments via email to [fac@dnr.mo.gov](mailto:fac@dnr.mo.gov) (preferred), or mail to:

Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176

**For More Information:**

Missouri Department of Natural Resources  
Financial Assistance Center  
P.O. Box 176  
Jefferson City, MO 65102-0176  
800-361-4827 or 573-751-1192  
FAX: 573-751-9396

Email: [fac@dnr.mo.gov](mailto:fac@dnr.mo.gov)

<https://dnr.mo.gov/water/business-industry-other-entities/financial-opportunities/financial-assistance-center>



**RESOLUTION OF GOVERNING BODY OF APPLICANT**

**RESOLUTION NO. \_\_\_\_\_**

(Suggested Form for Grant/Loan Applicant use)

Resolution authorizing the filing of an application with the Missouri Department of Natural Resources, Clean Water State Revolving Fund Program for financial assistance under the Missouri Clean Water Law (Chapter 644, RSMo.).

WHEREAS pursuant to the terms of the Missouri Clean Water Law, Chapter 644, Revised Statutes of Missouri, the State of Missouri has authorized the making of loans and/or grants to authorized applicants to aid in the engineering of specific public projects.

NOW, THEREFORE, be it resolved by \_\_\_\_\_  
(Governing body of applicant)

1. That \_\_\_\_\_ be and he/she is hereby authorized to execute and  
(Authorized representative)  
file an application on behalf of \_\_\_\_\_  
(Legal name of applicant)  
with the State of Missouri for a loan and/or grant to aid in the engineering and/or construction of:  
\_\_\_\_\_  
(Brief project description)

2. That \_\_\_\_\_,  
(Authorized representative) \_\_\_\_\_  
(Title)  
is hereby authorized and directed to furnish such information as the Missouri Department of Natural Resources may reasonably request in connection with the application which is herein authorized, to sign all necessary documents on behalf of the applicant, to furnish such assurances to the Missouri Department of Natural Resources as may be required by statute or regulation, and to receive payment on behalf of the applicant.

**CERTIFICATE OF RECORDING OFFICER**

The undersigned, duly qualified and acting \_\_\_\_\_ of the  
(Title of officer)  
\_\_\_\_\_, does hereby certify: That the attached resolution is a  
(Legal name of applicant)  
true and correct copy of the resolution adopted at a legally convened meeting of the \_\_\_\_\_  
(Name of the governing body of applicant) held on the \_\_\_\_\_ day of \_\_\_\_\_;  
and further that such resolution has been fully recorded in the journal of proceedings and records in my office.  
IN WITNESS WHEREOF, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
(Signature of recording officer)

\_\_\_\_\_  
(Title of recording officer)

SEAL (If applicant has an official seal, impress here.)

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Cole Bradbury, City Attorney

---

**Agenda Item:**

Motion to reappoint Michael Harmison as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.

**Requested Action:**

Motion to Approve

**Ordinance Referenced for Action:**

Various Missouri Statutes and City Code requires Board representation to the Planning Commission (RSMo 89.320); OB/LO Joint Sewer Board (RSMo 250.020.1); TIF Commission (City Code Section 135.180); and Liquor Control Board (City Code 60.030).

**Deadline for Action:**

Not Applicable

**Budgeted Item:**

Not Applicable

**Budget Line Information (if applicable):**

Not Applicable

**Department Comments and Recommendation:**

**City Attorney Comments:**

Not Applicable

**City Administrator Comments:**

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Cole Bradbury, City Attorney

---

**Agenda Item:**

Motion to reappoint Devin Lake as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.

**Requested Action:**

Motion to Approve

**Ordinance Referenced for Action:**

Various Missouri Statutes and City Code requires Board representation to the Planning Commission (RSMo 89.320); OB/LO Joint Sewer Board (RSMo 250.020.1); TIF Commission (City Code Section 135.180); and Liquor Control Board (City Code 60.030).

**Deadline for Action:**

Not Applicable

**Budgeted Item:**

Not Applicable

**Budget Line Information (if applicable):**

Not Applicable

**Department Comments and Recommendation:**

**City Attorney Comments:**

Not Applicable

**City Administrator Comments:**

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Cole Bradbury, City Attorney

---

**Agenda Item:**

Motion to reappoint Justin Hoffman as a Director for the Lakeport Village CID, 4-year term to expire on December 31, 2029.

**Requested Action:**

Motion to Approve

**Ordinance Referenced for Action:**

Various Missouri Statutes and City Code requires Board representation to the Planning Commission (RSMo 89.320); OB/LO Joint Sewer Board (RSMo 250.020.1); TIF Commission (City Code Section 135.180); and Liquor Control Board (City Code 60.030).

**Deadline for Action:**

Not Applicable

**Budgeted Item:**

Not Applicable

**Budget Line Information (if applicable):**

Not Applicable

**Department Comments and Recommendation:**

**City Attorney Comments:**

Not Applicable

**City Administrator Comments:**

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Jeff Fisher, Public Works Director

---

**Agenda Item:**

Motion to approve Work Order No. 2 with Archer-Elgin Engineering for the Water Well Location Study, Fiscal Year 2025 carryover project, not to exceed \$71,000.

**Requested Action:**

Motion to Approve

**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:**

Yes

**Budget Line Information (if applicable):**

Budget Line Item/Title: 30-00-773170 New Wells

FY2026 Budgeted Amount:	\$2,010,000 total/\$120,000 engineering & land acquisition
FY2026 Expenditures to Date (02/11/2026):	(\$ 0.00 )
FY2026 Available:	\$ 120,000.00
FY2026 Requested Amount:	\$ 71,000.00

**Department Comments and Recommendation:**

The 2025 budget included \$120,000 for an evaluation to determine most appropriate location for a new drinking water well and storage tower. Due to the changes and time it took to secure new engineering resources, the funds were identified to be carried over to the 2026 budget.

This scope is simply to determine best location for the new assets, based on terrain and how they will support and operationally interact with the existing assets to provide most value possible. It also includes work with the State Revolving Fund to make the project eligible if and when the City decides it is in its best interest to pursue that program. A rate study will also be performed concurrently so that the BOA may be most informed in how to fund the project, along with potential sewer projects in the future.

See the Sewer Blue Sheet included in this meeting, for additional and similar context.

**City Attorney Comments:**

Not Applicable

**City Administrator Comments:**

I concur with the department's recommendation.

January 10, 2026

Mr. Jeff Fisher  
Director of Public Works  
City of Osage Beach  
5757 Chapel Drive  
Osage Beach, MO 65065

**Re: Proposal for Professional Engineering Services  
Water Well Location Study**

Dear Mr. Fisher:

We appreciate the opportunity to present this proposal for Engineering services associated with evaluation of the water system to locate a new well and elevated storage in the east system of the City of Osage Beach drinking water system. Archer-Elgin will provide engineering services as discussed and as further described below:

**Hydraulic & Site Analysis**

- Review and update hydraulic model
  - Coordination and review meetings
  - Develop terrain model
  - Hydrant flow tests
  - Existing model verification and calibration
- Develop site template
  - Well/Tower layout w/ setbacks and access
  - Ambulance facilities w/ one bay and sleeping quarters
  - Police substation office space
- Develop Site Alternatives
  - MDNR well site assessment coordination
  - FAA no hazard coordination
- Distribution improvement requirements for each Alternative
  - Sizing and routing layout
  - Model improvements
- Hydraulic analysis of improvements
  - Alternatives layout
  - Demand loading
  - Extended Period Simulation (water storage age/turnover)
- Prepare Opinion of Costs for each Alternative
- Prepare Recommendation

**Assess Swiss 3 Well Yield**

- Review Well Design Road.
- Review historic well inspection logs

- Coordinate with Well Maintenance Contractor
  - Direct (on City’s behalf) City’s Well Maintenance Contractor
  - Meggar motor
  - Check amp draw
  - 24 hour pump test
- Prepare Assessment

**Armory Dr. Water Main As-Built Drawings**

- Draft Water Main As-Built based upon City records

**Option 1 - Assist City with DWSRF Application**

- Assist staff with DWSRF application preparation and submittal

The following services are not included in our proposal, but may be provided as additional services at the client’s request:

- Final Design, Bidding and Construction Phase Services
- Environmental services related to existing site conditions
- Geotechnical investigations, reports, sampling, pavement design recommendations
- Well Maintenance Contractor fees
- Land acquisition negotiations
- Property legal descriptions

**Compensation & Schedule**

Compensation for the civil engineering and surveying services associated with the construction documents shall be performed on a lump sum fee basis as shown below:

Hydraulic & Site Analysis	\$ 58,500.00
Swiss 3 Well Assessment	\$ 8,500.00
Armory Dr. As-Built Drawings	<u>\$ 400.00</u>
Total =	\$ 67,400.00
Option 1 – DWSRF App. Assistance	\$ 3,600.00

Invoices will be submitted monthly based upon percentage complete as determined by the Engineer. Additional Services outside of the scope outlined above and Reimbursable Expenses will be invoiced per the Standard Schedule of Rates.

We appreciate the opportunity to work with the City of Osage Beach. If you have any questions or comments, please do not hesitate to contact us.

**Respectfully Submitted,**



**Jeff Medows, PE**  
**Principal**



**CITY OF OSAGE BEACH  
WORK ORDER No. 2  
Well Location Study**

THIS WORK ORDER No. 2 (“Work Order”) is issued pursuant to that certain Master Consulting Services Agreement dated November 15, 2025 (the “Master Agreement”) between the City of Osage Beach, Missouri (“City”) and Archer-Elgin (“Consultant”).

**I. TERMS**

Pursuant to the Master Agreement, City hereby authorizes Consultant to perform the specific Work described in this Work Order (“Work”) upon the terms stated herein. This Work Order incorporates the Master Agreement by reference, and all terms and conditions of the Master Agreement apply to the Work described herein. In the event of any conflict between this Work Order and the Master Agreement, the Master Agreement shall control unless this Work Order expressly states otherwise and is approved by the City’s Board of Aldermen.

Engineer shall perform the following Work for the City:  
See attached proposal dated January 10, 2026

*Time of Performance.*

- Notice to Proceed: \_\_\_\_\_
- Milestones: Hydraulic & Site Analysis – August 31, 2026  
Swiss 3 Well Assessment – May 31, 2026  
DWSRF Application Assistance – March 1, 2026  
Armory Dr. Water As-Builts – April 1, 2026
- Final Completion: August 31, 2026

*Compensation.* City shall pay Consultant for the Work under this Work Order as follows:

Lump Sum Fee for Base Proposal of \$67,400.00 as detailed in attached proposal.

Lump Sum Fee for Option 1 of \$3,600.00 as detailed in attached proposal.

**II. ACCEPTANCE**

**CITY:  
CITY OF OSAGE BEACH**

**CONSULTANT:  
[CONSULTANT LEGAL NAME]**

---

BY: Devin Lake  
ITS: City Administrator

---

BY: Jeff Medows  
ITS: President

**Attest:**

**Attachments:**

**- Exhibit A - Proposal**

**City of Osage Beach**  
**Agenda Item Summary**

**Date of Meeting:** February 19, 2026  
**Originator:** Kegan Powers, Deputy City Clerk  
**Presenter:** Todd Davis, Police Chief

---

**Agenda Item:**

Motion to approve Missouri Department of Transportation Highway Safety and Traffic Division City Council Authorization Form

**Requested Action:**

Motion to Approve

**Ordinance Referenced for Action:**

**Deadline for Action:**

Not Applicable

**Budgeted Item:**

Not Applicable

**Budget Line Information (if applicable):**

Not Applicable

**Department Comments and Recommendation:**

This form is the requirement of the Missouri Department of Transportation Highway Safety and Traffic Division.

This form must be signed by the Board of Alderman/City Council giving the Police Department the permission to participate in Missouri's Highway Safety Program.

We have applied for overtime funds to assist in Hazardous Moving Violation (\$9,566.24) and DWI (\$9,806.40) which are both overtime enforcement projects.

The Osage Beach Police Department has participated in this grant program for several years.

**City Attorney Comments:**

Not Applicable

**City Administrator Comments:**

I concur with the department's recommendation.



## CITY COUNCIL AUTHORIZATION

On \_\_\_\_\_, 20\_\_ the Council of \_\_\_\_\_  
\_\_\_\_\_ held a meeting and discussed the City's participation  
in Missouri's Highway Safety Program.

It is agreed by the Council that the City of \_\_\_\_\_  
will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the  
financial assistance available under the Missouri Highway Safety Program for  
Traffic Enforcement and report back to the Council his/her recommendations.  
When funding through the Highway Safety Division is no longer available, the  
local government entity agrees to make a dedicated attempt to continue support  
for this traffic safety effort.

\_\_\_\_\_  
Council Member

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