

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

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

TENTATIVE AGENDA

REGULAR MEETING

April 16, 2026 - 5:30 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. If you desire to address the Board, please sign the attendance sheet located at the podium. Agendas are available on the back table in the Council Chambers. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CITIZEN'S COMMUNICATIONS

This is a time set aside on the agenda for citizens and visitors to address the Mayor and Board on any topic that is not a public hearing. For those here in person, speakers will be restricted to three minutes unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

Any questions or comments for the Mayor and Board may also be sent to the City Clerk at tberreth@osagebeach.org no later than 10:00 AM on the Board's meeting day (the 1st and 3rd Thursday of each month). Submitted questions and comments may be read during the Citizen's Communications section of the agenda.

The Board of Aldermen will not take action on any item not listed on the agenda, nor will it respond to questions, although staff may be directed to respond at a later time. The Mayor and Board of Aldermen welcome and value input and feedback from the public.

Is there anyone here in person who would like to address the Board?

APPROVAL OF CONSENT AGENDA

If the Board desires, the consent agenda may be approved by a single motion.

- ▶ Minutes of Board of Aldermen meeting - March 30, 2026 and April 2, 2026
- ▶ Bills List April 16, 2026

FINANCIAL UPDATE

UNFINISHED BUSINESS

- A. Bill 26-28 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article IV, Section 500.110: Adoption of the International Mechanical Code; Section 500.120: 2018 International Mechanical Code - Amendments. *Second Reading.*
- B. Bill 26-29 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article II, Section 500.040: Adoption of the National Electrical Code; Section 500.050 National Electric Code - Amendments; Section 500.060 Enforcement. *Second Reading.*
- C. Bill 26-30 — An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article 1, Section 500.010: 2018 International Building Code; Section 500.020: 2018 International Building Code - Adoption. *Second Reading.*
- D. Bill 26-31 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article VII, Section 500.180: Adoption of the International Fire Code; Section 500.190 Jurisdictional Title/Definitions; Section 500.200 International Fire Code Amendments. *Second Reading.*
- E. Bill 26-32 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article VIII, Section 500.240: Adoption of the International Fuel Gas Code; Section 500.250: 2018 International Fuel Gas Code Amendments. *Second Reading.*
- F. Bill 26-33 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article V, Section 500.140: Adoption of International Plumbing Code; Section 500.150: 2018 International Plumbing Code - Amendments. *Second Reading.*
- G. Bill 26-34 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article III, Section 500.080: Adoption of the International Property Maintenance Code; Section 500.090: 2018 International Property Maintenance Code. *Second Reading.*
- H. Bill 26-35- An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article I, Section 500.035: 2018 International

Residential Code - Adoption; Section 500.037: 2018 International Residential Code Amendments. *Second Reading.*

- I. Bill 26-36 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500 Article I, Section 500.025: International Existing Building Code Adoption; Section 500.027 2018 International Existing Building Code Amendments. *Second Reading.*
- J. Bill 26-37 - An ordinance of the City of Osage Beach, Missouri, adopting the International Swimming Pool and Spa Code, 2024 Edition by creating new sections within Chapter 500 Article I; 500.039 International Swimming Pool and Spa Code; Section 500.040 Amendments. *Second Reading.*

PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation authorizing the Mayor to recognize the week of May 3 through May 9, 2026 as Municipal Clerks Week.
- B. Proclamation authorizing the Mayor to proclaim the week of May 4 through May 10, 2026 as Local Government Week.
- C. Presentation - Sewer System Evaluation; Investment Recommendations.

NEW BUSINESS

- A. Motion to Approve certification of the 2026 Municipal Election results
- B. Oath of Office
- C. Motion to elect the President of the Board.
- D. Public Hearing - Proposed Water and Sewer User Rate Schedule Changes
- E. Bill 26-44 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 705 Waterworks; Article IV Rates and Charges, Section 705.300 Rates and Charges. *First Reading*
- F. Bill 26-45- An ordinance of the City of Osage Beach, Missouri, amending Chapter 710 Sewers and Sewerage Systems, Article VII User Charge System, Section 710.470 Rate Schedule. *First Reading*
- G. Bill 26-38 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to Sign Change Order #1 for the Water Main Loop-Golfview Lane to Nichols Road Project for an amount not to exceed \$44,720.00, bringing the total contract cost not to exceed \$422,074.00. *First Reading*
- H. Bill 26-41 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Camoin Associates for the Independent Economic & Market Analysis in an amount not to exceed \$49,935. *First Reading.*
- I. Resolution 2026 - 11 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend funds for the fiscal year 2026 relating to the pavement maintenance project at Grand Glaize Airport.
- J. Bill 26-48 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for the Grand Glaize Pavement Maintenance Plan. *First & Second Reading.*
- K. Bill 26-42 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to Execute the Missouri Highways and Transportation Commission State Block Funding Application for the Grand Glaize Pavement Maintenance Project. *First & Second Reading.*
- L. Bill 26-43 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a

contract with Crawford, Murphy, and Tilly (CMT) for Aviation Project Consulting Services in an amount not to exceed \$59,540. *First & Second Reading.*

- M. Bill 26-46 - An ordinance of the City of Osage Beach, Missouri, adopting and enacting a new code of ordinances of the City of Osage Beach; establishing the same; providing for the repeal of certain ordinances not included therein; except as herein expressly provided; providing for the manner of amending such code of ordinances; providing penalty for the violation thereof; and providing when this ordinance shall become effective. *First Reading and Second Reading*
- N. Bill 26-47 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a three (3) year agreement with Communication Square to purchase Microsoft 365 Licenses. *First Reading.*
- O. Bill 26-49 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103, Adopting the 2026 Annual Operating Budget, approving the modification of the FY2026 Employee Pay Plan for certain administrative positions. *First Reading.*
- P. Bill 26-50 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget, requesting a transfer of funds to increase personnel expenditures within the Economic Development Salaries. *First Reading.*

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.

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
March 30, 2026**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Special Meeting on Monday March 30, 2026, at 3:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Phyllis Marose, Alderman Justin Hoffman, Alderman Rebecca Collins, Alderman Kevin Rucker, Alderman Celeste Barela. Absent Alderman Bob O'Steen. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Staff present: City Administrator Devin Lake, City Attorney Cole Bradbury and Mark Spykerman/Gilmore and Bell.

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.

Notice is given that the agenda includes a roll call vote to close the meeting as allowed by RSMo. Section 610.021 (2) Leasing, Purchase, or Sale of Real Estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor.

Alderman Hoffman made a motion to open Executive Session. This motion was seconded by Alderman Barela.

Ayes": Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman Rucker and Alderman Barela. Absent Alderman O'Steen. The meeting was therefore open.

No public comments

Alderman Collins made a motion to close Executive Session. This motion was seconded by Alderman Barela.

Ayes": Alderman Collins, Alderman Marose, Alderman Hoffman, Alderman Rucker and Alderman Barela. Absent Alderman O'Steen. The meeting was therefore open.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:15pm. 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 March 30, 2026, and approved April 16, 2026.

Tara Berreth/City Clerk

Michael Harmison/Mayor

All meetings may be streamed on Facebook and YouTube for further clarification

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

April 2, 2026

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting Thursday on April 2 2026, at 5:30PM. The following were present in person: Mayor Michael Harmison. Alderman Phyllis Marose, Alderman Justin Hoffman, Alderman Rebecca Collins and Alderman Celeste Barela, Alderman Bob O' Steen and 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, Attorney Cole Bardbury, Police Chief Todd Davis, Public Works Director Jeff Fisher, City Planner Cary Patterson, Airport Director Ty Dinsdale, Human Resource Director Maddy Moon, City Treasurer Karri Bell, Building Official Ron White.

CITIZEN'S COMMUNICATIONS

No Citizens Communications

APPROVAL OF CONSENT AGENDA

Alderman Rucker made a motion to approve the consent agenda. This motion was seconded by Alderman Marose. Absent Alderman O'Steen. Motion passes unanimous voice vote.

UNFINISHED BUSINESS

Bill 26-17 — An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 25.103 adopting the 2026 Annual Operating Budget, requesting a transfer of funds to increase personnel expenditure within the Police Department. *Second Reading.*

Alderman Barela made a motion to approve the second reading of Bill 26-17. This motion was seconded by Alderman Collins. A roll call was taken to approve the second and final reading of Bill 26-17 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, and Alderman Rucker. Absent Alderman O'Steen Bill 26-17 passed and approved as Ordinance 26.17.

Bill 26-18 — An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103, adopting the 2026 Annual Operating Budget, approving the modification of the FY2026 Employee Pay Plan of certain Police Department positions. *Second Reading*

Alderman Collins made a motion to approve the second reading of Bill 26-18. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 26-18 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O'Steen and Alderman Rucker. Bill 26-18 passed and approved as Ordinance 26.18.

Bill 26-19 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance 25.103 adopting the 2026 Annual Operating Budget for the 2025 Blue Shield Grant to account for expected revenue and expenditures not carried over from FY 2025. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 26-19. This motion was seconded by Alderman O'Steen. A roll call was taken to approve the second and final reading of Bill 26-19 and to pass same into ordinance: "Ayes" Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O'Steen and Alderman Rucker. Bill 26-19 passed and approved as Ordinance 26.19.

Bill 26-20 - An Ordinance Of The City Of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules And Regulations: Section 125.015 Actions Of Board – Copies Of Rules And Regulations; Section 125.020 Definitions; 125.030 General Provisions; Section 125.050. Pay And Compensation; Section 125.070. Applications And Applicants; Section 125.090. Employment Lists; Section 125.100. Method Of Filling Vacancies; Section 125.110. Probationary Period; Section 125.120. Attendance And Leaves; Section 125.190. Training Of Employees; and Section 125.240. Other Employee Benefits Of The City Code As Set Forth. *Second Reading*

Alderman Collins made a motion to approve the second reading of Bill 26-20. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 26-20 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-20 passed and approved as Ordinance 26.20.

Bill 26-21 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations; Section 125.020. Definitions: of the City Code as set forth. *Second Reading*

Alderman Collins made a motion to approve the second reading of Bill 26-21. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 26-21 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-21 passed and approved as Ordinance 26.21.

Bill 26-22 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulations and the Policies associated with Chapter 125, Section 125.050 Pay and Compensation, Section 125.110 Probationary Period, and Section 125.230 Supplemental Policies. *Second Reading.*

Alderman Rucker made a motion to approve the second reading of Bill 26-22. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 26-22 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-22 passed and approved as Ordinance 26.22.

Bill 26-23 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 3-year contract with Euna Solutions, Inc. for budgeting software in an amount not to exceed \$39,115.00 annually. *Second Reading.*

Alderman Collins made a motion to approve the second reading of Bill 26-23. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 26-23 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-23 passed and approved as Ordinance 26.23.

Bill 26-24 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No 25.103 Adopting the 2026 Annual Operating Budget for Airport Capital; Grand Glaize and Lee C. Fine Master Plan. *Second Reading.*

Alderman Hoffman made a motion to approve the second reading of Bill 26-24. This motion was seconded by Alderman O’Steen. A roll call was taken to approve the second and final reading of Bill 26-24 and to pass same into ordinance: “Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-24 passed and approved as Ordinance 26.24.

Bill 26-25 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No 25.103 Adopting the 2026 Annual Operating Budget for the Lee C. Fine Runway Project. *Second Reading.*

Alderman Hoffman made a motion to approve the second reading of Bill 26-25. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 26-25 and to pass same into ordinance:

“Ayes” Alderman Marose, Alderman Collins, Alderman Hoffman and Alderman Barela, Alderman O’Steen and Alderman Rucker. Bill 26-25 passed and approved as Ordinance 26.25.

NEW BUSINESS

Proclamation authorizing the Mayor to proclaim the week of April 12–18, 2026 National Public Safety Telecommunications Week.

The Mayor proclaimed April 12-18, 2026, National Public Safety Telecommunications Week.

Bill 26-28 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article IV, Section 500.110: Adoption of the International Mechanical Code; Section 500.120: 2018 International Mechanical Code - Amendments. *First Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26-28. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote.

Bill 26-29 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article II, Section 500.040: Adoption of the National Electrical Code; Section 500.050 National Electric Code - Amendments; Section 500.060 Enforcement. *First Reading.*

Alderman Marose made a motion to approve the first reading of Bill 26-29. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote.

Bill 26-30 An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article 1, Section 500.010: 2018 International Building Code; Section 500.020: 2018 International Building Code - Adoption. *First Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26-30. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote.

Bill 26-31 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article VII, Section 500.180: Adoption of the International Fire Code; Section 500.190 Jurisdictional Title/Definitions; Section 500.200 International Fire Code Amendments. *First Reading.*

Alderman Rucker made a motion to approve the first reading of Bill 26-31. This motion was seconded by Alderman Collins. Motion passes unanimously with voice vote.

Bill 26-32 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article VIII, Section 500.240: Adoption of the International Fuel Gas Code; Section 500.250: 2018 International Fuel Gas Code Amendments. *First Reading.*

Alderman Rucker made a motion to approve the first reading of Bill 26-32. This motion was seconded by Alderman Collins. Motion passes unanimously with voice vote.

Bill 26-33 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article V, Section 500.140: Adoption of International Plumbing Code; Section 500.150: 2018 International Plumbing Code - Amendments. *First Reading.*

Alderman Hoffman made a motion to approve the first reading of Bill 26-33. This motion was seconded by Alderman O'Steen. Motion passes unanimously with voice vote.

Bill 26-34 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article III, Section 500.080: Adoption of the International Property Maintenance Code; Section 500.090: 2018 International Property Maintenance Code. *First Reading.*

Alderman Barela made a motion to approve the first reading of Bill 26-34. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote.

Bill 26-35- An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article I, Section 500.035: 2018 International Residential Code - Adoption; Section 500.037: 2018 International Residential Code Amendments. *First Reading.*

Alderman Rucker made a motion to approve the first reading of Bill 26-35. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote.

Bill 26-36 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500 Article I, Section 500.025: International Existing Building Code Adoption; Section 500.027 2018 International Existing Building Code Amendments. *First Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26-36. This motion was seconded by Alderman Hoffman. Motion passes unanimously with voice vote.

Bill 26-37 - An ordinance of the City of Osage Beach, Missouri, adopting the International Swimming Pool and Spa Code, 2024 Edition by creating new sections within Chapter 500 Article I; 500.039 International Swimming Pool and Spa Code; Section 500.040 Amendments. *First Reading.*

Alderman Marose made a motion to approve the first reading of Bill 26-37. This motion was seconded by Alderman Barela. Motion passes unanimously with voice vote.

Bill 26-39- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Paypoint HR LLC for the Compensation Study Agreement in an amount not to exceed \$37,500. *First Reading.*

Alderman Rucker made a motion to approve the first reading of Bill 26-39. This motion was seconded by Alderman Marose. A roll call was taken: "Ayes" Alderman Marose, Alderman Kevin Rucker. "Nays" Alderman Collins, Alderman Hoffman, Alderman Barela and Alderman O'Steen. Motion fails.

Bill 26-40- An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotional efforts to support Midwest Blue Oval Club for an amount not to exceed \$4,000.00. *First Reading.*

Alderman Rucker made a motion to approve the first reading of Bill 26-40. This motion was seconded by Alderman Hoffman. A roll call was taken: "Ayes" 0. "Nays" Alderman Marose, Alderman Rucker, Alderman Collins, Alderman Hoffman, Alderman Barela and Alderman O'Steen. Motion fails.

Motion to approve Work Order No. 1 with George Butler Associates for the architectural and engineering plan review of Oasis Marriot Hotel in an amount not to exceed \$52,185.

Alderman Hoffman made a motion to approve Work Order No. 1 with George Butler Associates for the architectural and engineering plan review of Oasis Marriot Hotel in an amount not to exceed \$52,185. This motion was seconded by Alderman Rucker. Motion passes unanimously voice vote.

Motion to approve the paving of the Lakefront roadway at the Osage Beach City Park for an amount not to exceed \$87,052.00.

Alderman Hoffman made a motion to approve the paving of the Lakefront roadway at the Osage Beach City Park for an amount not to exceed \$87,052.00. This motion was seconded by Alderman Marose. Motion passes unanimously voice vote.

Motion to approve Special Use Permit Case 416 (Amendment) Richard R. Ellerman to allow an additional two residential units, 32 total, in a Commercial District.

Alderman Hoffman made a motion to approve Special Use Permit Case 416 (Amendment) Richard R. Ellerman to allow an additional two residential units, 32 total, in a Commercial District. This motion was seconded by Alderman Marose. Motion passes unanimously voice vote.

STAFF COMMUNICATIONS

- City Administrator Lake – Finished up the first book club. There were 24 employees. New book starts in 2 weeks.
- Asst. City Administrator White – Great job Parks Dept. on the Easter Egg Hunt. IT has done a great job in adding a new link to the website for viewing the agenda.
- City Clerk Berreth – Code books are in and will be bringing the Ordinance for approval.
- Police Chief Davis – Received the Blue Shield award again this year. Freya received a new vest for protection.
- Building Official White – 911 rebuild is coming along. US Disaster will start installing the new carpet within the next week.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

The Aldermen praised the Mayor Appreciation Dinner and wished everyone a Happy Easter. Alderman Rucker praised the dedication and service of the Telecommunicators and expressed his appreciation for their ongoing commitment. He also thanked Building Official Ron White for the hard work and effort that went into updating the Building Codes.

EXECUTIVE SESSION

No Executive Session

Alderman Hoffman made a motion to adjourn at 7:15pm. This motion was seconded by Alderman Collins. Motion passes unanimously with voice vote.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 7:15pm. 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 April 2, 2026, and approved April 16, 2026.

Tara Berreth/City Clerk

Michael Harmison/Mayor

All meetings may be streamed on Facebook and YouTube for further clarification

**CITY OF OSAGE BEACH
BILLS LIST
April 16, 2026**

Bills Paid Prior to Board Meeting	\$	316,030.41
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Payroll Paid Prior to Board Meeting	\$	194,945.65
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SRF Transfer Prior to Board Meeting

TIF Transfers

Bills Pending Board Approval	\$	264,217.54
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Total Expenses	\$	775,193.60
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE	State Withholding	5,072.00		
		INTERNAL REVENUE SERVICE	Fed WH	13,780.33		
			FICA	10,469.10		
			Medicare	2,448.40		
		MISSIONSQUARE RETIREMENT	Retirement 457 Roth	297.84		
			Loan Repayment	303.83		
			Loan Repayment	206.56		
			Retirment 457 &	5,352.32		
			Retirement 457	3,542.30		
			Loan Repayments	136.86		
			Loan Repayments	248.75		
			Loan Repayments	119.32		
			Loan Repayments	180.67		
			Loan Repayments	527.04		
			Loan Repayments	164.56		
			Loan Repayments	264.77		
			Loan Repayments	206.90		
			Retirement Roth IRA	200.00		
		OPTUM BANK INC	HSA Contribution No Tax	260.83		
			HSA Family/Dep. Contributi	2,655.16		
		ONE TIME VENDOR CYNTHIA WALLACE	REFUND FOR REGISTRATION FE	70.00		
			OZARK COUNTY CIRCUIT C	OTHER AGENCY CASH BOND	150.00	
			BENTON COUNTY CIRCUIT	OTHER AGENCY CASH BOND	250.00	
				TOTAL:	46,907.54	
		Mayor & Board	General Fund	ELAN CORPORATE PAYMENT SYSTEMS	CONVENTION DINNER - HARMIS	45.00
					CONVENTION DINNER - HUNDEL	45.00
CONVENTION DINNER - COLLIN	45.00					
CONVENTION DINNER - MAROSE	45.00					
CONVENTION DINNER - HOFFMA	45.00					
CONVENTION DINNER - O'STEE	45.00					
CONVENTION DINNER - M. COL	45.00					
FLOWERS - VERPLOEG BABY	60.70					
	TOTAL:				375.70	
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	714.42		
			Medicare	167.07		
		MISSIONSQUARE RETIREMENT	Retirement 401%	346.35		
			Retirement 401	808.17		
		ELAN CORPORATE PAYMENT SYSTEMS	CONVENTION DINNER - A.WHIT	45.00		
			CONVENTION DINNER - LAKE	45.00		
			TOTAL:	2,126.01		
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	371.20		
			Medicare	86.81		
		MISSIONSQUARE RETIREMENT	Retirement 401%	196.06		
			Retirement 401	457.48		
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	300.00		
		ELAN CORPORATE PAYMENT SYSTEMS	NEW CLERKS INSTITUTE - POW	135.00		
			SPRING INSTITUTE - POWERS	320.00		
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00		
			TOTAL:	2,091.55		
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	648.51		
			Medicare	151.66		
		MISSIONSQUARE RETIREMENT	Retirement 401%	287.11		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	782.11
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	50.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	2,144.39
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	111.62
			Medicare	26.10
		MACA	MACA SPRING CONF REGIS-WAL	475.00
		MISSIONSQUARE RETIREMENT	Retirement 401%	57.98
			Retirement 401	135.29
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	35.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	915.99
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	393.50
			Medicare	92.03
		MISSIONSQUARE RETIREMENT	Retirement 401%	202.24
			Retirement 401	471.88
		ELAN CORPORATE PAYMENT SYSTEMS	RECORDS SEARCH	4.50
			RECORDS SEARCH	3.50
			RECORDS SEARCH	10.75
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,253.40
Building Inspection	General Fund	WHITE, RON	MILEAGE ADV -MABCA SPRING	65.25
		INTERNAL REVENUE SERVICE	FICA	659.76
			Medicare	154.30
		MISSIONSQUARE RETIREMENT	Retirement 401%	340.62
			Retirement 401	794.76
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	50.00
		ELAN CORPORATE PAYMENT SYSTEMS	CONVENTION DINNER - WHITE	45.00
			ICC MEMBERSHIP	170.00
			PLAN REVIEW SOFTWARE - DUN	330.00
			ICLOUD STORAGE - JOHNS	2.99
			PLAN REVIEW SOFTWARE - WRI	260.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	3,097.68
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH SVC 2/15-3/16/	55.85
			CH SVC 2/15-3/16/26	3,410.26
		INTERNAL REVENUE SERVICE	FICA	101.10
			Medicare	23.65
		MISSIONSQUARE RETIREMENT	Retirement 401%	53.61
			Retirement 401	125.10
		SUMMIT NATURAL GAS OF MISSOURI INC	CH SVC 2/16-3/16/26	280.41
		GFL ENVIRONMENTAL	CITY HALL TRASH SERVICE	220.50
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	4,345.48
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	665.31
			Medicare	155.60
		MISSIONSQUARE RETIREMENT	Retirement 401%	204.27
			Retirement 401	732.41
		LOWE'S	MULCH	74.78
			PAINT, ROLLER	233.20
			LOCKS, HARDWARE	58.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PRIMER	23.73
			HARDWARE	55.32
			TREATED LUMBER	27.03
			SCREEN	9.48
			RAFTER TIE	29.76
			PAINT TRAYS AND ROLLERS	40.14
			AUGER, PROPANE TANK	72.14
		CINTAS CORPORATION	KNIT HATS (4)	64.76
			PARKS DEPT SWEATSHIRTS, BI	278.50
		AMEREN MISSOURI	LWR DIAMOND LTS 2/8-3/9/26	14.38
		GFL ENVIRONMENTAL	PARKS TRASH SERVICE	252.00
		ELAN CORPORATE PAYMENT SYSTEMS	FUEL HOSE, FUEL FILTER, ST	122.74
			LODGING MPRA CONF - GREGOR	236.67
		OPTUM BANK INC	HSA Contribution No Tax	187.50
			TOTAL:	3,538.52
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	255.03
			Medicare	59.65
		MISSIONSQUARE RETIREMENT	Retirement 401%	135.67
			Retirement 401	316.55
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	50.00
		ELAN CORPORATE PAYMENT SYSTEMS	2026 SHRM MEMBERSHIP - BER	299.00
			SHRM TRAINING COURSE - BER	595.00
			CDL SAP QUERY	1.25
			CDL SAP QUERY	1.25
			INSURANCE INFOMRATION CARD	47.98
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,836.38
Police	General Fund	MO POLICE CHIEFS ASSC	2026 CHIEFS CONF REGIS - D	395.00
			2026 CHIEFS CONF REGIS -TA	395.00
			2026 CHIEFS CONF REGIS - O	395.00
		INTERNAL REVENUE SERVICE	FICA	4,134.55
			Medicare	966.94
		MISSIONSQUARE RETIREMENT	Retirement 401%	1,853.73
			Retirement 401	4,691.53
		O'DAY, MICHAEL	MEALS ADV - TRAIN THE TRAI	120.00
		SALERNO, BRIAN	MEALS REIMB MPCA CLG 3/9-3	75.00
		SCHWENN, DAVID MATTHEW	MEAL ADV HOMELAND TRNG SCH	50.00
		MORLEY, TRAVIS	MEALS REIMB MPCA CLG 3/9-3	75.00
		MCCROREY, BOBBY	MEALS ADV - DT INSTRUCTOR	200.00
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	400.00
		GFI DIGITAL	PD PRNTR MAINT 4/28-5/27/2	21.70
		ELAN CORPORATE PAYMENT SYSTEMS	TITLES - POLICE DEPT VEHIC	59.92
			DT TRANING REGIS- MCCROREY	800.00
			INFORMATIONAL FLYERS	699.34
			2026 IAPE MEMBRSHP-WINCHES	65.00
			FBI LEEDA MEMBERSHIP - ODA	50.00
			MSU LE CONF REGIS - ROEDIG	185.00
			MPCA MEMBRSHP - TAYLOR	50.00
			VEHICLE REGISTRATION - VIN	73.18
			COPS RETREAT FLIGHT - T.MO	641.40
			CAR WASH SUB	32.00
			IDI SUBSCRIPTION	75.00
		OPTUM BANK INC	HSA Contribution No Tax	187.50
			HSA Family/Dep. Contributi	1,350.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MARCO	COPIER LEASE 2/26-3/25/26	206.53
			TOTAL:	18,248.32
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	1,113.72
			Medicare	260.47
		MISSIONSQUARE RETIREMENT	Retirement 401%	328.27
			Retirement 401	1,293.54
		AT&T INTERNET/IP SERVICES	911 INTERNET 2/11-3/10/26	411.01
		ELAN CORPORATE PAYMENT SYSTEMS	ACTIVE SHOOTER TRNG - EULE	280.00-
			ACTIVE SHOOTER TRNG - SCOT	280.00-
			MULES RECERT FEE - THEBEAU	55.00
			COPS RETREAT FLIGHT - D.MO	641.40
			COMMS COURSE REGIS- THURMA	100.00
			COMMS COURSE REGIS- MITCHE	100.00
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	75.00
			TOTAL:	3,968.41
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	218.96
			Medicare	51.21
		MISSIONSQUARE RETIREMENT	Retirement 401%	115.33
			Retirement 401	269.10
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	550.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	1,279.60
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	524.19
			Medicare	122.59
		MISSIONSQUARE RETIREMENT	Retirement 401%	203.07
			Retirement 401	612.08
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	75.00
		ESTES, HANNAH	GIS TECH CONF TRVL ADV - E	984.33
			TOTAL:	2,558.76
Information Technology	General Fund	AT & T/CITY HALL	CH PH SVC 3/5-4/4/26	716.82
		INTERNAL REVENUE SERVICE	FICA	388.38
			Medicare	90.83
		MISSIONSQUARE RETIREMENT	Retirement 401%	119.33
			Retirement 401	447.60
		AT&T INTERNET/IP SERVICES	CH PHONE/FAX 3/7-4/6/26	261.47
		MARCO TECHNOLOGIES LLC	CH PLOTTER MAINT 3/26-4/25	93.38
		ELAN CORPORATE PAYMENT SYSTEMS	BOARD ROOM STREAMING	490.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		MARCO	COPIER LEASE 2/26-3/25/26	452.32
		BCN TELECOM INC TBS	ARPIL 2026 ELEVATOR PHONE	161.20
		HUBER & ASSOCIATES, INC	JANUARY MANAGED SVCS	614.80
			MARCH MANAGED SVCS	662.64
		PRINCETON IT SERVICES INC	NETWORK EQUIPMENT UPDATE	74,975.61
		EUNA SOLUTIONS INC	BUDGET SOFTWARE IMPLEMENTA	11,265.00
			BUDGET SFTWRE 3/31/26-3/30	27,850.00
			TOTAL:	118,664.38
Economic Development	General Fund	INTERNAL REVENUE SERVICE	FICA	168.85
			Medicare	39.49
		MISSIONSQUARE RETIREMENT	Retirement 401%	81.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	190.63
		ELAN CORPORATE PAYMENT SYSTEMS	TIF POSTAGE	150.00
			COUD CAMPAIGN SUB 3/6-4/6/	49.00
			WATER FOR PAW PATROL EVENT	43.07
			CHIPS FOR PAW PATROL EVENT	100.71
			PAW PATROL MOVIE FOR EVEN	395.00
		AM PYROTECHNICS LLC	FINAL DEPOSIT FOR FIREWORK	5,000.00
			TOTAL:	6,218.45
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	500.87
		INTERNAL REVENUE SERVICE	Fed WH	1,192.75
			FICA	1,135.93
			Medicare	265.68
		MISSIONSQUARE RETIREMENT	Retirment 457 &	721.37
			Retirement 457	34.00
		OPTUM BANK INC	HSA Contribution No Tax	45.00
			HSA Family/Dep. Contributi	39.49
			TOTAL:	3,935.09
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	1,135.93
			Medicare	265.66
		MISSIONSQUARE RETIREMENT	Retirement 401%	467.92
			Retirement 401	1,311.48
		LOWE'S	HOSE NOZZLE	18.98
			COOLER, DRIVING BIT SET	257.41
		AMEREN MISSOURI	1075 NICHOLS LTS 2/16-3/17	62.04
			1109 OSAGE BEACH 2/12-3/15	43.05
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 2/16-3/16/26	464.11
		GFL ENVIRONMENTAL	TRANS TRASH SERVICE	73.50
		ELAN CORPORATE PAYMENT SYSTEMS	PARKING - WWETT CONFERENCE	25.00
			WWETT CONF PARKING	105.15
			WWETT CONF LODGING - WALLI	919.60
			WWETT CONF LODGING - HERNA	919.60
			WWETT CONF PARKING	80.44
			WWETT CONF LODGING - WALLI	83.60-
		OPTUM BANK INC	HSA Contribution No Tax	112.50
			HSA Family/Dep. Contributi	275.25
		MARCO	COPIER LEASE 2/26-3/25/26	68.85
			TOTAL:	6,522.87
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	State Withholding	590.50
		INTERNAL REVENUE SERVICE	Fed WH	1,532.77
			FICA	1,158.26
			Medicare	270.87
		MISSIONSQUARE RETIREMENT	Retirment 457 &	615.11
			Retirement 457	33.00
		OPTUM BANK INC	HSA Contribution No Tax	90.00
			HSA Family/Dep. Contributi	138.88
		ONE TIME VENDOR REASBECK, KENNETH &	01-4970-01	58.14
		REVELATION CONSTRUCT	01-7580-00	37.59
		GUSTAFSON, GREGORY	04-5240-01	46.19
			TOTAL:	4,571.31
Water	Water Fund	GOEHRI, GEORGE	APRIL 2026 INSURANCE	81.70
		INTERNAL REVENUE SERVICE	FICA	1,158.26
			Medicare	270.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISSIONSQUARE RETIREMENT	Retirement 401%	466.75
			Retirement 401	1,368.60
		LOWE'S	PVC CAP	8.06
			QUICK CONNECTOR	16.13
			PVC CELLCORE, BATTERIES	32.40
			SCREEN MESH, SCREWS, SILIC	85.71
			WAX, TIRESHINE, TOWEL	46.10
			CHISEL, BRUSH, SANDING FIB	58.08
		DEVORE, CALEB	TRAVEL REIMB MRWA CONF-DEV	130.90
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 2/16-3/16/26	464.11
		STOUFER, TOMMIE L	TRVL REIMB MRWA CONF - STO	130.90
		HOME DEPOT CREDIT SERVICES	SHELVING, RATCHET	1,304.98
			SHELVING, HAND TRUCK	785.71
		GFL ENVIRONMENTAL	WATER TRASH SERVICE	73.50
		ELAN CORPORATE PAYMENT SYSTEMS	WWETT CONF LODGING - HAMEL	919.60
			KEYBOARD	19.32
			PARKING - MRWA CONF DEVORE	46.00
			PARKING - MRWA CONF STOUFE	31.50
			LODGING - MRWA CONF DEVORE	713.43
			LODGING - MRWA CONF STOUFE	713.93
			WWETT CONF LODGING - MALON	978.12
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	349.50
		MARCO	COPIER LEASE 2/26-3/25/26	68.85
			TOTAL:	10,398.01
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	640.63
		INTERNAL REVENUE SERVICE	Fed WH	1,569.40
			FICA	1,416.83
			Medicare	331.35
		MISSIONSQUARE RETIREMENT	Retirment 457 &	370.30
			Retirement 457	83.00
			Retirement Roth IRA	25.00
		OPTUM BANK INC	HSA Contribution No Tax	197.08
			HSA Family/Dep. Contributi	281.63
			TOTAL:	4,915.22
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,416.83
			Medicare	331.37
		MISSIONSQUARE RETIREMENT	Retirement 401%	415.58
			Retirement 401	1,677.39
		LOWE'S	GFCI OUTLET	16.42
			WATER STOP CEMENT	281.93
			DRILL BIT	31.32
			HOSE CLAMP	17.33
			ANGLE GAUGE, LASER MEASURE	110.12
			HARDWARE	11.76
			SILICONE	20.86
			HOSE CLAMP	1.88
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	1,200.00
		SUMMIT NATURAL GAS OF MISSOURI INC	PW SVC 2/16-3/16/26	437.55
		MENARDS COMMERCIAL	DECEMBER PURCHASE FINANCE	15.99
		GFL ENVIRONMENTAL	SEWER TRASH SERVICE	73.50
		ELAN CORPORATE PAYMENT SYSTEMS	WWETT CONF LODGING - TIMM	919.60
			WWETT CONF PARKING	105.15
			WWETT CONF LODGING - WALTE	978.12

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WWETT CONF LODGING - DUNCA	978.12
			DRINKS	306.14
			WWETT CONF PARKING	35.00
			WWETT CONF LODGING - MCKIN	919.60
			WWETT CONF PARKING	80.44
		OPTUM BANK INC	HSA Contribution No Tax	225.00
			HSA Family/Dep. Contributi	350.25
		MARCO	COPIER LEASE 2/26-3/25/26	68.85
		HARBOR FREIGHT TOOLS USA INC	CHAIN HOIST (2)	259.98
			SOCKET SET, SPRAY ADHESIVE	89.95
			TOTAL:	11,376.03
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	502.00
		INTERNAL REVENUE SERVICE	Fed WH	1,329.94
			FICA	1,205.60
			Medicare	281.96
		MISSIONSQUARE RETIREMENT	Retirment 457 &	443.61
			Loan Repayments	244.66
			Loan Repayments	185.71
			Loan Repayments	29.23
		OPTUM BANK INC	HSA Contribution No Tax	41.66
			HSA Family/Dep. Contributi	359.16
			TOTAL:	4,623.53
Ambulance	Ambulance Fund	CLIA LABORATORY PROGRAM	CERTIFICATE FEE 9/1-8/31/2	248.00
		INTERNAL REVENUE SERVICE	FICA	1,205.60
			Medicare	281.96
		MISSIONSQUARE RETIREMENT	Retirement 401%	399.49
			Retirement 401	1,210.71
		MO DEPT OF SOCIAL SERVICES	GEMT SUPPLEMENTAL 1/1-6/30	11,174.58
		ELAN CORPORATE PAYMENT SYSTEMS	CANDY, SOAP. DETERGENT	36.79
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	150.00
			TOTAL:	14,782.13
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	State Withholding	187.40
		INTERNAL REVENUE SERVICE	Fed WH	578.19
			FICA	484.56
			Medicare	113.32
		MISSIONSQUARE RETIREMENT	Retirment 457 &	127.15
			Retirement 457	90.00
			Loan Repayments	37.15
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	1,672.77
Lee C. Fine Airport	Lee C. Fine Airpor	AMEREN MISSOURI	1111 LCF RD 2/27-3/12/26	8.73
		GIER OIL CO INC	51 GAL LCF DYED DIESEL	243.79
			97 GALS LCF GASOLINE	329.70
		NAEGLER OIL CO	7,033 GAL LCF JET FUEL	27,325.87
		INTERNAL REVENUE SERVICE	FICA	484.56
			Medicare	113.32
		MISSIONSQUARE RETIREMENT	Retirement 401%	146.34
			Retirement 401	549.67
		DISH NETWORK	SVC 3/29-4/28/26	104.13
		LOWE'S	KEYS (3)	14.19
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	175.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GFL ENVIRONMENTAL	LCF TRASH SERVICE	100.80
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	120.00
			TOTAL:	29,753.60
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	102.60
		INTERNAL REVENUE SERVICE	Fed WH	368.34
			FICA	261.46
			Medicare	61.15
		MISSIONSQUARE RETIREMENT	Retirment 457 &	31.67
			Retirement 457	60.00
			Loan Repayments	37.36
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	977.58
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 2/23-3/25/2	57.18
		GIER OIL CO INC	513 GAL GG UNLEADED GAS	1,739.07
		INTERNAL REVENUE SERVICE	FICA	261.46
			Medicare	61.15
		MISSIONSQUARE RETIREMENT	Retirement 401%	73.98
			Retirement 401	320.41
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE	30.00
		GFL ENVIRONMENTAL	GG TRASH SERVICE	65.52
		OPTUM BANK INC	HSA Family/Dep. Contributi	180.00
		CHARTER COMMUNICATIONS HOLDINGS LLC	GG CABLE 3/16-4/15/26	142.94
			TOTAL:	2,931.71

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

10	General Fund	219,570.56
20	Transportation	10,457.96
30	Water Fund	14,969.32
35	Sewer Fund	16,291.25
40	Ambulance Fund	19,405.66
45	Lee C. Fine Airport Fund	31,426.37
47	Grand Glaize Airport Fund	3,909.29

GRAND TOTAL:	316,030.41
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	LAKE SUN LEADER 81525 & 1586450	PN#23889 -OB INVEST OUTLT	242.40
			TOTAL:	242.40
Mayor & Board	General Fund	AMAZON CAPITAL SERVICES INC LAUBER MUNICIPAL LAW	CANDY - MAYOR APPRECIATN D	80.88
			2026 CITY OFFICL TRNG- 3 B	105.00
			2026 CITY OFFICIALS TRNG-M	35.00
			TOTAL:	220.88
City Administrator	General Fund	LAUBER MUNICIPAL LAW	2026 CITY OFFICIALS TRNG-	35.00
			2026 CITY OFFICIALS TRNG-W	35.00
			TOTAL:	70.00
City Clerk	General Fund	MILLER CO CLERK LAKE SUN LEADER 81525 & 1586450 STAPLES BUSINESS ADVANTAGE	2026 MUNICIPAL ELECTION CO	237.06
			PN#23900 ANNUAL TIF STATEM	336.00
			PN#23901 - ZONING CASE #42	144.00
			INK - FRONT DESK	189.77
			PAPER	205.75
			TOTAL:	1,112.58
Building Maintenance	General Fund	CINTAS CORPORATION STAPLES BUSINESS ADVANTAGE SMITH PAPER & JANITOR SUPPLY CO INC ALLRISE ELEVATOR COMPANY SHERLOCK HOME INSPECTIONS LLC ALL-TYPE VACUUM & JANITORIAL SUPPLY HICKERSON LAWN CARE CO LLC JOHNSON CONTROLS US HOLDINGS INC	CH FLOOR MATS	89.03
			FORKS, SWEETENER	68.44
			PLATES, COFEEEE, CUPS, CREA	260.30
			MICRO SCRUBBER AND SUPPLIE	4,937.23
			2ND QTR 2026 ELEVATOR SVC	602.62
			MARCH 2026 CH PEST CONTROL	105.00
			URINAL SCREEN, HAND SOAP	125.16
			STUMP GRINDING & MULCH INS	390.00
			BATTERY REPLACEMENT	1,056.00
			TOTAL:	7,633.78
Parks	General Fund	STAPLES BUSINESS ADVANTAGE AMAZON CAPITAL SERVICES INC	TRASH BAGS	302.40
			WATER FILTER	104.99
			TOTAL:	407.39
Human Resources	General Fund	AMAZON CAPITAL SERVICES INC SPORTSENGINE INC	CITY BOOK CLUB - ITEM MISS	9.67-
			CITY BOOK CLUB	222.41
			2026 COACH VOLUNTEERS BCKG	552.00
			TOTAL:	764.74
Police	General Fund	LEON UNIFORM CO INC HEDRICK MOTIV WERKS LLC STAPLES BUSINESS ADVANTAGE OSAGE ANIMAL HOSPITAL	UNIFORM VEST	120.00
			UNIFORM PANTS	64.00
			UNIFORM - HUTZLER	400.00
			PD UNIFORM	153.00
			OIL CHANGE - PD29	90.00
			EGR VALVE & BATTERY - PD 2	1,287.33
			WIPER REPAIR - PD32	366.07
			LABEL PRINTER	193.61
			HEARTWRM TEST & NEXGUARD-F	332.18
			TOTAL:	3,006.19
Planning	General Fund	LAKE SUN LEADER 81525 & 1586450	PN#23911,23912,23913 ZONIN	206.40
			TOTAL:	206.40
Engineering	General Fund	COMFORT CARE CINTAS CORPORATION	PW AC DIAGNOSIS AND REPAIR	36.88
			ENG DEPT UNIFORMS	7.20
			ENG DEPT FLOOR MATS	5.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ENG DEPT UNIFORMS	7.20
			ENG DEPT FLOOR MATS	5.33
			ENG DEPT UNIFORMS	7.20
			ENG DEPT FLOOR MATS	5.33
		AMAZON CAPITAL SERVICES INC	ADDRESS LABELS	5.59
			COFFEE, CREAMER,CUPS, SUGA	78.89
		MARCO TECHNOLOGIES LLC	PW PLOTTER SUPPRT 3/26-4/2	127.29
			TOTAL:	286.24
Information Technology General Fund		CIVIC PLUS	WEBSITE HOSTING 6/1/26-5/3	8,239.50
			TOTAL:	8,239.50
Economic Development	General Fund	GILMORE & BELL PC	SVCS - OB MARKETPLACE	14,542.03
		COLUMBIA CAPITAL MANAGEMENT LLC	INVESTMENT MNGMNT SVCS 02/	2,700.00
			OUTLET MALL PRJCT CONSULTI	6,417.76
		VICTUS ADVISORS LLC	SPORT FEASIBILITY PH 2 - I	14,000.00
			TOTAL:	37,659.79
Transportation	Transportation	ENNIS-FLINT INC	250 GAL ROAD PAINT	7,205.00
		UNITED RENTALS (NORTH AMERICA) INC	KUBOTA ENGINE SERVICE	1,802.10
			SKID STEER ENGINE SERVICE	1,457.26
			BACKHOE CYLINDER INSTALL	2,508.14
			BACKHOE LEAK REPAIR	2,863.15
			MINI EXCAVATOR LINE REPLAC	1,622.54
		MO ONE CALL SYSTEM INC	MARCH 2026 UTILITY LOCATES	32.40
		O'REILLY AUTOMOTIVE STORES INC	ADAPTER SET	11.99
		LAKE SUN LEADER 81525 & 1586450	PN#23903 PROCTOR DRAINAGE	125.20
		SASCO PAVEMENT COATINGS INC	ROADSAVER FOR PASSOVER ROA	3,915.00
		CROWN POWER & EQUIPMENT	AIR FILTER	3.50
			AIR FILTER	4.00
		CORE & MAIN LP	DUAL WALL (40 FT)	1,926.00
		COMFORT CARE	PW AC DIAGNOSIS AND REPAIR	36.87
		MAGRUDER LIMESTONE CO INC	4-6" CLEAN, 1" MINUS	3,106.36
			4-6" CLEAN, 1" CLEAN	1,277.38
		MISSOURI LTAP	4/7 ONSITE WRKR SAFETY TRN	315.00
			4/21 ONSITE WRKZN & FLAGR	315.00
			5/12 ONSITE COMMUNICATION T	315.00
			5/26 ONSITE TRACTR SAFETY	315.00
			6/2 ONSITE CHAINSAW SFTY T	315.00
			6/16 ONSITE EQUIP OPERTN T	315.00
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	121.44
			TRANS DEPT FLOOR MATS	5.33
			TRANS DEPT UNIFORMS	121.44
			TRANS DEPT FLOOR MATS	5.33
			TRANS DEPT UNIFORMS	121.44
			TRANS DEPT FLOOR MATS	5.33
		PARKWAY PLAZA TIRE	BATTERY - TRK 9313	267.93
			TIRES (4) TRK 6885	566.00
		OVERHEAD DOOR CO OF CENTRAL MO	METAL DOOR DIAGNOSIS	456.00
		MILLER AUTO SUPPLY	MESSAGE BOARD BATTERIES	1,660.00
			CORE DEPOSIT RETURN	216.00-
		AMAZON CAPITAL SERVICES INC	(5) IMPACT ADAPTERS	80.70
			ADDRESS LABELS	5.60
			COFFEE, CREAMER,CUPS, SUGA	73.32
			BULLETIN BOARD	5.58
			OUTDOOR PUSH SWEEPER	149.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			LEADERSHIP WORKBOOK (3)	9.99
		MCS RENTAL & SUPPLY	BOBCAT RENTAL	1,166.00
		BUS ANDREWS EQUIP SALES AND SERVICE IN	LED LIGHTS Y HARNESS TRK 6	214.57
		COUNTY LINE MACHINE	BACKHOE REPAIR	210.00
		OWEN SANDBLASTING LLC	SANDBLAST & REPAINT -SALT	2,610.52
		HIGH POINT RADIATOR LLC	BACKHOE RADIATOR REPAIR	467.00
		COUNTRY CORNER SMALL ENGINE	HUSTLER MOWER REPAIR	818.50
			BLADES FOR ZERO TURN MOWER	840.00
		A K SMALL ENGINES LLC	CHAINSAW DIAGNOSIS	35.00
			SAW REPAIR	93.25
			SAW FUEL FILTER REPAIR	88.90
		WOOD SHED LUMBER	SPIRAL PAINT MIXER	13.99
			ADHESIVE	19.98
		WILSON & COMPANY INC	SS4A ENGINEER SVC 2/21-3/2	58,745.36
			TOTAL:	98,549.38
Water	Water Fund	MO ONE CALL SYSTEM INC	MARCH 2026 UTILITY LOCATES	145.80
		O'REILLY AUTOMOTIVE STORES INC	WIPER BLADE	66.48
		CORE & MAIN LP	MAIN VALVE REPAIR KIT	571.20
			MARKING FLAG	320.00
			PIPE RESTRAINER (4)	410.80
			METER IDLER	2,123.00
		COMFORT CARE	PW AC DIAGNOSIS AND REPAIR	36.87
		CINTAS CORPORATION	WATER DEPT UNIFORMS	117.14
			WATER DEPT FLOOR MATS	5.33
			WATER DEPT UNIFORMS	117.14
			WATER DEPT FLOOR MATS	5.33
			WATER DEPT UNIFORMS	178.46
			WATER DEPT FLOOR MATS	5.33
		AMAZON CAPITAL SERVICES INC	ADDRESS LABELS	5.60
			COFFEE, CREAMER,CUPS, SUGA	73.32
			BULLETIN BOARD	5.58
			(4) ROUND POINT SHOVEL	441.28
			LEADERSHIP WORKBOOK (3)	9.99
		MCS RENTAL & SUPPLY	BOBCAT RENTAL	84.00
			TOTAL:	4,722.65
Sewer	Sewer Fund	MO ONE CALL SYSTEM INC	MARCH 2026 UTILITY LOCATES	145.80
		MUNICIPAL EQUIPMENT CO	EATON SOFT STARTERS (2)	13,790.00
		O'REILLY AUTOMOTIVE STORES INC	GLUE	11.49
			5AMP GLASS	6.49
			HOSE CLAMPS	4.19
			2 AMP GLASS	12.98
			5AMP, 7.5 AMP GLASS	12.98
		CONSOLIDATED ELECTRICAL DISTR, INC	COUPLING, CONNECTOR	21.18
			CONNECTOR	9.43
			240 V SWITCH	92.46
			STRUT CLAMP	229.30
			PLASTIC BUSHING, LOCKNUT	22.87
		BOWLING ELECTRIC MACHINE	CAPACITOR AND FUSE	245.50
		BUTLER SUPPLY CO	BREAKER	28.75
		CORE & MAIN LP	HYMAX COUPLING (2)	6,791.96
			DUCTILE SLEEVE	2,882.99
			HYMAX CPLG (4)	11,812.24
			GASKET, PVC REST	2,475.00
			GASKET, PVC REST	2,065.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			DUCTILE IRON SLEEVES	2,882.99
			SEWAGE DISCONNECT	135.01
		COMFORT CARE	PW AC DIAGNOSIS AND REPAIR	36.88
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	264.19
			SEWER DEPT FLOOR MATS	5.33
			SEWER DEPT UNIFORMS	192.69
			SEWER DEPT FLOOR MATS	5.33
			SEWER DEPT UNIFORMS	192.69
			SEWER DEPT FLOOR MATS	5.33
		PARKWAY PLAZA TIRE	CHECK OIL LEAK - TRK 3100	13.98
		LO ENVIRONMENTAL LLC	WATER TESTING - OAKSTAR BA	30.00
		MCINTIRE MANAGEMENT GROUP	AIR VALVE	1,485.00
		AMAZON CAPITAL SERVICES INC	ADDRESS LABELS	5.60
			COFFEE, CREAMER,CUPS, SUGA	73.32
			BULLETIN BOARD	5.58
			LEADERSHIP WORKBOOK (3)	9.99
		CLIFFORD POWER SYSTEMS	GENERATOR TROUBLESHOOT	2,583.50
		REEVES-WIEDEMAN COMPANY	BRASS CHECK VALVE	46.99
			ADAPTER, BRASS ELBOW	142.90
			STAINLESS STEEL NIPPLE	19.20
		AESTHETIX ELECTRIC	500 COPPER MCM FEEDERS INS	20,468.00
		SRI-MO	PUMP REPAIR (4)	20,650.00
		PORTERS ACE	POLY TUBE (200)	75.00
		WOOD SHED LUMBER	GARDEN HOSE	29.98
			FASTENER	43.92
			LED BULB	17.49
			POST HOLE DIGGER	105.98
			ADHESIVE	15.98
			SEAT ISOLATOR KIT	12.99
			STARTER HANDLE	6.99
			TOTAL:	90,224.24
Ambulance	Ambulance Fund	LEON UNIFORM CO INC	AMBULANCE UNIFORM - JACKSO	128.00
		LAKE SUN LEADER 81525 & 1586450	PN#23884 - AMBULANCE BID	64.40
		DOUGLAS G WILSON DO PC	MARCH 2026 MEDICAL DIRECTR	1,000.00
		LIFE-ASSIST, INC.	MEDICAL SUPPLIES	369.45
			TOTAL:	1,561.85
Lee C. Fine Airport	Lee C. Fine Airpor	STAPLES PROMOTIONAL PRODUCTS BIN# 1500	UNIFORM SHIRTS - HAGAR	224.31
		CRAWFORD, MURPHY & TILLY INC	LCF RUNWAY CONST 2/1-2/28/	8,349.26
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 3/23/26	192.50
			AP JANITORIAL SVCS 3/30/26	192.50
			TOTAL:	8,958.57
Grand Glaize Airport	Grand Glaize Airpo	AMAZON CAPITAL SERVICES INC	EQUIPMENT CHUTE	110.96
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 3/23/26	120.00
			AP JANITORIAL SVCS 3/30/26	120.00
			TOTAL:	350.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
10	General Fund			59,849.89
20	Transportation			98,549.38
30	Water Fund			4,722.65
35	Sewer Fund			90,224.24
40	Ambulance Fund			1,561.85
45	Lee C. Fine Airport Fund			8,958.57
47	Grand Glaize Airport Fund			350.96

	GRAND TOTAL:			264,217.54

TOTAL PAGES: 5

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-28 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article IV, Section 500.110: Adoption of the International Mechanical Code; Section 500.120: 2018 International Mechanical Code - Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-28

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-28 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-29 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article II, Section 500.040: Adoption of the National Electrical Code; Section 500.050 National Electric Code - Amendments; Section 500.060 Enforcement. *Second Reading.*

Requested Action:

Second Reading of Bill #26-29

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

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The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-29 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-30 — An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article 1, Section 500.010: 2018 International Building Code; Section 500.020: 2018 International Building Code - Adoption. *Second Reading.*

Requested Action:

Second Reading of Bill #26-30

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-30 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING THE OSAGE BEACH CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTER 500, ARTICLE I, SECTION 500.010: 2018 INTERNATIONAL BUILDING CODE; SECTION 500.020: 2018 INTERNATIONAL BUILDING CODE – ADOPTION.

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

Section 1. That Chapter 500, Article I, SECTION 500.010: 2018 International Building Code Adoption is hereby repealed in its entirety.

Section 2. A new Chapter 500, Article I SECTION 500.010: 2024 International Building Code Adoption is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article I Building Code

Section 500.010 2024 International Building Code – Adoption.

The 2024 International Building Code is hereby adopted as the Building Code of the City of Osage Beach for the control of buildings and structures within the City. Each and all of the regulations, provisions, penalties, conditions and terms of the code are hereby adopted by reference and made a part of this Article as if fully set out in this Article, with the additions, insertions, deletions and changes, if any, prescribed in Section 500.020. One (1) copy of the 2024 International Building Code is on file in the office of the City Clerk.

Section 3. That Chapter 500, Article I, SECTION 500.020: 2018 International Building Code Amendments is hereby repealed in its entirety.

Section 4. A new Chapter 500, Article I SECTION 500.020: 2024 International Building Code Amendments is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article I Building Code

Section 500.020 2024 International Building Code Amendments. The 2024 International Building Code is hereby amended as follows:

Chapter 13. Repealed in its entirety.

Section 101.1. These regulations shall be known as the Building Code of the City of Osage Beach, Missouri, hereinafter referred to as the Building Code or this code.

Section 101.4.6. Repealed in its entirety.

Section 103.2. The Building Official shall be appointed as provided in Section 115.480 of the Osage Beach Code of Ordinances.

Section 109.1. Payment of fees.

A fee for each plan examination, building permit and inspection shall be paid in accordance with the following schedule:

A. Single Family Dwelling Building Permit Fees:

Total Valuation	Fee
\$0 - \$20,000	\$40.00
Over \$20,001	\$40.00
For each additional \$1,000 or fraction thereof	\$2.00

B. Other Building Permit Fees:

Total Valuation	Fee
\$0 - \$10,000	\$120.00
\$10,001 - \$20,000	\$170.00
\$20,001 - \$200,000: For the first \$20,000	\$170.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$200,000	\$7.50
\$200,001 - \$1,000,000: For the first \$200,000	\$1,520.00
Plus, for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$6.00
Over \$1,000,000: For the first \$1,000,000	\$6,320.00
Plus, for each additional \$1,000 or fraction thereof	\$2.00

C. Plan Review Fees: When the total valuation of a proposed building exceeds one hundred thousand dollars (\$100,000), and a plan is required to be submitted, a plan review fee shall be paid to the City of Osage Beach at the time of submitting plans and specifications for checking. Such plan checking fee shall be one-half of the building permit fee set out above and shall be a credit toward the total building permit fee when the building permit is issued.

Section 109.4. Work commencing before permit issuance. Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits shall be subject to a fee in the amount of \$250.00 that shall be in addition to the required permit fees.

Section 1612.3. Establishment of Flood Hazard Areas. To establish flood hazard areas, the government body shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as identified by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study for the City of Osage Beach" dated June 16, 2024, as amended or revised with the accompanying Flood Insurance Rate Map (FIRM) and Flood Boundary and Floodway Map (FBFM) and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be a part of this section.

Section 5. Severability.

The chapter, 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 judgement or decree 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 6. 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 7. The Mayor of the City of Osage Beach is hereby authorized to take all actions which may be necessary to fully enact this Ordinance.

Section 8. That this Ordinance shall be in full force and effect on April 17, 2026.

READ FIRST TIME: April 2, 2026

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.30 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.30.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-31 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article VII, Section 500.180: Adoption of the International Fire Code; Section 500.190 Jurisdictional Title/Definitions; Section 500.200 International Fire Code Amendments.
Second Reading.

Requested Action:

Second Reading of Bill #26-31

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers. International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to

maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-31 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING THE OSAGE BEACH CODE OF ORDINANCES BY REPEALING AND REPLACING CHAPTER 500, ARTICLE VII, SECTION 500.180: ADOPTION OF THE INTERNATIONAL FIRE CODE; SECTION 500.200 2018 INTERNATIONAL FIRE CODE AMENDMENTS.

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

Section 1. That Chapter 500, Article VII, SECTION 500.180: Adoption of the International Fire Code is hereby repealed in its entirety.

Section 2. A new Chapter 500, Article VII, SECTION 500.180: Adoption of the International Fire Code is hereby enacted to read as follows:

Chapter 500 Building Codes and Building Regulations - Article VII Fire Prevention Code

That a certain document, one (1) copy of which is on file in the office of the City Clerk of the City of Osage Beach, Missouri, being marked and designated as the 2024 International Fire Code as published by the International Code Council, Inc. be and is hereby adopted as the Fire Prevention Code of the City of Osage Beach, Missouri. This document will be used for the control of buildings and structures as provided herein; and each and all of these regulations, provisions, penalties, conditions, and terms of the 2024 International Fire Code are hereby referred to, adopted and made a part hereof, as if fully set out in this ordinance, with the additions, deletions, insertions and changes, as hereinafter prescribed.

Section 3. That Chapter 500, Article VII, SECTION 500.200 2018 International Fire Code Amendments is hereby repealed in its entirety.

Section 4 A new Chapter 500, Article VII, SECTION 500.200 2024 International Fire Code Amendments is hereby enacted to read as follows:

All references to the International Fuel Gas Code are hereby repealed. The 2024 International Fuel Gas Code shall apply to all installations of natural gas systems and NFPA 54-2018 National Gas Code shall apply to the installation of all propane gas systems.

Section 105.5.36 Open Burning. An operational permit for open fire shall be obtained from the Osage Beach Fire Protection District.

Section [A} 113.4 shall be amended as follows:

Section [A} 113.4 Refer to Section 100.190 of the Osage Beach Code of Ordinances

Section 507.5.1 is hereby amended to read as follows:

507.5.1.2 Fire Hydrant: Dry Hydrant, Dry Stand Pipes, Yard Hydrants, and Public Fire Hydrants shall be installed, located, and protected as directed by the Fire Code Official or his designated representative and shall conform to the material and installation specifications as developed by the City of Osage Beach. The designated threads on all fire hydrants shall be as follows: The steamer connections shall be 4 1/2" and the two other connections shall be 2 1/2" and all connections shall be NST.

507.5.1.3 Installation of other new Fire Hydrants: No person shall install or cause to be installed any fire hydrant within the City of Osage Beach, unless the location thereof, and the design and type of hydrant, including the threads and outlets thereof shall first have been approved by the Fire Code Official.

507.5.1.4 Placement of Fire Hydrants and Prohibition of obstructing Fire Hydrants: All fire hydrants shall be placed within ten (10) feet of a roadway and not closer than forty (40) feet to any building. Where fire hydrants are to be installed in areas where vehicles would be parked or standing, said vehicle parking or standing should be restricted to ten (10) feet in each direction from the fire hydrant to the center of the public or private passageway. No person shall place a structure within forty (40) feet of a fire hydrant or obstruct or block the use of a hydrant in any manner. Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. Hydrant shall be a minimum of 18" and maximum of 36" off the ground and from grade to center of discharge outlet.

507.5.1.5 Installation Requirements: Fire Hydrants shall be installed according to the aforesaid plat or development plan, as approved by the Fire Code Official, and that such installation will be made as nearly forthwith as may be practicable. Fire Hydrants shall be installed on water mains not less than six (6) inches in diameter in residential areas of single family construction and not less than eight (8) inches in diameter in multi-family, commercial, or industrial construction areas. As may be approved by the Fire Code Official hydrants shall be installed at spacing of six hundred feet (600') of separation from hydrant to hydrant, and in other areas including multi-family, commercial and industrial areas, at spacing of three hundred feet (300') from hydrant to hydrant. In cases where special fire hazards exist, such as, but not limited to, buildings or structures where highly combustible materials are stored, used or installed, smaller spacing may be required between fire hydrants, as approved by the Fire Code Official.

Commercial buildings, Condominiums and Multi-Family Occupancies, which have a fire suppression system, must also be served by an approved fire hydrant not further than one hundred fifty feet (150'), in the line of hose path travel, from the fire department connection. All public and private fire hydrant barrels are to be painted red. All fire hydrant bonnets are to be painted as follows to indicate water main size:

WATER MAIN SIZE

Color	Water Main Size
Green	Fourteen (14) inch or larger
Orange	Ten (10) inch and twelve (12) inch
Red	Six (6) inch and eight (8) inch

507.5.1.6 System Design: The water supply delivery system shall be designed to deliver water supply according to Appendix B. The system design shall also meet all sprinkler demands. Fire protection systems for all new or remodeled facilities, buildings or portions of buildings hereafter constructed or moved into or within the jurisdiction shall be designed with a 10% safety factor.

507.5.1.7 Access: The commencement of construction of any such new development, or new building, within the City of Osage Beach, shall be deemed to be the grant of permission by such person for entry upon such property by the water company, or other water supplier, for the installation of any such aforesaid fire hydrant and the water main leading thereto, and also to the City of Osage Beach and the members of its staff and to its equipment, for access to such fire hydrant or hydrants which may be located upon any such property, for any purpose whatever within the function of the district, in consideration of issue of building permits.

All fire hydrants shall be accessible and provide to the fire protection district, at no cost for the water usage, the exercising of hydrants under emergency situations or training and shall further permit testing and record analysis for static and residual pressures and gallons of flow available.

507.5.1.8 Special Conditions. Any hydrant in the opinion of the Fire Code Official that has a special condition the bonnet shall be painted black.

Section 3104.8 Fireworks is hereby amended to read as follows:
Fireworks shall not be used within 300 feet of tents or membrane structures.

Section 5608.1 General. The display of outdoor fireworks shall comply with this chapter and NFPA 1123. The indoor display of fireworks, including proximate audience displays and pyrotechnic special effects in motion picture, television, theatrical, and group entertainment productions shall not be allowed in the City of Osage Beach. Sale or discharge of any fireworks shall comply with section **210.2260 Sale and Discharge Regulations** of the Osage Beach Municipal Code.

Section 5. Appendix B: Fire-Flow Requirements for Buildings is hereby adopted.

Section 6. Severability.

The chapter, 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 decree 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 7. 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 8. The Mayor of the City of Osage Beach is hereby authorized to take all actions which may be necessary to fully enact this Ordinance.

Section 10. That this Ordinance shall be in full force and effect on April 17, 2026.

READ FIRST TIME: April 2, 2026 READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.31 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain: Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.31.

Michael Harmison, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-32 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article VIII, Section 500.240: Adoption of the International Fuel Gas Code; Section 500.250: 2018 International Fuel Gas Code Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-32

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-32 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-33 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinance by repealing and replacing Chapter 500, Article V, Section 500.140: Adoption of International Plumbing Code; Section 500.150: 2018 International Plumbing Code - Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-33

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

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The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-33 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-34 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article III, Section 500.080: Adoption of the International Property Maintenance Code; Section 500.090: 2018 International Property Maintenance Code. *Second Reading.*

Requested Action:

Second Reading of Bill #26-34

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-34 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-35- An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500, Article I, Section 500.035: 2018 International Residential Code - Adoption; Section 500.037: 2018 International Residential Code Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-35

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-35 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-36 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of Ordinances by repealing and replacing Chapter 500 Article I, Section 500.025: International Existing Building Code Adoption; Section 500.027 2018 International Existing Building Code Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-36.

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-36 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Bill 26-37 - An ordinance of the City of Osage Beach, Missouri, adopting the International Swimming Pool and Spa Code, 2024 Edition by creating new sections within Chapter 500 Article I; 500.039 International Swimming Pool and Spa Code; Section 500.040 Amendments. *Second Reading.*

Requested Action:

Second Reading of Bill #26-37

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):

Department Comments and Recommendation:

I am requesting authorization to update our adopted 2018 International Codes and the 2017 National Electrical Code to the currently published 2024 International Codes and the 2023 National Electrical Code. As per RSMo 67.280, public notice of this request was given and remained posted and open for discussion, questions, and comments since November 20, 2025, exceeding the minimum 90 day requirement. All proposed codes and their amendments (attached) have been made available for review. As we have done in the past, we will implement a phased enforcement schedule, and continue to consider any / all proposed amendments. This has proven to be the most widely accepted practice over the years and avoids placing undue burden on owners, contractors, designers, and developers.

International Code Council publishes updated codes on a three year cycle but City of Osage Beach and most surrounding lake area jurisdictions have made every attempt to maintain a six year cycle to provide uniform adoption and enforcement consistency.

The practice of lake wide collaboration, agreed upon amendments, and uniform enforcement was implemented under the guidance and direction of the previous Osage Beach Fire Protection District Fire Chief, now Alderman Kevin Rucker, current Osage Beach Fire Protection District Fire Marshall Eddie Nicholson, and City of Osage Beach Building Department staff. Building Inspection Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-37 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.



PROCLAMATION

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK

MAY 3-9, 2026

WHEREAS, The Office of the Municipal Clerk, a time honored, and vital part of local government exists throughout the world and;

WHEREAS, The Office of the Municipal Clerk is the oldest among public servants and;

WHEREAS, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels and;

WHEREAS, The Office of the Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all and;

WHEREAS, The Office of the Municipal Clerk serves as the information center on functions of local government and community and;

WHEREAS, The Office of Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, county and international professional organizations and;

WHEREAS, It is most appropriate that we recognize the accomplishments of the Office of the Municipal Clerk and;

NOW, THEREFORE, I, Richard Ross, Mayor of the City of Osage Beach, Missouri, do recognize the week of May 3 through May 9, 2026, as Municipal Clerks Week and;

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 16th day of April 2026.

ATTEST:

Richard Ross, Mayor

Tara Berreth, City Clerk



***Proclamation
Local Government Week
May 4-10, 2026***

WHEREAS, local governments in Missouri make important decisions that affect the lives of all Missourians, and

WHEREAS, local governments are the level of government closest to the people, and

WHEREAS, local governments include city councils, county commissions, school boards among others, and

WHEREAS, local governments are the ultimate expression of grassroots democracy, and

WHEREAS, local governments play an essential role in the quality of life in Missouri communities,

NOW, THEREFORE, I, Richard Ross, Mayor of the City of Osage Beach, do hereby proclaim the week of May 4-10, 2026

“LOCAL GOVERNMENT WEEK”

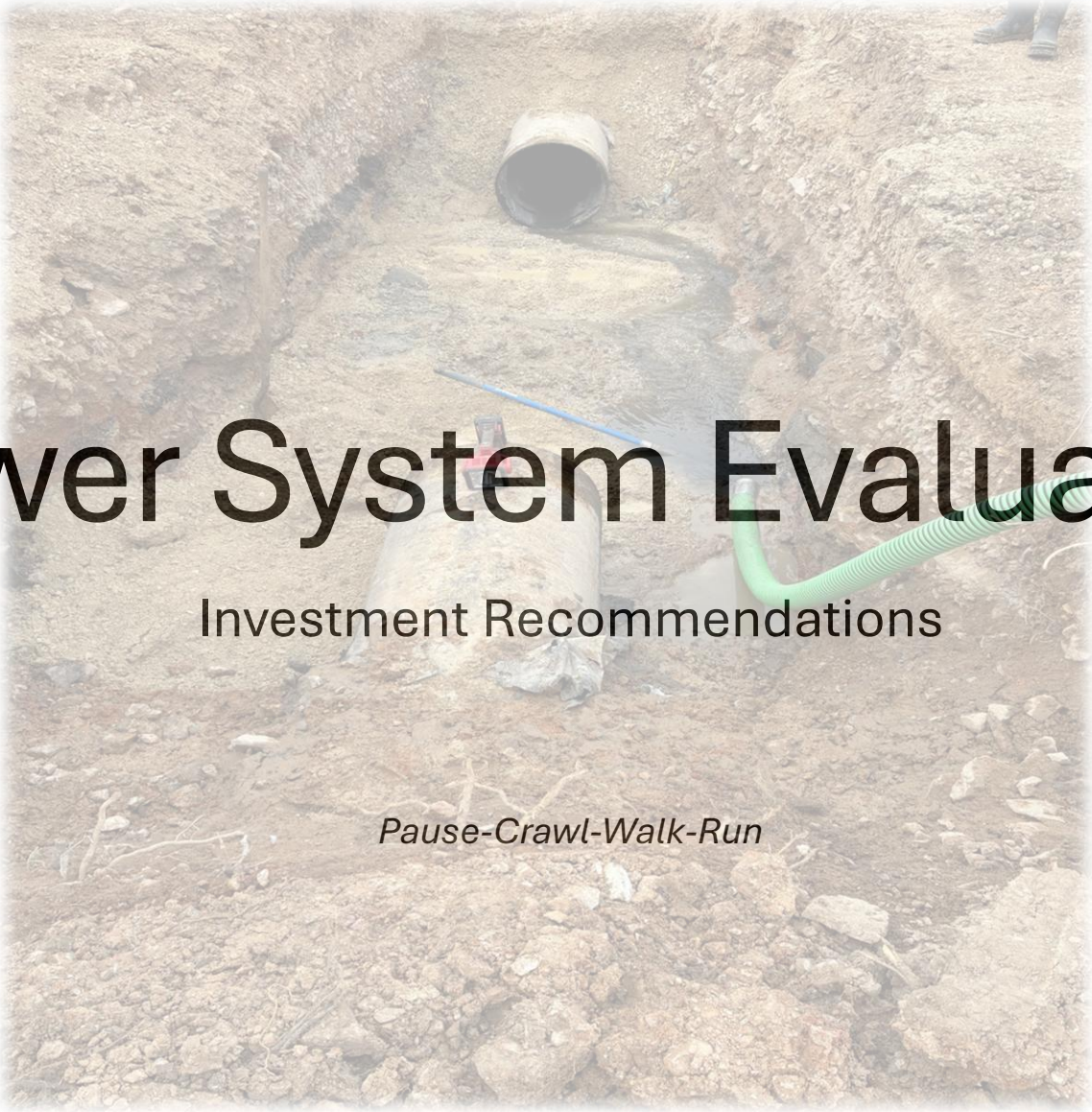
In the City of Osage Beach and urge all Missourians to join me in recognizing local governments as they serve their communities.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 16th day of April 2026.

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

A photograph of a sewer pipe inspection. A green crawler camera is being used to inspect a large, dark, circular pipe opening in a trench. The camera is connected to a blue cable. The trench is dug into brown soil, and some roots are visible at the bottom. A person's legs and feet are visible at the top right of the trench.

Sewer System Evaluation

Investment Recommendations

Pause-Crawl-Walk-Run

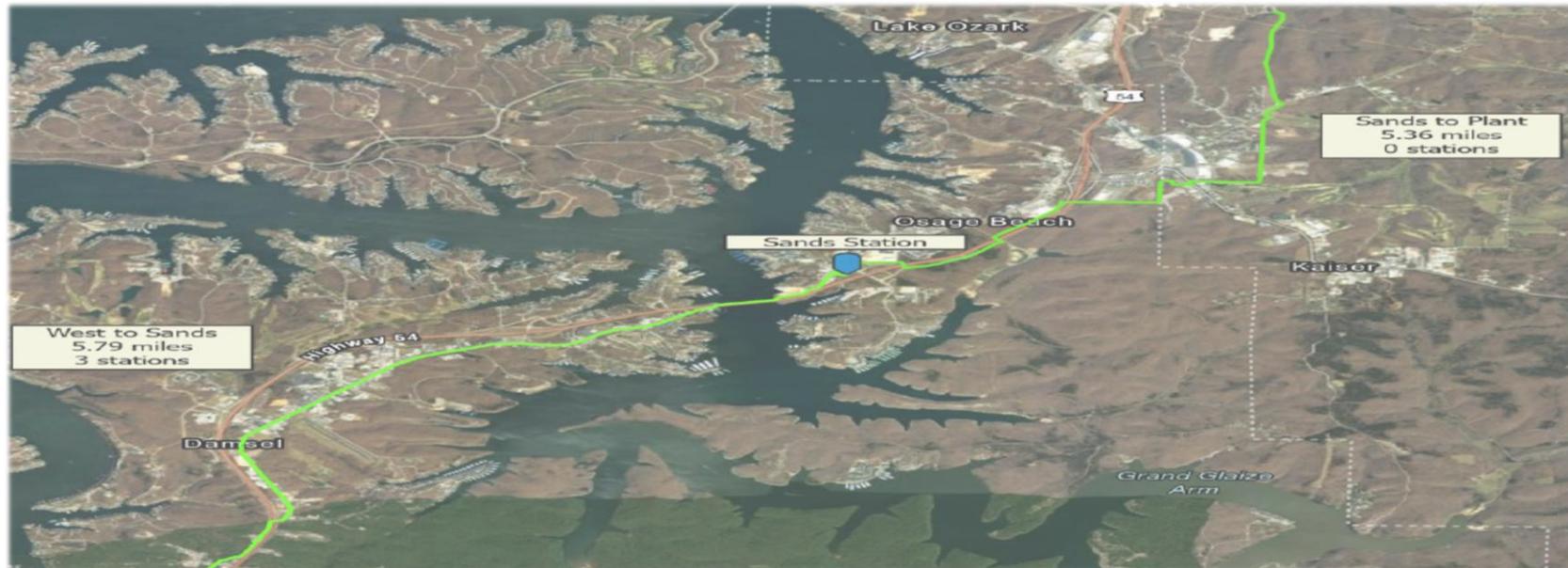
Problems to Solve- H_2S Odors #1 Priority

- ✓ Empower sewer team
- ✓ “Bugs”
- ✓ Aerators
- ✓ Operational Adjustments
- ✓ Charcoal Filters on Blow-Off Assemblies
- ✓ Modifications at the Sands LS
- ✓ Odor Loggers to measure H_2S
- ❑ System Efficiency



Problems to Solve- *Accuracy of Asset Location #2 Priority*

- ✓ New GIS Specialist
- ✓ 2026 budget commitments
- ✓ New locating equipment
- ❑ Data collection while Master Planning- ongoing 2026



Problems to Solve- *Performance & Conditions*

#3 Priority

- ✓ Identified private partners with expertise and resources
- ✓ Inspection of the force mains under the Grand Glaize Bridge (Phylcia Carson Bridge): good condition, saved \$250K in inspection costs
- ✓ Rehab of Rockway LS
- ✓ Inspected & video recorded the large 24" force main between Sands and the Plant (**eminent risk of failure**)



Exhibits, Photos & Videos

Facts, Findings & Considerations

- Unique, complex system: roughly 1,300 stations; 85% of system under pressure
- Stuff moves slow, becoming septic early on and throughout: *Interesting finding...water saver toilets are counterproductive for this sewer system*
- Uncommonly high levels of H₂S
- Bugs at more locations? Still experimenting with deployment strategies
- Sands LS may not be right set up for the future: replace and building over it?
- May need an additional station between Sands and Plant to move stuff more efficiently
- Replace or line the 24" force main and line the 18": both from end to end, approximately 5-miles each, and look to straighten the path of the 24"
 - *Still need to determine the 24" is necessary; could be smaller? Just one line?*
 - *Sands replacement may not have enough value but a building is good practice either way*
 - *New station downstream may also not add enough value*

Worst case

Cost Estimates: \$46M

Very Rough Breakdown:

- New Sands with Building-\$8M
- New LS-\$5M
- Replace the 24”-\$23M
- Line the 18”-\$10M

* *Actual design will increase confidence in estimates*

6. ESTIMATED PROJECT COST			
Date of Cost Estimate: 2/23/2026		Cost Breakdown for USEPA Designated Categories	
Engineering (Planning and Design)	\$ 3,681,899.00	I. Secondary Treatment	\$
Engineering (Construction Phase)	\$ 1,535,000.00	II. Advanced Treatment	\$
Engineering (Inspection)	\$ 3,070,000.00	IIIA. Inflow/Infiltration Correction	\$
Land and Easements	\$ 1,535,000.00	IIIB. Sewer Rehabilitation	\$
Construction	\$ 30,682,488.00	IVA. Collection Sewers	\$ 45,668,697.00
Equipment	\$ 0.00	IVB. Interceptor Sewers	\$
Other Costs (specify _____)	\$ 0.00	V. Combined Sewer Overflow Correction	\$
Contingencies (estimate 10%)	\$ 4,050,439.00	VI. Storm Water	\$
Refinancing	\$ 0.00	VII. Non-Point Source	\$
Subtotal Estimated Project Costs	\$ 44,554,826.00	X. Effluent Recycling/Reuse Total Project Costs	\$
SRF Closing Costs (estimate 2.5%)	\$ 1,113,871.00	Total Estimated Project Costs	\$ 45,668,697.00
Total Estimated Project Costs	\$ 45,668,697.00	Funding Committed From Other Sources*	\$ 0.00
SRF Funding Request (this application only)	\$ 46,000,000.00	* Documentation committing other funds must be submitted with the application.	

Funding

- State Revolving Fund Loan Program (see example next slide): 20-30yr term, lower interest typically, must be backed by local funding like revenue bonds (voter approved)
- Existing Capital Improvement Sales Tax (CIT): recommended funding stream for Revenue Bond?
- Sewer Rates: typical funding source but the CIT is an excellent source that is paid by the many visitors too; it has been reliable
- Using CIT that generates \$3.1M/yr would allow manageable rates long term to accomplish less costly investments and more routine needs

Example SRF (sewer and water):

Current Mkt Rate	5.10%	as of last week per MoDNR 3/17/2026			
Discount	30%				
MDNR Target Rate	1.53%				
PLUS: Admin Fee	0.50%				
20 Year Rate	2.03%	Note this is on the low end of the table bel			
30 Year Rate	2.28%	Note this is on the low end of the table bel			
Issue Amount					
\$56,000,000					
Annual Payment Estimate - \$/millions					
Term - Yrs	Interest Rate (20 Year Term)				
	2.00%	2.25%	2.50%	2.75%	3.00%
20	\$3.42	\$3.51	\$3.59	\$3.68	\$3.76
30	\$2.59	\$2.68	\$2.77	\$2.86	\$2.95
Note: 30- year term interest rate is 20-year plus an additional 0.25%					

Action items:

1. Begin preliminary design
2. Complete rate studies
3. New cost estimates
4. Bond election plan

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Motion to Approve certification of the 2026 Municipal Election results

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

In accordance with RSMo 115.507.1, Election results must be certified to the City, Announcement of Results by Verification Board, Contents, When Due - Abstract of Votes to be Official Returns. This act acknowledges these certifications.

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

Camden County Election Results

Osage Beach Mayor

Richard Ross 313 votes

Michael Harmison 151 votes

Angie Schuster 231 votes

Total 695 votes

Osage Beach Collector

Brad Smith 537 votes

Total 537 votes

Osage Beach Alderman Ward I

Kevin Rucker 109 votes

Total 109 votes

Osage Beach Alderman Ward II

Phyllis Marose 101 votes

Stephen George 191 votes
Total 292 votes

Osage Beach Alderman Ward III
Bill Mackay 143 votes
Michael Vanella 88 votes
Total 231 votes

Miller County Election Results

Osage Beach Mayor
Richard Ross 26 votes
Michael Harmison 13 votes
Angie Schuster 13 votes
Total 52 votes

Osage Beach Collector
Brad Smith 43 votes
Total 43 votes

Osage Beach Alderman Ward I
Kevin Rucker 41 votes
Total 41 votes

City Attorney Comments:

City Administrator Comments:



**CERTIFICATION OF ELECTION RESULTS
MILLER COUNTY, MISSOURI**

THE FOLLOWING IS AN OFFICIAL CERTIFICATION OF THE ELECTION RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD IN MILLER COUNTY, MISSOURI. APRIL 7, 2026.

WE HEREBY CERTIFY THAT:

I, CLINTON A. JENKINS, COUNTY CLERK OF MILLER COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL AND ACCURATE RETURN OF ALL VOTES CAST BOTH **FOR** AND **AGAINST** ALL PROPOSITIONS AND **FOR** ALL CANDIDATES AT SAID ELECTION AS CERTIFIED TO ME BY THE DULY QUALIFIED AND ACTING JUUDGES OF SAID ELECTION.

OSAGE BEACH MAYOR

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	52	
RICHARD ROSS	26	50.00%
MICHAEL HARMISON	13	25.00%
ANGIE SCHUSTER	13	25.00%
WRITE IN	0	0%

OSAGE BEACH COLLECTOR

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	43	
BRAD SMITH	43	100.00%
WRITE IN	0	0%



CERTIFICATION OF ELECTION RESULTS
MILLER COUNTY, MISSOURI

OSAGE BEACH ALDERMAN WARD 1

Number of Precincts	2	
Precincts Reporting	2	100.00%
Vote For 1		
Total Votes	41	
KEVIN RUCKER	41	100.00%
WRITE IN	0	0%

CERTIFIED THIS 10TH DAY OF APRIL 2026

CLINTON A. JENKINS
MILLER COUNTY CLERK

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:
Oath of Office

Requested Action:

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

Alderman Ward 1 - Kevin Rucker
Alderman Ward 2 - Stephen George
Alderman Ward 3 - Bill Mackay
Collector - Brad Smith
Mayor - Richard Ross

City Attorney Comments:

City Administrator Comments:

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Tara Berreth, City Clerk
Presenter: Devin Lake, City Administrator

Agenda Item:

Public Hearing - Proposed Water and Sewer User Rate Schedule Changes

Requested Action:

Ordinance Referenced for Action:

Public Hearing required per State Statutes

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Not Applicable

City Administrator Comments:

As discussed during the budgeting process to keep up with inflation, the proposed utility rate increase is a 2.5% increase of the base rates as well as a \$0.01 increase to the volumetric rates. The public hearing notice, proposed rates and billing examples are attached.



NEWS RELEASE

For Release: Immediate Release
December 10, 2025

Contact: Devin Lake
City Administrator
City of Osage Beach
573.302.2000 x1010
dlake@osagebeach.org

-City of Osage Beach-

Osage Beach Water and Sewer User Rate Schedule Changes

Osage Beach, MO – The City of Osage Beach regularly reviews its fee schedules to ensure it continues providing the high level of service customers expect. Due to rising operational costs, inflationary pressures, and the need for long-term sustainability, a minimal adjustment to the City's water and sewer utility rates is necessary to maintain quality infrastructure and reliable services for all residents and businesses.

For most customers inside City Limits, the monthly combined water and sewer bill increase is projected to be less than \$5.00. Furthermore, the combined water and sewer service cost remains highly affordable, averaging less than 2 cents per gallon of water usage.

A Public Hearing regarding the proposed rate schedule changes will be held on Thursday, January 22, 2026, at 5:30 p.m. during the regularly scheduled Board of Aldermen meeting at City Hall. The proposed rates, which were presented to the Board of Aldermen last month, are available for review on the City website and are enclosed with this notice for reference. The Board of Aldermen will consider the First Readings of the applicable bills following this Public Hearing. If approved, the new rates would take effect on March 1, 2026.

The City of Osage Beach thanks the public for its understanding as it works to maintain reliable and high-quality utility services.

Never miss any information from the City of Osage Beach; sign up for all City alerts at [Notify Me • Osage Beach, MO • CivicEngage](#).

CURRENT VS. PROPOSED RATES

PROPOSED WATER RATES

Meter Size	Current		March 1, 2026	
	In City	Out of City	In City	Out of City
5/8"	\$ 28.07	\$ 121.39	\$ 28.77	\$ 124.42
1"	\$ 38.61	\$ 169.42	\$ 39.58	\$ 173.66
1 1/2"	\$ 49.28	\$ 217.46	\$ 50.51	\$ 222.90
2"	\$ 78.67	\$ 349.51	\$ 80.64	\$ 358.25
3"	\$ 295.22	\$ 1,322.01	\$ 302.60	\$ 1,355.06
4"	\$ 375.02	\$ 1,682.19	\$ 384.40	\$ 1,724.24
6"	\$ 455.36	\$ 2,042.37	\$ 466.74	\$ 2,093.43

Volumetric Rate	\$ 1.34	\$ 1.35
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PROPOSED SEWER RATES - METERED

Meter Size	Current		March 1, 2026	
	In City	Out of City	In City	Out of City
5/8"	\$ 28.42	\$ 62.62	\$ 29.13	\$ 64.19
1"	\$ 38.42	\$ 86.36	\$ 39.38	\$ 88.52
1 1/2"	\$ 48.49	\$ 110.10	\$ 49.70	\$ 112.85
2"	\$ 76.07	\$ 175.34	\$ 77.97	\$ 179.72
3"	\$ 279.27	\$ 655.75	\$ 286.25	\$ 672.14
4"	\$ 354.54	\$ 833.67	\$ 363.40	\$ 854.51
6"	\$ 429.80	\$ 1,011.64	\$ 440.55	\$ 1,036.93

Volumetric Rate	\$ 3.34	\$ 3.35
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PROPOSED SEWER RATES - NON-METERED (FLAT RATE)

Class	Current		March 1, 2026	
	In City	Out of City	In City	Out of City
A	\$ 53.34	\$ 84.13	\$ 54.67	\$ 86.23
B	\$ 337.68	\$ 532.56	\$ 346.12	\$ 545.87
C	\$ 549.44	\$ 866.45	\$ 563.18	\$ 888.11
D	\$ 1,182.14	\$ 1,864.22	\$ 1,211.69	\$ 1,910.83
E	\$ 2,293.04	\$ 3,616.14	\$ 2,350.37	\$ 3,706.54
F	\$ 6,402.42	\$ 10,096.75	\$ 6,562.48	\$ 10,349.17
G	\$ 9,503.28	\$ 14,986.82	\$ 9,740.86	\$ 15,361.49

Volumetric Rate	\$ 3.34	\$ 3.35
-----------------	---------	---------

BILLING EXAMPLES

In City Residential 5/8" Metered Water & Sewer 5,000 Gallons of Water Usage				
	Current	Proposed	Monthly Increase	Annual Increase
Water	\$ 33.43	\$ 34.17	\$ 0.74	\$ 8.88
Sewer	\$ 41.78	\$ 42.53	\$ 0.75	\$ 9.00
TOTAL	\$ 75.21	\$ 76.70	\$ 1.49	\$ 17.88

In City 16-unit Multi-Family Metered Water & Sewer 60,000 Gallons of Water Usage				
	Current	Proposed	Monthly Increase	Annual Increase
Water	\$ 508.08	\$ 519.72	\$ 11.64	\$ 139.68
Sewer	\$ 601.68	\$ 613.48	\$ 11.80	\$ 141.60
TOTAL	\$ 1,109.76	\$ 1,133.20	\$ 23.44	\$ 281.28
Per Unit	69.36	70.83	1.47	17.58

In City Commercial 1" Metered Water & Sewer 18,000 Gallons of Water Usage				
	Current	Proposed	Monthly Increase	Annual Increase
Water	\$ 61.39	\$ 62.53	\$ 1.14	\$ 13.68
Sewer	\$ 95.20	\$ 96.33	\$ 1.13	\$ 13.56
TOTAL	\$ 156.59	\$ 158.86	\$ 2.27	\$ 27.24

In City Commercial 2" Metered Water & Sewer 110,000 Gallons of Water Usage				
	Current	Proposed	Monthly Increase	Annual Increase
Water	\$ 224.73	\$ 227.79	\$ 3.06	\$ 36.72
Sewer	\$ 440.13	\$ 443.12	\$ 2.99	\$ 35.88
TOTAL	\$ 664.86	\$ 670.91	\$ 6.05	\$ 72.60

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Tara Berreth, City Clerk
Presenter: Devin Lake, City Administrator

Agenda Item:

Bill 26-44 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 705 Waterworks; Article IV Rates and Charges, Section 705.300 Rates and Charges. *First Reading*

Requested Action:

First Reading of Bill #26-44

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):

Department Comments and Recommendation:

City Attorney Comments:

Per City Code 110.230, Bill 26-44 is in correct form.

City Administrator Comments:

This item was originally put on the Board's agenda for January 22nd. However, it was the Board's pleasure via email to delay the Public Hearing and First Reading to this evening. As discussed during the budgeting process to keep up with inflation, the proposed water utility rate is composed of a 2.5% increase in the base rate as well as a \$0.01 increase to the volumetric rate. This increase was accounted for in the current operating budget. However, a future budget amendment may be necessary to reduce expenditures based on the effective date of June 1st being 5 months later than anticipated. We will wait until later in the year to determine if that is necessary. For

most customers inside City Limits, the monthly combined water and sewer bill increase is projected to be less than \$5.00, bringing the average combined cost of water and sewer service to less than 2 cents per gallon of water usage. I recommend approval.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 705 WATERWORKS; ARTICLE IV RATES AND CHARGES, SECTION 705.300 RATES AND CHARGES.

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

Section 1. That the Code of Ordinances of the City of Osage Beach, in Chapter 705, specifically Section 705.300 Rates and Charges are hereby enacted with amendments as set forth below with new material set out in **RED** and deleted material struck as follows:

Section 710.470 Rate Schedule:

- A. It is determined to be necessary and conducive of the public health, safety, welfare and convenience of the City to collect charges from all customers who use and/or are connected to the public water system. The proceeds of such charges derived will be used for the purpose of operating, maintaining, retiring the debt, improvements, and extensions for such water system. The water user charge shall be the monthly minimum rate defined in Subsection (1) below plus the volumetric rate defined in Subsection (2) below.
1. *Monthly minimum rate.* The monthly minimum rate includes 0-1,000 gallons of water consumption and is applicable to all residential, commercial, or industrial users of the City's water system. The monthly minimum rates are scheduled as follows:

Effective February 1, 2025		
Meter Size	In-City	Out-Of-City
5/8 inch	\$28.07	\$121.39
1 inch	\$38.61	\$169.42
1 1/2 inch	\$49.28	\$217.46
2 inch	\$78.67	\$349.51
3 inch	\$295.22	\$1,322.01
4 inch	\$375.02	\$1,682.19
6 inch	\$455.36	\$2,042.37

Effective June 1, 2026

Meter Size	In-City	Out-Of-City
5/8 inch	\$28.77	\$124.42
1 inch	\$39.58	\$173.66
1 1/2 inch	\$50.51	\$222.90
2 inch	\$80.64	\$358.25
3 inch	\$302.60	\$1,355.06
4 inch	\$384.40	\$1,724.24
6 inch	\$466.74	\$2,093.43

2. *Volumetric rate.* The volumetric rate is charged per one thousand (1,000) gallons of water consumption in excess of the first one thousand (1,000) gallons included in the monthly minimum rate. The volumetric rates are scheduled as follows:

Effective February 1, 2025

Per 1,000 gallons \$1.34

Effective June 1, 2026

Per 1,000 gallons \$1.35

Section 2. After passage and approval by the Mayor this Ordinance shall be in full force and effective June 1, 2026.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.44 was duly passed on, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.44.

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Tara Berreth, City Clerk
Presenter: Devin Lake, City Administrator

Agenda Item:

Bill 26-45- An ordinance of the City of Osage Beach, Missouri, amending Chapter 710 Sewers and Sewerage Systems, Article VII User Charge System, Section 710.470 Rate Schedule. *First Reading*

Requested Action:

First Reading of Bill #26-45

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:

City Attorney Comments:

Per City Code 110.230, Bill 26-45 is in correct form.

City Administrator Comments:

This item was originally put on the Board's agenda for January 22nd. However, it was the Board's pleasure via email to delay the Public Hearing and First Reading to this evening. As discussed during the budgeting process to keep up with inflation, the proposed sewer utility rate is composed of a 2.5% increase in the base rate as well as a \$0.01 increase to the volumetric rate. This increase was accounted for in the current operating budget. However, a future budget amendment may be necessary to reduce expenditures based on the effective date of June 1st being 5 months later than anticipated. We will wait until later in the year to determine if that is necessary. For most customers inside City Limits, the monthly combined water and sewer bill increase is projected to be less than \$5.00, bringing the average combined cost of water and

sewer service to less than 2 cents per gallon of water usage. I recommend approval.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 710 SEWERS AND SEWERAGE SYSTEMS, ARTICLE VII USER CHARGE SYSTEM, SECTION 710.470 RATE SCHEDULE.

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

Section 1. That the Code of Ordinances of the City of Osage Beach, in Chapter 710, specifically Section 710.470 Rate Schedule are hereby enacted with amendments as set forth below with new material set out in **RED** and deleted material struck as follows:

Section 710.470 Rate Schedule:

- A. It is determined to be necessary and conducive of the public health, safety, welfare and convenience of the City to collect charges from all customers who use the public sewer system. The proceeds of such charges derived will be used for the purpose of operating, maintaining, retiring the debt, improvements and extensions for such public sewer system.

For metered customers, the sewer user charge shall be the monthly minimum sewer rate defined in Subsection (1) below plus the volumetric sewer rate defined in Subsection (2) below.

For non-metered customers, the monthly sewer user charge shall be the flat rate charge defined in Subsection (3) below.

1. *Monthly minimum rate.* The sewer monthly minimum rates for both in-City and out-of-City customers are scheduled as follows:

	Effective February 1, 2025	
Meter Size	In-City	Out-Of-City
5/8 inch	\$28.42	\$62.62
1 inch	\$38.42	\$86.36
1 1/2 inch	\$48.49	\$110.10
2 inch	\$76.07	\$175.34
3 inch	\$279.27	\$655.75
4 inch	\$354.54	\$833.67
6 inch	\$429.80	\$1,011.64

Effective June 1, 2026		
Meter Size	In-City	Out-Of-City
5/8 inch	\$29.13	\$64.19
1 inch	\$39.38	\$88.52
1 1/2 inch	\$49.70	\$112.85
2 inch	\$77.97	\$179.72
3 inch	\$286.25	\$672.14
4 inch	\$363.40	\$854.51
6 inch	\$440.55	\$1,036.93

2. *Volumetric rate.* For sewer customers on metered water service, the sewer volumetric rate is charged per one thousand (1,000) gallons of metered water consumption in excess of the first one thousand (1,000) gallons included in the monthly minimum rate. The volumetric rates are scheduled as follows:

Effective February 1, 2025	
Per 1,000 gallons	\$3.34
Effective June 1, 2026	
Per 1,000 gallons	\$3.35

3. *Flat rate.* For sewer customers without metered City water service, the monthly sewer charge shall be a flat rate charge based on the user's defined class(es).

b. *Flat rate charges.* The monthly flat rate charges for both in-City and out-of-City customers are scheduled as follows:

Effective February 1, 2025		
Class	In-City	Out-Of-City
A	\$53.34	\$84.13
B	\$337.68	\$532.56
C	\$549.44	\$866.45
D	\$1,182.14	\$1,186.22
E	\$2,293.04	\$3,616.14
F	\$6,402.42	\$10,096.75
G	\$9,503.28	\$14,986.82

Section 2. After passage and approval by the Mayor this Ordinance shall be in full force and effective June 1, 2026.

READ FIRST TIME: READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.45 was duly passed on , by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain: Absent:

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

Date Tara Berreth City Clerk
Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.45.

~~Effective February 1, 2025~~

Class	In-City	Out-Of-City
A	\$54.67	\$86.23
B	\$346.12	\$545.87
C	\$563.18	\$888.11
D	\$1,211.69	\$1,910.83
E	\$2,350.37	\$3,706.54
F	\$6,562.48	\$10,349.17
G	\$9,740.86	\$15,361.49

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 26-38 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to Sign Change Order #1 for the Water Main Loop-Golfview Lane to Nichols Road Project for an amount not to exceed \$44,720.00, bringing the total contract cost not to exceed \$422,074.00. *First Reading*

Requested Action:

First Reading of Bill #26-38

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: 30-00-773177 Connecting Water

FY2026 Budgeted Amount:	\$1,042,354.00 total/\$377,354 this project
FY2026 Expenditures to Date (4/09/2026):	(\$ 0.00)
FY2026 Available:	\$1,042,354.00/\$377,354 this project
FY2026 Requested Amount:	\$422,074.00

Department Comments and Recommendation:

The project was awarded in fall of 2024. The contractor was ready to start the job when it was discovered proper easements had not been obtained. The turn over of city staff and improper easements caused the job to be delayed till 2026. Since the job is almost

2 years old the contractor has submitted a change order for material costs increase, increase in labor and increase to scope of work, include a gravel parking lot has been constructed in the path of the water main which will need restored. If approved, a budget amendment will be brought to the Board for approval on May 7th, however we are hopeful that savings can be realized later in the year in other line items so as not to increase the overall budget.

City Attorney Comments:

Per City Code 110.230, Bill 26-38 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO SIGN CHANGE ORDER #1 FOR THE WATER MAIN LOOP-GOLFVIEW LANE TO NICHOLS ROAD PROJECT FOR AN AMOUNT NOT TO EXCEED \$44,720.00 BRINGING THE TOTAL CONTRACT COST TO AN AMOUNT NOT TO EXCEED \$422,074.00.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a Construction Contract with Four Seasons Plumbing LLC. under substantially the same or similar terms and conditions as set forth in “Exhibit A”.

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Four Hundred Twenty-Two Thousand Seventy-Four Dollars. (\$422,074.00)

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.38 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.38.

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

AGREEMENT

THIS AGREEMENT, made and entered into this 31st day of October, 2024, by and between the City of Osage Beach, Party of the First Part and hereinafter called the Owner, and David M. Post a Four Seasons Plumbing Party of the Second Part and hereinafter called the Contractor.

WITNESSETH:

THAT WHEREAS, the City of Osage Beach has caused to be prepared, in accordance with law, specifications, plans, and other contract documents for the work herein described and has approved and adopted said documents, and has caused to be published, in the manner and for the time required by law, an advertisement for and in connection with the construction of the improvements, complete, in accordance with the contract documents and the said plans and specifications; and

WHEREAS, the Contractor, in response to such advertisement, has submitted to the Owner, in the manner and at the time specified, a sealed bid in accordance with the terms of said advertisement;

WHEREAS, the Owner, in the manner prescribed by law, has publicly opened, examined and canvassed the bids submitted in response to the published advertisement therefor, and as a result of such canvass has determined and declared the aforesaid Contractor to be the lowest responsive and responsible Bidder for the said work and has duly awarded to the said Contractor a contract therefor, for the sum or sums named in the Contractor's bid, a copy thereof being attached to and made a part of this contract.

NOW, THEREFORE, in consideration of the compensation to be paid to the Contractor and of the mutual agreements herein contained, the Parties to these presents have agreed and hereby agree, the Owner for itself and its successors, and the Contractor for its, his, or their executors and administrators, as follows:

ARTICLE I. That the Contractor shall (a) furnish all tools, equipment, supplies, superintendence, transportation, and other construction accessories, services and facilities; (b) furnish all materials, supplies and equipment specified and required to be incorporated in and form a permanent part of the completed work except the items specified to be furnished by the Owner; (c) provide and perform all necessary labor; and (d) in a good, substantial, and workmanlike manner and in accordance with the provisions of the General Conditions and Supplementary Conditions of this contract which are attached hereto and make a part hereof, and in conformance with the contract plans and specifications designated and identified therein, execute, construct, and complete all work included in and covered by the Owner's official award of this contract to the said Contractor, such award being based on the acceptance by the Owner of the Contractor's bid for the construction of the improvements.

ARTICLE II. That the Contractor shall construct, complete as designated and described in the foregoing Bid Form and attached specifications and in accordance with the Advertisement for Bids, Instructions to Bidders, Bid Form, Bonds, General Conditions, Supplementary Conditions, detailed specifications, plans, addenda, and other component parts of the contract documents hereto attached, all of which documents form the contract and are fully a part hereto as if repeated verbatim here.

ARTICLE III. That the Owner shall pay to the Contractor for the performance of the work described as follows:

Water Main Loop – Golfview Lane to Nichols Road

and the Contractor will accept as full compensation thereof, the sum (subject to adjustment as provided by the contract) of Three Hundred Seventy Seven Thousand Three Hundred Fifty Four (\$377,354.00) for all work covered by and included in the contract award and designated in the foregoing Article I. Payment therefor shall be made in the manner provided in the General Conditions and Supplementary Conditions attached hereto.

ARTICLE IV. That the Contractor shall begin assembly of materials and equipment within fifteen (15) days after receipt from the Owner of executed copies of the contract and that the Contractor shall complete said work within Sixty (60) consecutive calendar days from the thirtieth day after the Effective Date of the agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

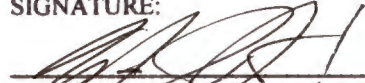
Water Main Loop - Golfview Lane to Nichols Road

Owner and Contractor recognize time is of the essence of this agreement and that Owner will suffer financial loss if the work is not completed within the time specified above, plus any extensions thereof allowed in allowance with Article 11 of the General Conditions. Owner and Contractor agree that as liquidated damages for delay, but not as a penalty, Contractor shall pay Owner Five Hundred dollars (\$ 500.00) for each and every calendar day of each section that expires following the time specified above for completion of the work.

ARTICLE V. This Agreement will not be binding and effective until signed by the Owner.

IN WITNESS WHEREOF, the Parties hereto have executed this contract as of the day and year first above written.

SIGNATURE:



Owner, Party of the First Part

By Michael Harrison, Mayor
Name and Title

ATTEST:


City Clerk

(SEAL)

LICENSE or CERTIFICATE NUMBER, if applicable _____

SIGNATURE OF CONTRACTOR:

IF AN INDIVIDUAL OR PARTNERSHIP

Four Seasons Plumbing
Contractor, Party of the Second Part

By Paula Yost
Name and Title

IF A CORPORATION

ATTEST:

Contractor, Party of the Second Part

Secretary

By _____
Name and Title

(CORPORATE SEAL)

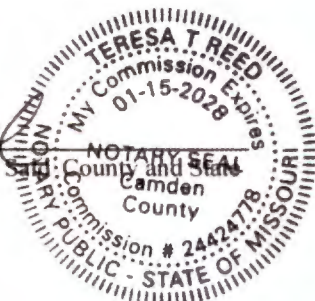
STATE OF Missouri
COUNTY OF Camden

On This 31st day of October, 2024, before me appeared Paula Yost
to me personally known who, being by me duly sworn, did say that he is the owner of _____
Four Seasons Plumbing and that the seal affixed to said instrument is the corporate seal of
said corporation by authority of its board of directors, and said Paula Yost acknowledged said
instrument to be the free act and deed of said corporation.

(SEAL)

My commission Expires: January 15, 2028

Teresa T. Reed
Notary Public Within and For _____
Camden
County





SEQUENCE NO.: 1

CHANGE ORDER

TO Four Seasons Plumbing

CONTRACTOR

PROJECT NO.: Watermain Loop
Golfview to Nichols
0B23-009

YOU ARE HEREBY DIRECTED TO MAKE THE FOLLOWING CHANGES FROM THE CONTRACT

pg 1 of 2

1. DESCRIPTION AND REASON FOR CHANGE: (ATTACH SUPPLEMENTAL SHEETS IF REQUIRED)									
2. ESTIMATE OF COST OF WORK AFFECTED BY THIS CHANGE ORDER.									
(A) EST. LINE NO.	(B) ITEM NO.	(C) ITEM DESCRIPTION	(D) UNITS PREVIOUSLY PROVIDED FOR	(E) UNITS TO BE CONSTRUCTED	(F) UNITS OVERRUN, UNDERRUN, CONTINGENT	(G) CONTRACT OR AGREED UNIT PRICE	(H) AMOUNT OF OVERRUN OR PLUS CONTINGENT	(I) AMOUNT OF UNDERRUN OR MINUS CONTINGENT	
	2	labor rate increase			37022.00	31742.00	5280.00		
	3	material cost increase			62.00	59.49	3866.00		
	4	material cost increase			131.28	125.03	2141.00		
	5	material cost increase			237.34	215.76	3777.00		
	6	material cost increase			58.95	56.14	197.00		
	7	material cost increase			250.00	238.35	757.00		
	8	material cost increase			571.00	544.00	189.00		
	9	material cost increase			543.00	527.00	32.00		
	10	material cost increase			529.00	504.00	50.00		
	11	material cost increase			6631.00	6315.00	948.00		
	12	material cost increase			8250.00	7867.00	383.00		
	15	material cost increase			145.00	139.00	30.00		
	16	sub increased price			272.50	262.50	40.00		
TOTALS									

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

Continued on next page

1. CONTRACT AMOUNT		377,354. ⁰⁰	4. COMMENTS: labor rate and material costs have increased since this was originally bid in October 2024.
2. OVERRUN THIS ORDER (H-I)		44720. ⁰⁰	
3. OVERRUN PREVIOUS (LINES 4 ON PREV. ORDERS)			
4. TOTAL OVERRUN TO DATE (2 + 3)			
5. TOTAL (1 + 4)		422,074. ⁰⁰	
			THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO.
			Paul August3/23/26
			CONTRACTOR SIGNATUREDATE
			PROJECT MANAGER SIGNATUREDATE

TO Four Seasons Plumbing CONTRACTOR

PROJECT NO.: Golfview
01623-009

Pg 2 of 2

2. ESTIMATE OF COST OF WORK AFFECTED BY THIS CHANGE ORDER.

[illegible]

3. SETTLEMENT FOR COST OF THE ABOVE CHANGE TO BE MADE AT CONTRACT UNIT PRICES, EXCEPT AS NOTED:

1. CONTRACT AMOUNT			4. COMMENTS:
2. OVERRUN THIS ORDER (H-I)			
3. OVERRUN PREVIOUS (LINES 4 ON PREV. ORDERS)			
4. TOTAL OVERRUN TO DATE (2 + 3)			
5. TOTAL (1 + 4)			
			THE TERMS OF SETTLEMENT OUTLINED ABOVE ARE HEREBY AGREED TO.
			CONTRACTOR SIGNATURE DATE
			PROJECT MANAGER SIGNATURE DATE



573-348-2093

**1125 Industrial Drive
Osage Beach, MO 65065
fourseasonsplumbingmo.com**

March 31, 2026

City of Osage Beach
c/o Colten Wright
5757 Chapel Dr
Osage Beach, MO 65065

GOLVIEW CHANGE ORDER

1. Line #5 is off \$0.50 due to rounding.
2. Line #6 is off \$0.50 due to rounding.
3. Line #7 is off \$0.25 due to rounding on original bid. Original bid was #15,493.00, not \$15,492.75.
4. Line #3 is off due to rounding on original bid. Original bid was \$139,152.00.
5. Line #18- finish grading was bid on original bid for \$23,578.00. This was a set price for .62 acres. Both unit and extended prices matched.
Change order is priced on same basis.

Paula Yost/ Owner
Four Seasons Plumbing

Date

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Cary Patterson, City Planner

Agenda Item:

Bill 26-41 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Camoin Associates for the Independent Economic & Market Analysis in an amount not to exceed \$49,935. *First Reading.*

Requested Action:

First Reading of Bill #26-41

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 - 10-21-733800

Budget Line Information (if applicable):

Budget Line Item/Title: 10-21-733800 Professional Services

FY2026 Budgeted Amount:	\$93,000.00 (\$55,000 for this study)
FY2026 Expenditures to Date (4/9/2026):	(\$ 24,000.00)
FY2026 Available:	\$69,000.00
FY2026 Requested Amount:	\$49,935.00

Department Comments and Recommendation:

The City issued an RFP for a Business Sector Analysis and received six proposals, with costs ranging from \$44K to \$69K. This work is intended to bring clarity and direction to how Osage Beach approaches Economic Development and City Planning.

The goal is straightforward. Move from a reactive approach to a disciplined, data-driven plan that defines where we focus, what we pursue, and how we grow. It will also serve

as a key input into the Comprehensive Plan update so both efforts are aligned.

We've had ongoing discussions around growth, redevelopment, and business attraction while seeing increased investment and interest in the area. To date, decisions have largely been made case by case. This study provides a framework to step back, assess the full picture, and make more informed decisions.

It impacts businesses, investors, residents, and our workforce, and requires alignment across City departments. Acting now allows us to shape growth instead of reacting to it.

City Attorney Comments:

Per City Code 110.230, Bill 26-41 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

BILL NO. 26.41

ORDINANCE NO. 26.41

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH CAMOIN ASSOCIATES FOR THE INDEPENDENT ECONOMIC & MARKET ANALYSIS IN AN AMOUNT NOT TO EXCEED \$49,935.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a contract with Camoin Associates under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditure or liability authorized under this Ordinance shall not exceed Forty-Nine Thousand Nine Hundred Thirty-Five Dollars (\$49,935.00).

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.41 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.41.

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

MAR 13 2026

CITY CLERK'S OFFICE

BID OPENING**Marketing, communications, and Economic
Development****03/13/2026****2:00 PM Opening – 2:15 PM Completed**

**The following bids were opened by Tara Berreth and witnessed by
Angie Bouwens.**

<u>Bidder Name</u>	<u>Amount of Bid</u>
O'Brian and Assoc. Enclosed: 2 Copies of Bid.	\$45,000.00
Place Dynamics Enclosed: 1 copy of Bid, & 1 USB.	\$43,500.00
Community Economic Partners/ National Travel Center Enclosed: 1 copy of Bid.	\$62,500.00
Camoin Associates Enclosed: 1 copy of Bid.	\$49,935.00
J.A. Analysis Group LLC Enclosed: 2 copies of Bid.	\$49,210.00
TMPA Enclosed: 2 copies of Bid, & 1 USB.	\$68,600.00

Executive Summary: Business Sector Analysis & Consultant Recommendation

Camoin Associates is a nationally recognized firm that works at the intersection of economic development and city planning. They've completed over 2,000 projects across the country and bring a practical approach that connects market analysis to real decisions around land use, policy, and investment.

What stands out is how they bring everything together. Economic development, workforce, real estate, and planning are not treated as separate workstreams. They look at it as one system and back it up with strong data and experience in markets similar to ours. The result is not just analysis, but clear, usable direction.

The study itself will give us a full view of our business environment. It will assess our current mix of industries, identify gaps, evaluate where we have opportunity, and call out where the market may already be saturated. It also looks at workforce, tourism, retail, and commercial activity, along with benchmarking against comparable communities.

Just as important, it connects growth to land use and infrastructure. Where growth should happen, what it takes to support it, and how it aligns with the overall plan for the City.

Cary and I will use this work to define a clear economic development direction. It will guide how we prioritize business attraction and retention, how we evaluate opportunities, and how we align efforts across the City. It will also serve as a key input into the Comprehensive Plan update so both efforts are working together.

This is about putting structure around growth. Clear priorities, aligned teams, and decisions grounded in data instead of reacting case by case.

City of Gaithersburg, MD
Greg Mann, Director Planning & Code Administration
240-805-1071

3/23/2026

I spoke with Greg Mann from Gaithersburg, MD about their experience with Camoin.

They found Camoin through a traditional RFP process and used them to support both economic development strategy and their city master plan. The scope went beyond business sector analysis and included housing. Specifically, Camoin delivered retail market analysis, industry cluster identification, employment analysis, and a multifamily housing market analysis.

Greg worked directly with Tom Dworetsky, who is who we've been talking to. Feedback on Tom and the team was very strong. Well organized, responsive, timely, and easy to work with. He said they were receptive, open, and took the time to listen throughout the process.

From an output standpoint, Greg said the work was helpful in shaping their economic direction. Some of it reaffirmed what the City already believed, but the data gave them confidence and backing. The insights were strong and are now being used as they build out their master plan through 2040.

He also mentioned Camoin did a strong job presenting to their board.

I pushed for any constructive or negative feedback and he really didn't have any. Overall, very positive across the board.

Southeast Missouri Regional Economic Development
Shad Burner, CEO
573-576-2755

I spoke with Shad Burner, CEO of the Regional Economic Development Council, about their experience with Camoin.

They used Camoin for an industry study focused more on industrial sectors. It was a larger effort, about 10 months, covering four counties. The work included real estate analysis and site development planning.

His feedback on the team was strong. He mentioned they worked with several people from Camoin and all were well qualified, professional, and easy to work with. He also pointed to strong project management throughout.

I specifically asked about Tom Dworetsky and Alex Trammer, since those are the two Cary and I have been speaking with and would likely be our points of contact. He didn't know Tom directly but spoke very highly of Alex. Said she was professional, knowledgeable, and experienced.

One thing he pointed out, which Cary and I also picked up on, is that Camoin has a background in both economic development and city planning. They understand how cities operate and how the results of a study actually get used. They speak the language and connect the work to real decisions.

I pushed for any constructive or negative feedback. The only thing he mentioned was that at one point they went deeper on a piece of analysis than was probably not needed. He gave them feedback, they adjusted, got back on track, and still delivered on time.

Overall, very positive. He said they are getting ready to do another study and would work with Camoin again.

Talbot County, Maryland

**Cassandra Vanhooser, Economic Development Director
410-770-8000**

We received feedback from Cassandra Vanhooser, Economic Development Director for Talbot County, MD, about their experience with Camoin.

They engaged Camoin to develop a strategic plan for economic development and tourism. After that work, they brought them back for a Healthcare Impact Study tied to an EDA grant requirement, which Camoin was able to turn around quickly.

She worked with multiple team members depending on the phase of work. Lindsay Johnson (now Ortiz) was the project manager and Dan Gundersen was the principal. Christa Franz led small business work. For the healthcare study, they worked directly with Rachel Selsky, the company president. Dawn Hammond supported both efforts on data analysis.

Her feedback on the team was very strong. She described them as extremely organized, responsive, and structured. They met biweekly for over a year, which helped keep the project moving and ensured accountability throughout.

She also set up a local steering committee, which worked in tandem with Camoin's process. That combination of local leadership and Camoin's discipline helped keep everything on track.

From an output standpoint, she said the work product was clear and actionable. They are in the process of securing Council approval, but she believes the plan will guide decision-making and deliver meaningful economic impact if executed.

She spoke very highly of their presentation skills. Said Lindsay and Dan were exceptional in front of both stakeholders and elected officials. They were able to take complex ideas and make them clear and actionable, and handled questions with confidence.

I pushed for constructive or negative feedback. The only real takeaway was around process, not the firm. In hindsight, she would have structured stakeholder engagement differently on her side, sequencing business input ahead of broader public meetings. She did not frame that as a Camoin issue, more a lesson learned on how to run the process.

Overall, very positive. She said she would absolutely work with Camoin again.



PROPOSAL FOR Independent Economic & Market Analysis

City of Osage Beach, MO

SUBMITTED TO:

City of Osage Beach
Osage Beach City Hall
1000 City Parkway
Osage Beach, MO 65065

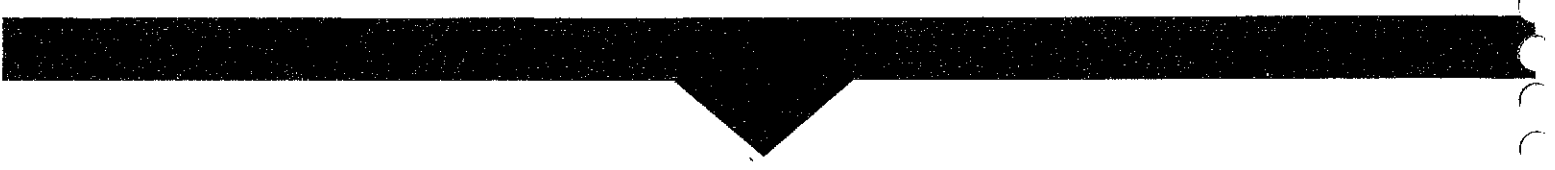
PRESENTED BY:



3126 W Cary St, #409
Richmond, VA 23221
518-899-2608

www.camoinassociates.com

March 13, 2026



CONTENTS

FIRM ORGANIZATION AND QUALIFICATIONS	4
PROJECT UNDERSTANDING	6
PROPOSED SCOPE OF WORK	8
RELEVANT EXPERIENCE AND PAST PERFORMANCE	15
REFERENCES	21
PROPOSED FEES AND SCHEDULE	22
PROJECT TEAM	23



March 13, 2026

Dear Mr. Hundelt,

On behalf of Camoin Associates, I am pleased to submit our proposal in response to the City of Osage Beach's Request for Proposals for Economic and Market Analysis. We hope that this proposal demonstrates that our team's extensive experience in economic development, combined with our commitment to community transformation, makes us uniquely qualified to deliver exceptional results for Osage Beach. As CEO, I'm proud to lead an extraordinary team of innovative thinkers and skilled analysts in the economic development field. They are experts in data, policy, markets, and strategy, but most importantly, they care deeply about improving people's lives.

In today's evolving economic landscape, the questions communities face are more complex and urgent than ever before. Our team is energized by navigating complex economic shifts, understanding changing workforce dynamics, and researching emerging industry trends that require innovative, forward-looking approaches. At Camoin Associates, we don't just analyze current conditions—we help our clients anticipate future trends and position themselves strategically for long-term prosperity.

As a nationally recognized economic development firm, Camoin Associates brings comprehensive expertise across all facets of the field. Since our founding in 1999, we have completed over 2,000 projects in 46 states and the U.S. Virgin Islands. Our team has significant experience working in seasonal and tourism-based economies similar to Osage Beach, where population fluctuations, second-home ownership, and seasonal employment patterns shape economic conditions. With private investment actively reshaping market demand in Osage Beach and the surrounding Lake of the Ozarks region, this is an important moment to evaluate what the market data is signaling about future opportunities. Our work will help the City understand how economic development opportunities intersect with land use and zoning decisions, housing needs, workforce availability, and infrastructure capacity. With decisive market intelligence, the City will be better positioned to guide growth in a way that strengthens both its visitor economy and its long-term economic resilience.

For this project, we have designed a scope of work that integrates market analysis, economic development strategy, and land-use considerations so that the City receives not only data, but practical guidance that can inform policy, planning, and investment decisions moving forward.

Thank you for considering our proposal. We hope to have the opportunity to share our expertise with you. We acknowledge receipt of the addenda with this RFP. Our firm has the financial and staff capacity to begin this project in April as desired by the City. I can be reached at rachel@camoinassociates.com or 518-899-2608 x107# if you have any questions.



Yours respectfully,

Rachel Selsky, AICP
CEO

PROPOSAL SUBMISSION AND CERTIFICATION

Issued By:

City of Osage Beach
Marketing, Communications, And Economic Development
1000 City Parkway
Osage Beach, MO 65065
Phone: 573-302-2000
E-mail: ehundelt@osagebeach.org

Sealed proposals will be received by the City of Osage Beach on or before 2:00 P.M. Central Time on March 13, 2026, for furnishing the professional services described in this Request for Proposals. The time of receipt shall be determined by the time clock stamp in the City Clerk's Office.

All questions must be submitted before 5:00 p.m. on March 3, 2026. If necessary, an addendum will be issued and posted to the City website on the "Current Bids/RFP Requests" tab at www.osagebeach.org.

If proposals are hand delivered or mailed, send directly to the City Clerk's Office at the address listed above. If the City of Osage Beach is closed for business at the time scheduled for the proposal opening, the sealed proposal will be accepted and opened on the next business day at the originally scheduled hour.

The City reserves the right to cancel this RFP and/or reject any or all proposals and to waive any informalities in any proposal.

This section is to be completed by the Bidder, and this page must be returned with the proposal. In compliance with this request for proposal and subject to all terms and conditions imposed herein, which are hereby incorporated herein by reference, the undersigned offers and agrees to furnish the services and/or items requested in this solicitation if the undersigned is selected as the successful Bidder. Unless the proposal is withdrawn, the Bidder agrees that any prices or terms for such proposal shall remain valid for sixty (60) days after opening. Notices of proposal withdrawal must be submitted in writing to the City Clerk's Office.

Legal Name and Address of Firm:

Date: 3/10/2026

By: Rachel Selsky

(Signature in ink)

Name: Rachel Selsky

(Please Print)

State: VA

City: Richmond Zip: 23221

Title: CEO

Phone: 518-899-2608

FAX: _____

Email: rachel@camoinassociates.com

FIRM ORGANIZATION AND QUALIFICATIONS

OUR BACKGROUND

Camoin Associates was founded by Robert Camoin in 1999 with a commitment to improve the economic well-being of communities. Along the way, we've completed over 2,000 projects in 46 states and the US Virgin Islands and helped advance prosperity for entrepreneurs, small businesses, multinational corporations, rural villages, cities, counties, and metropolitan regions. Today, we are 25 highly skilled professionals who work diligently to analyze and understand data, build consensus, and creatively manage complex situations.

OUR APPROACH

We find simple and elegant solutions amidst complex realities. We know how to step into your position to profoundly understand your challenges before stepping back to assimilate a broad perspective. Along the way, we become your trusted adviser as we work together to answer perplexing questions and break through the obstacles that stand in your way.

OUR SPECIALTIES

We work with public officials to create and implement strategies and actions that improve the quality of life for communities, and we help business leaders and not-for-profit executives deal with tough issues. Simply stated, we stimulate investment.



- Real estate development services
- Industry and workforce analytics
- Economic and fiscal impact analysis
- Strategic and organizational planning
- Lead generation and business relationships
- Small Business, entrepreneurship, and innovation

Economic development is a process that requires a comprehensive understanding and unique approach for advancing economic prosperity—that's what we do.

BEST-IN-CLASS DATA

Camoin Associates uses best-in-class data sources for our economic and market research to provide unparalleled insights into economic and industry opportunities. As leaders in research and data analysis, we use the most advanced and comprehensive economic data and tools to understand industry market trends, real estate and housing, and talent needs, and unearth emerging opportunities.

Camoin Associates' analysts are continuously developing new techniques to mine through data to find meaning and will custom design your project approach to deliver insights that will drive action. Our best-in-class data sources include (but are not limited to):

 **Lightcast** is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. [Learn more.](#)

 **esri** **Esri ArcGIS Business Analyst** combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. [Learn more.](#)

 **CoStar** is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. [Learn more.](#)

 **IBISWorld** is a leading provider of expert industry research and analysis for broad sectors and niche industries across the economy. Thoroughly researched industry reports from IBISWorld leverage economic, demographic, and market data into forward-looking insight, providing detailed data and narrative on current and historic trends, as well as future outlook and projections. Topics covered include products and services, major markets, upstream and downstream supply chain industries, performance drivers, factors for competitiveness, operating conditions, major players, and key statistics on industry performance. Reports are available by industry at the global, national, and state level. [Learn more.](#)

PROJECT UNDERSTANDING

Osage Beach continues to evolve as the commercial and activity center of the Lake of the Ozarks region. The City is seeking a clear, data-driven understanding of how its business ecosystem should develop to support both continued visitation and a stable year-round community.

Communities with strong visitor economies face a unique set of opportunities and challenges. Seasonal population fluctuations, recreation-driven visitation, second-home ownership, and regional workforce dynamics all influence how local economies function. Understanding how these factors interact is essential for guiding sustainable economic development and land use decisions.

Camoin Associates specializes in analyzing regional economies and destination markets where tourism, recreation, and regional service roles shape local economic conditions. Through this study, we will translate complex economic, demographic, and market trends into clear, practical insights that support informed decision-making.

The Challenge

Located at the heart of the Lake of the Ozarks region, Osage Beach functions as far more than a small city of approximately 5,000 residents. The City serves as a regional hub for retail, dining, recreation, and employment, supporting a much larger functional population that includes visitors, second homeowners, and workers from surrounding communities.

Tourism has long been the foundation of the local economy. Visitors drawn to the lake drive demand for hospitality, recreation, retail, and entertainment throughout much of the year. At the same time, the City increasingly supports a year-round population and workforce that relies on Osage Beach for jobs, services, and daily commerce.

This dynamic creates both opportunity and complexity. New private investment, expanding residential development, and changing visitation patterns are increasing demand for businesses, housing, infrastructure, and public services. At the same time, the City must balance visitor-driven growth with the needs of full-time residents and workers, including housing availability, workforce stability, infrastructure capacity, and quality of life.

Understanding how these forces interact is essential for guiding future economic development and land use decisions.

What We Understand

The City is seeking an objective, data-driven assessment of its business environment to help guide economic development priorities, planning decisions, and the use of public investment tools.

The central question is not simply what industries Osage Beach should recruit, but rather what types of businesses and services are needed to support the growth that is already occurring in the community.

This requires looking beyond traditional economic development analysis to understand how multiple factors interact, including:

- population and visitor trends
- workforce availability and commuting patterns
- housing supply and affordability
- real estate market conditions
- regional competitiveness within the Lake of the Ozarks market

Camoin Associates approaches this work from the perspective that economic development, real estate markets, housing conditions, and land use planning are closely interconnected. Business growth depends not only on demand, but also on whether communities have the workforce, housing, infrastructure, and development capacity needed to support that growth.

Through this study, we will evaluate Osage Beach's business ecosystem through a comprehensive analysis of demographic trends, industry structure, consumer demand, commercial real estate conditions, and regional market dynamics. This work will identify where the local market appears well served, where opportunities for additional businesses may exist, and where the market may already be approaching saturation.

We will also connect economic and market findings to planning and policy considerations. This includes understanding how development patterns, housing conditions, and workforce availability may influence the City's ability to support continued economic activity.

Most importantly, the study will translate complex market conditions into clear guidance that can support practical decisions by City staff and elected officials. The findings will help inform economic development priorities, land use planning, and the strategic use of public investment tools as the City continues to grow.

PROJECT OBJECTIVES

- **Provide a data-driven assessment** of Osage Beach's current business ecosystem
- **Identify sectors** that appear well served, underrepresented, or approaching market capacity
- Understand how **visitor activity, regional workforce patterns, and local population trends** shape economic demand
- Evaluate how **workforce availability and housing conditions** influence economic growth
- Assess how **development patterns and real estate conditions** affect future opportunities
- Provide practical insights to **inform economic development priorities, planning decisions,** and the use of public investment tools

PROPOSED SCOPE OF WORK

Camoin Associates will complete the following tasks to assess Osage Beach's economic conditions, evaluate market opportunities, and provide practical guidance to inform economic development and land use decision-making.

TASK 1. PROJECT LAUNCH

Kickoff Meeting

Our work will begin with a virtual kickoff meeting between the Camoin Associates team and representatives from the City. The meeting will be designed to fully understand the project's goals, timeline, alignment with other ongoing efforts, and critical stakeholders, and to establish a strong working relationship with City staff. At this meeting, we will:

- Discuss the proposed project approach and make any modifications needed
- Establish a project management plan, including communication protocols, timeline, and roles and responsibilities of each member of the project team
- Begin discussions around scheduling the site visit and other key meetings, including biweekly project management check-in meetings
- Review information needs, project timeline, requirements for major deliverables, and the process to ensure a successful project
- Brainstorm individuals and organizations within the community and private sector who should be interviewed or engaged to inform the analysis

Data Collection and Background Document Review

As part of the project kickoff phase, we will collect demographic, economic, business, and market data from a variety of public and proprietary sources. In addition to national and state datasets, Camoin Associates will utilize proprietary tools such as Lightcast, Esri Business Analyst, and CoStar to analyze business composition, consumer demand, and commercial real estate trends.

To supplement these sources, we will provide the City with a request for locally available data which may include visitation data, development pipeline information, transportation and infrastructure data, and other information that will support the analysis.

We will also review relevant background materials provided by the City. These may include the Comprehensive Plan, prior planning studies, economic development strategies, development proposals, and other relevant reports. This review will help ensure that the analysis builds on existing planning efforts and reflects the City's policy context.

Site Visit and Tour

Camoin Associates will conduct an in-person site visit to Osage Beach. The purpose of the visit is to gain firsthand understanding of the community's physical development patterns, commercial districts, tourism activity, and development opportunities.

During the visit we will tour key commercial areas and development corridors, observe market conditions, and meet with City representatives and selected stakeholders, such as economic development officials, tourism and business organizations, and community leaders.

RESULT | Deliverables from this task will include a project management and research plan that establishes the roadmap for the study, including confirmed scope, schedule, communication protocols, and data needs. The kickoff process, background document review, and site visit will also generate an initial set of observations regarding the City's economic structure, development patterns, and market context that will inform subsequent analytical tasks.

TASK 2. ECONOMIC AND MARKET CONDITIONS ASSESSMENT

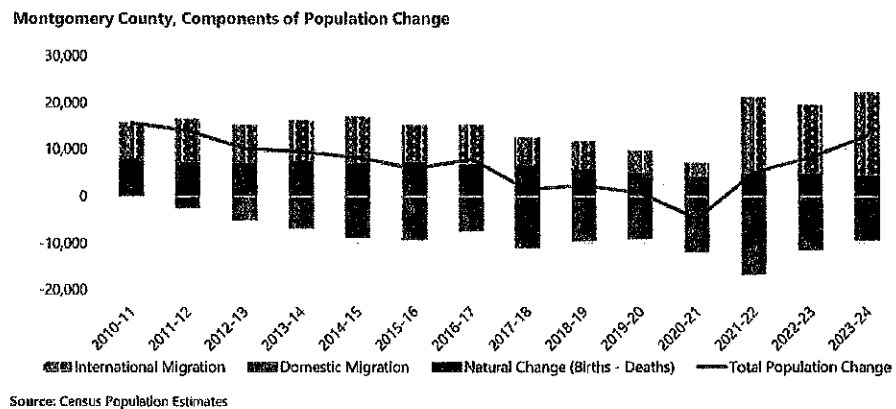
This task will establish a clear understanding of the economic and market conditions that shape Osage Beach's business environment.

Economic and Demographic Context

An understanding of demographic and socioeconomic trends provides a critical foundation for analyzing development opportunities and challenges in Osage Beach. Population characteristics and trends directly shape the customer base available to businesses and influence the housing, services, and infrastructure needs of the community.

Camoin Associates will prepare a demographic and socioeconomic profile that examines key population and workforce characteristics. This analysis will include population change, household composition, age distribution, race and ethnicity, income levels, educational attainment, geographic mobility, commuting patterns, employment status, and other indicators that influence local economic activity.

Trends will be analyzed for Osage Beach and the surrounding regional context to understand how local patterns compare to broader demographic and economic dynamics. Particular attention will be given to factors that influence the City's year-round population, workforce availability, and the seasonal dynamics associated with tourism and second-home ownership.



Example diagram showing components of population change within a region.

Business and Industry Structure

Camoin Associates will evaluate the composition and structure of the local economy to understand how Osage Beach functions as a business and employment center within the Lake of the Ozarks region. This work will include analysis of industry mix, employment patterns, and business counts across major sectors.

Using datasets such as Lightcast, the Bureau of Labor Statistics, and other industry databases, we will assess industry concentration through techniques such as location quotient (LQ) analysis and shift-share analysis to identify sectors where Osage Beach demonstrates relative specialization or competitive strength.

We will also examine the structure of the tourism-oriented economy, including hospitality, retail, food service, recreation and entertainment, marine and boating-related businesses, health care services, and other service industries that support both visitor activity and year-round residents. This analysis will help distinguish between sectors driven primarily by tourism and those supporting year-round resident demand. Findings will identify industries that are strongly established, emerging sectors that may be growing in importance, and areas where the City's business ecosystem may lack sufficient depth relative to regional or national benchmarks.

Commercial Real Estate Market Conditions

Camoin Associates will prepare a profile of commercial real estate market conditions in Osage Beach and the surrounding region to better understand how business demand is translating into real estate activity. Using data from CoStar, we will examine market fundamentals for key property types such as retail, hospitality, office, and industrial/flex space where applicable.

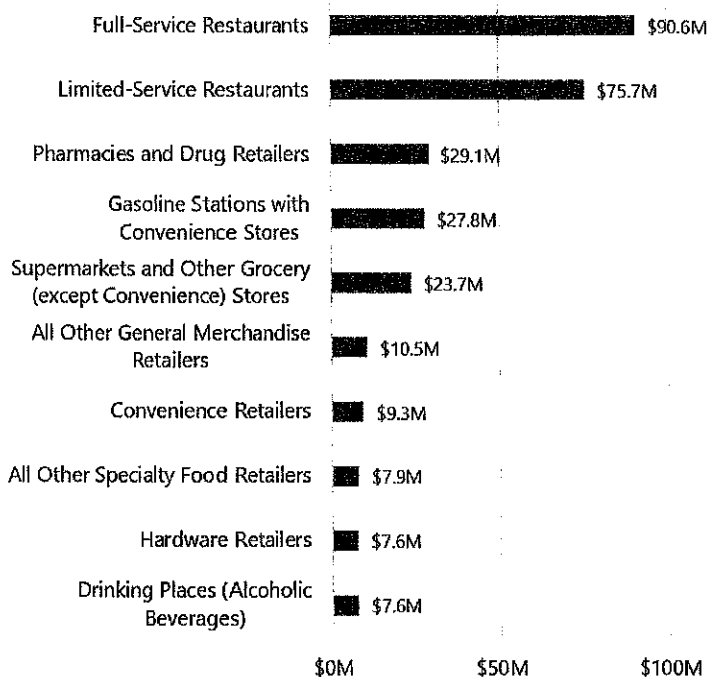
The analysis will evaluate indicators such as total inventory, vacancy rates, asking rents, absorption trends, and recent supply additions and absorption trends. Reviewing these trends will help identify where commercial space is in high demand, where supply may be constrained, and where market conditions suggest potential oversupply.

Where appropriate, we will compare conditions within Osage Beach to broader regional market trends to better understand how the City functions within the Lake of the Ozarks commercial market. This analysis will provide insight into how the local real estate market supports existing businesses and where conditions may influence the attraction or expansion of additional economic activity. Evaluating these market fundamentals will also help identify where real estate conditions may represent constraints to business growth or signal opportunities for additional commercial development.

Retail and Service Market Conditions

Camoin Associates will evaluate retail and service market conditions to understand the relationship between consumer demand and the existing supply of businesses in Osage Beach. Using consumer expenditure data and business inventory data from sources such as Esri Business Analyst and other market

Top 10 Leakage Industries, Canton Market Area



Source: Lightcast

Example diagram showing retail leakage by category within a region.

datasets, we will analyze spending patterns for residents and visitors within the local and/or regional trade area.

This analysis will include a retail and service leakage assessment to identify categories where local demand exceeds available supply and where spending is likely occurring outside of the City. The analysis will help reveal where residents, workers, or visitors may be traveling beyond Osage Beach to obtain goods and services that are not sufficiently available within the local market. Conversely, the analysis will also identify categories where the City attracts spending from outside the area, indicating potential regional draw.

Special consideration will be given to the role of tourism and seasonal visitation in shaping demand for retail, food service, recreation, and entertainment establishments. Visitor demand will be evaluated using available tourism visitation data and visitor spending profiles from the Missouri Division of Tourism and Lake of the Ozarks regional tourism studies. By examining both year-round resident demand and visitor-driven spending, the analysis will provide a clearer understanding of the types of businesses that the local market can sustainably support.

RESULT | Deliverables from this task will include a comprehensive economic and market conditions profile summarizing demographic and workforce trends, industry structure, commercial real estate market fundamentals, and retail and service demand conditions. This profile will establish the analytical baseline for the study and provide the foundation for benchmarking, demand analysis, and strategic findings developed in subsequent tasks.

TASK 3. COMPETITIVE POSITION AND FUTURE DEMAND

This task evaluates how Osage Beach compares to similar communities and how future growth may influence demand for businesses and services.

Benchmarking and Comparable Communities

Camoin Associates will benchmark Osage Beach against three peer communities located within the broader Midwest or Central US regions that exhibit similar characteristics, such as tourism-oriented economies, lake or recreation-based visitation markets, and roles as regional commercial or service centers. These peers will be identified through a screening process that considers factors such as population scale, visitor economy intensity, regional draw, and economic structure. Candidate communities will be reviewed using demographic, employment, and tourism indicators to ensure that the selected peers provide meaningful comparisons for evaluating Osage Beach's market position and development patterns.

Using datasets such as Lightcast and other industry and demographic sources, we will compare Osage Beach to these peer communities across a range of indicators. These may include industry employment composition, retail and service density, visitor-oriented business activity, and indicators of economic diversification. This benchmarking analysis will help identify areas where Osage Beach demonstrates competitive strengths as well as areas where the City's business ecosystem may be underdeveloped relative to similar markets.

Growth Trends and Future Business Demand

Camoin Associates will review recent and planned development activity in and around Osage Beach, including residential development, commercial projects, hospitality investments, health care facilities, recreational or entertainment facilities, and projects related to the lake and marine economy. This review will help identify emerging trends that may influence the scale and composition of future economic activity.

We will also examine regional population growth patterns, workforce trends, and tourism visitation patterns that may affect demand for businesses and services in Osage Beach. Particular attention will be given to trends that support increased year-round activity, such as growth in full-time residents, changes in workforce commuting patterns, and investments that extend visitation beyond peak summer months.

Building on the baseline analysis conducted in Task 2, Camoin Associates will evaluate likely demand for various business and service categories in Osage Beach. This assessment will consider both resident demand and visitor-driven demand to understand how the City's business ecosystem may evolve over time.

Demand will be evaluated using a combination of consumer spending models, tourism visitation patterns, benchmarking results, development pipeline trends, and observed market conditions. Industry segments and business categories will be evaluated to determine whether they are currently underdeveloped, appropriately developed, or potentially saturated in the local market.

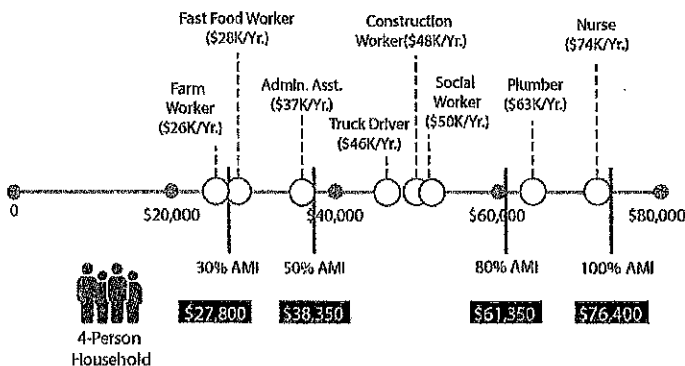
RESULT | Deliverables from this task will include a competitive positioning analysis that benchmarks Osage Beach against peer communities, summarizes development and investment trends, and identifies sectors that appear underdeveloped, appropriately developed, or potentially saturated. These findings will inform the evaluation of future business demand and help frame strategic considerations for economic development and planning decisions.

TASK 4. GROWTH CAPACITY AND LAND USE IMPLICATIONS

This task evaluates structural factors that influence Osage Beach's ability to support additional economic activity and examines how these conditions intersect with land use planning and development patterns.

Growth Capacity and Constraints

Camoin Associates will review workforce availability and housing conditions to understand whether the City has the capacity to support continued business activity and employment growth. The analysis will focus on key indicators such as labor force participation, employment by industry, occupational structure, commuting patterns, and the extent to which businesses rely on workers from surrounding communities. This work will help clarify where the local labor supply appears sufficient to support business activity and where employers may be drawing from a broader regional workforce.



Example diagram showing housing affordability for common occupations within a region.

We will also review housing supply and affordability trends to understand whether the local housing market supports the needs of the workforce. This will include analysis of housing inventory, housing types, tenure patterns, and housing costs relative to wages in key employment sectors such as hospitality, retail, and services using sources such as the American Community Survey and local building permit data. The analysis will consider whether the current housing stock appears aligned with the needs of workers employed in the local economy.

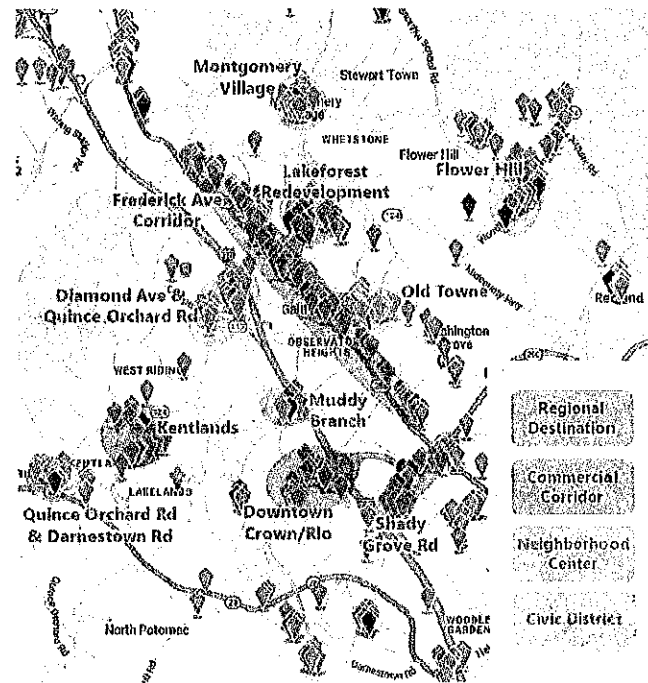
These findings will be used to identify potential workforce or housing constraints that could influence business growth and the City's ability to support additional economic activity. Other considerations such as infrastructure capacity or development constraints will be reviewed based on discussions with City staff and a review of existing plans, studies, and background materials. This information will be used to understand how these factors may influence the scale or location of future economic activity.

Spatial and Land Use Implications

Camoin Associates will review how economic activity is distributed across Osage Beach and how development patterns relate to the functioning of the local economy. This will include examination of commercial corridors, activity centers, waterfront areas, and other areas that concentrate tourism or business activity.

Maps will be prepared to illustrate business concentrations, development patterns, and key activity nodes. These visuals will help identify where economic activity is currently concentrated and where future growth may be most appropriate based on existing land use patterns and development trends.

Example map of retail activity nodes and corridors within a city.



Place markers indicate retail properties. Blue place markers indicate properties available for lease or for sale, as of September 2025.

Source: CoStar; Camoin Associates

RESULT | Deliverables from this task will include an assessment of workforce and housing conditions and their implications for economic growth, along with maps and analysis illustrating how economic activity and development patterns are distributed across the City. These findings will help identify areas where growth may be most appropriate, potential constraints to expansion, and considerations for land use planning and infrastructure investment.

TASK 5. STRATEGIC FINDINGS AND IMPLEMENTATION GUIDANCE

This task translates the analytical findings from the previous tasks into clear and practical guidance that can support economic development, planning, and policy decisions by City staff and elected officials.

Business Ecosystem Priorities

Camoin Associates will synthesize findings from the economic, market, and benchmarking analysis to evaluate the overall structure of the City's business ecosystem. Industry sectors and business categories will be classified based on their relative position in the market, including those that appear underdeveloped, appropriately developed, or potentially overrepresented. Findings will also be summarized in a clear visual matrix that groups industries into "expansion opportunity," "stable market," and "limited capacity" sectors to help communicate the relative strength and fit of different sectors within the local business ecosystem.

Economic Development Implications

Based on this analysis, Camoin Associates will outline implications for business attraction, retention, and support strategies. The discussion will consider how the City can strengthen sectors that contribute to a stable year-round economy while continuing to support the visitor economy that plays a major role in the local market.

The analysis will also highlight how different sectors contribute to employment opportunities, local spending, and economic resilience, helping the City better understand the potential impacts of encouraging or discouraging certain types of development.

Planning and Policy Implications

Camoin Associates will identify how the economic findings intersect with land use planning, infrastructure investment, and the use of economic development tools. This may include discussion of considerations related to development incentives, infrastructure investments that support economic activity, and planning approaches that encourage balanced growth. The analysis will also consider how the findings may inform the City's use of economic development tools such as tax increment financing (TIF), community improvement districts (CIDs), abatements, and other mechanisms used to support private investment.

Particular attention will be given to the tradeoffs that may arise between tourism-oriented growth and the needs of full-time residents and workers, including issues related to workforce stability, housing availability, and quality of life.

Final Deliverables

Camoin Associates will synthesize findings from all prior tasks into a set of clear, accessible deliverables designed to support decision-making by City staff and elected officials. These materials will present the analysis, findings, and strategic guidance developed through the study in a format that is practical for use in economic development, planning, and policy discussions.

Final deliverables will include:

- Draft report summarizing the analysis and preliminary findings
- Final report incorporating City feedback
- Executive summary designed for City leadership and elected officials
- Virtual presentation of key findings and recommendations to City staff and stakeholders

RESULT | This task will produce the final report, executive summary, and presentation materials that communicate the study's findings and recommendations and support implementation of the City's economic development and planning strategies.

Job Creation Potential

Quantity and wage levels of jobs present at a typical facility of each type.

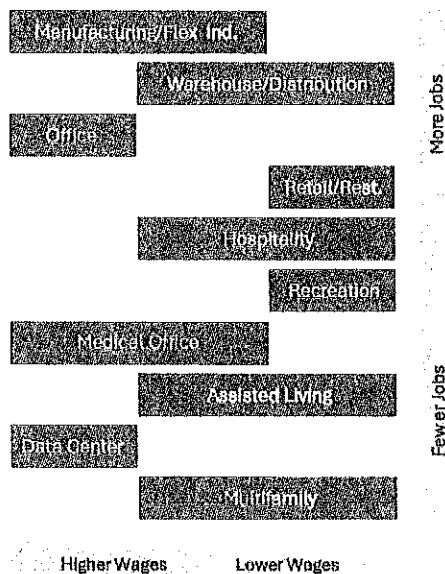
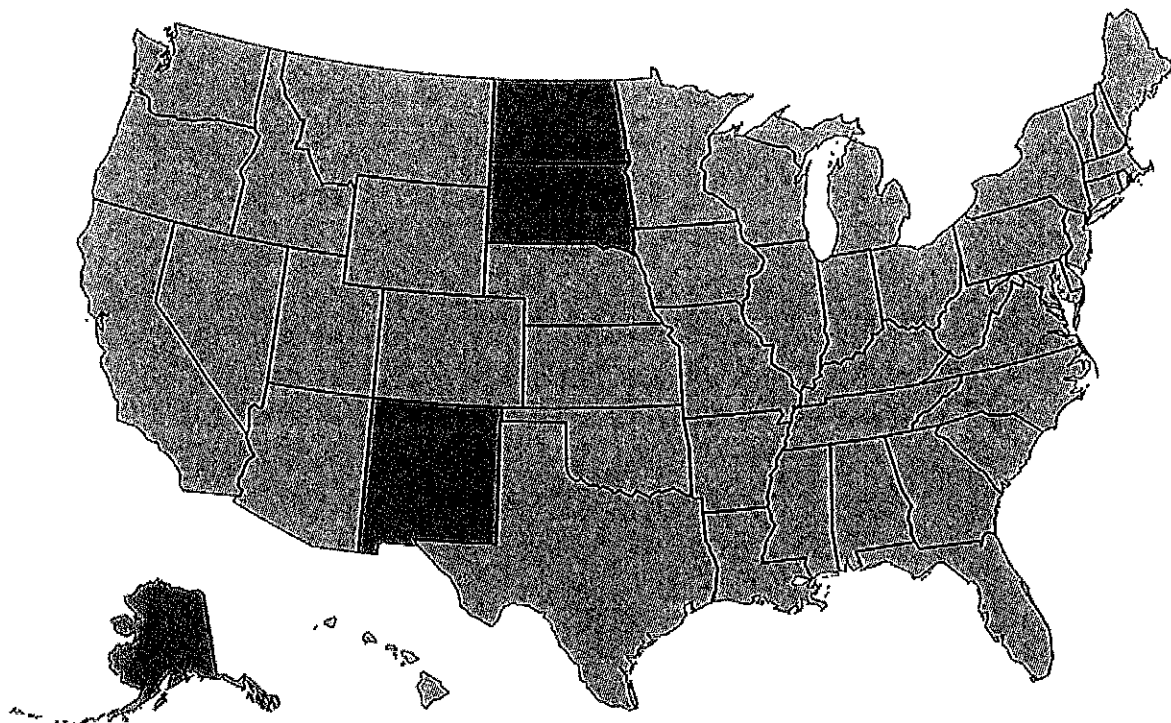


Illustration of job creation potential for various development types within in a region.

RELEVANT EXPERIENCE AND PAST PERFORMANCE

Since its founding in 1999, Camoin Associates has completed over 2,000 projects nationally. Because we work with communities across the country, our team is highly accustomed to complying with a wide range of state, federal, and local compliance requirements, procurement standards, and reporting expectations. The following projects demonstrate our expertise in target industry analysis, real estate analysis, business investment attraction, and economic development strategic planning. Our work frequently supports land-use planning efforts and provides municipalities with the precise data needed to make informed decisions. We offer a superior-quality product that will be delivered on a predictable schedule and in the format that is most advantageous to your team. Additional project profiles can be found on our website, www.camoinassociates.com.



Economic Development and Tourism Strategic Plan

Talbot County, MD

THE CHALLENGE | Talbot County's economic landscape is shaped by its natural beauty, rich history of agriculture and maritime trades, and quaint towns, but faces mounting pressure from rising housing costs, an aging population, workforce gaps, and a state regulatory environment that can be prohibitive to economic development. At the same time, the county was at an inflection point: with construction breaking ground for a new regional medical center facility, the County recognized the need for a thoughtful, balanced approach to modernizing its economy without jeopardizing the charm and quality of life that residents value most.

THE SOLUTION | Talbot County hired Camoin Associates to facilitate its Economic Development and Tourism Strategic Plan and complete an additional economic and fiscal impact analysis of the proposed regional medical center. The team provided a detailed analysis of industry, workforce, and small business conditions, and also completed a tourism and remote work assessment to understand Talbot's competitive advantages. The planning process was highly participatory, involving an Economic Development Council, the Tourism Board, six in-person Open Houses, and interviews and focus groups with businesses, government, and civic partners to ensure all of Talbot County saw itself reflected in the plan.

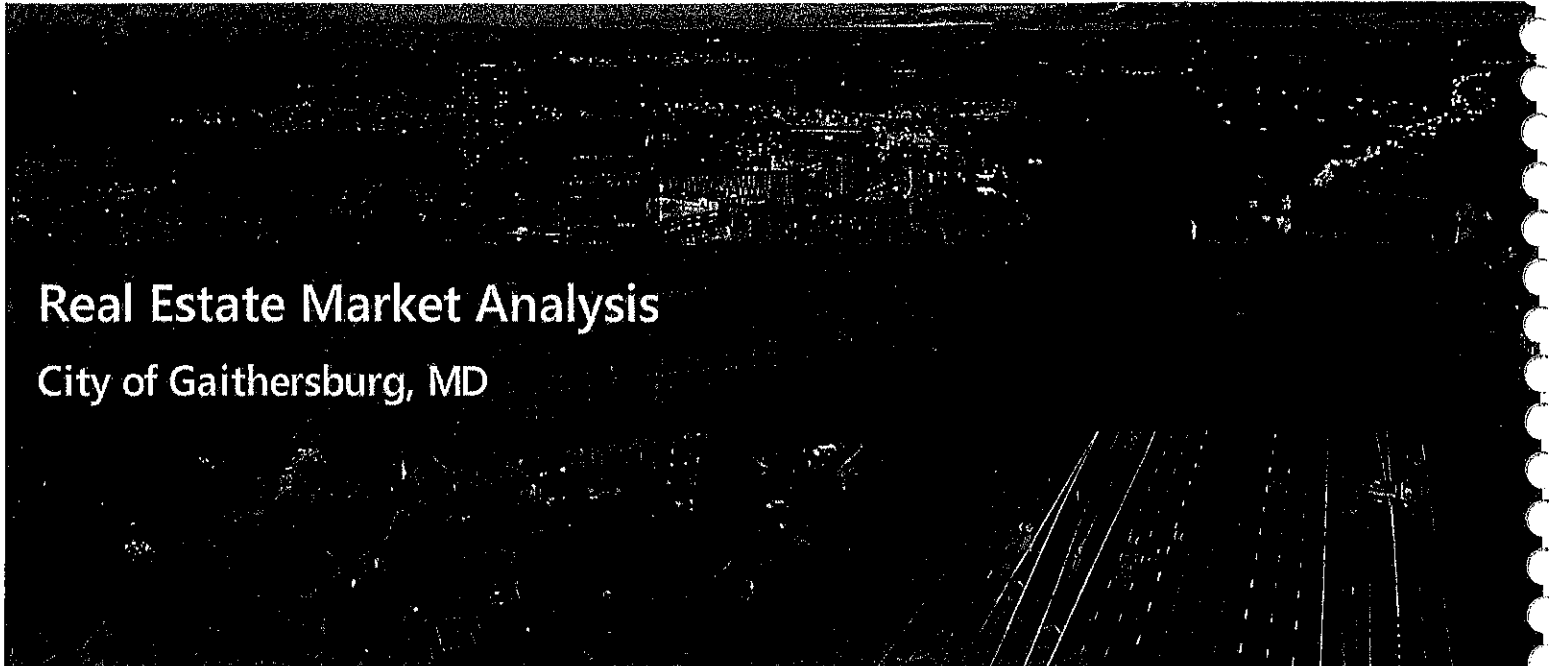
THE IMPACT | Camoin Associates led the County through a year-long research and engagement process that culminated in a plan centered on Building Regional Innovation Anchors, Strengthening Business Services, Cultivating the Region's Small Business Ecosystem, Growing and Sustaining a Tourism Economy Built on Excellence, and Supporting a More Resilient Workforce. Camoin Associates also created an Economic Health Dashboard to help the County track local progress toward its vision for economic development. The plan will be presented to the County Council in Q1 2026.

CLIENT

Talbot County

SERVICES

- Economic Conditions Assessment
- Tourism Analysis
- Remote Work Analysis
- Community Open Houses
- Stakeholder Interviews and Focus Groups
- Situational Assessment
- Strategic Plan Development
- Economic Health Dashboard



Real Estate Market Analysis

City of Gaithersburg, MD

THE CHALLENGE | The City of Gaithersburg faced growing uncertainty in how market forces were reshaping its commercial corridors, employment centers, and housing landscape. Shifts in consumer behavior, hybrid work patterns, federal employment volatility, rising development costs, and demographic change were placing new pressures on legacy retail centers, aging office corridors, and limited industrial land. At the same time, strong life sciences, technology, and professional services clusters continued to evolve, requiring more flexible space formats and modern infrastructure. City leaders needed a clear, data-driven understanding of where demand was strengthening, how much reinvestment is needed, and how land use decisions could support long-term economic resilience without overbuilding or misaligning future development.

THE SOLUTION | Camoin Associates conducted a comprehensive, integrated market analysis examining retail demand, industry and employment opportunity clusters, and the multifamily rental market. The study combined quantitative modeling with regional benchmarking to assess trade areas, spending leakage, employment concentration, real estate inventory, and development pipelines through 2030 and 2040. The analysis identified market-supported uses, evaluated redevelopment versus greenfield opportunities, and translated findings into clear land use and reinvestment implications. This approach provided the City with a unified framework linking economic drivers, real estate feasibility, and long-range planning, ensuring decisions were grounded in market realities rather than static assumptions.

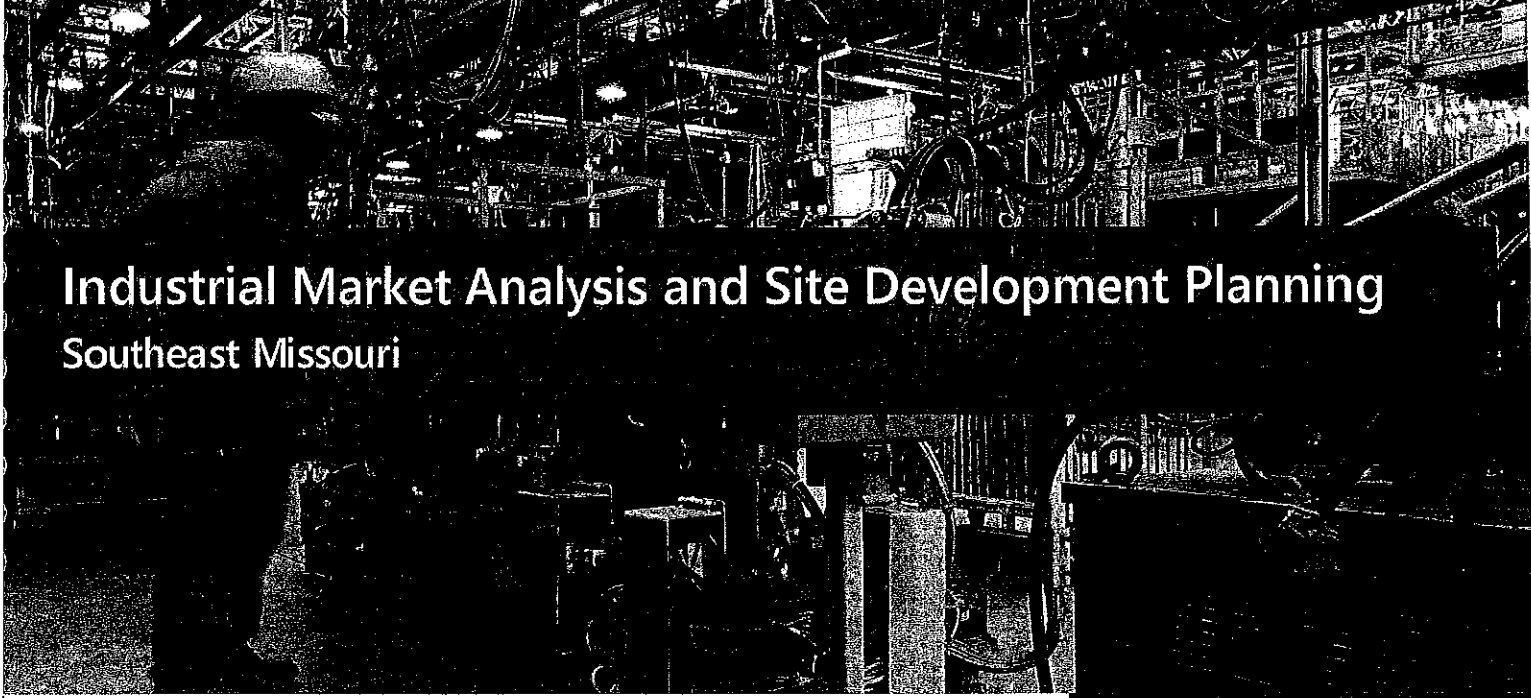
THE IMPACT | The City gained a clear roadmap to guide future growth. The analysis identified priority reinvestment areas, modernization needs for aging corridors, strategies to preserve critical industrial space, and housing approaches aligned with demographic change, positioning Gaithersburg to make informed land use and infrastructure decisions that support long-term economic resilience.

CLIENT

City of Gaithersburg, MD

SERVICES

- Retail Market Analysis
- Target Industry & Cluster Identification
- Industry & Employment Opportunity Analysis
- Multifamily Housing Market Analysis



Industrial Market Analysis and Site Development Planning

Southeast Missouri

THE CHALLENGE | The City of Sikeston and Perry, Scott, and New Madrid counties in southeast Missouri stood at a critical juncture and were transitioning to a more regionally focused economic development strategy. These communities are situated in a rural portion of the state where agriculture and manufacturing are legacy industries that continue to significantly contribute to the economy. As market viability shifts and grows increasingly competitive, a new regional organization, Southeast Missouri Regional Economic Development, Inc. (SEMO REDI), received funding from the US Economic Development Administration to identify target industries and develop site plans for priority sites to be more competitive for business growth and attraction.

THE SOLUTION | SEMO REDI commissioned Camoin Associates to undertake a comprehensive evaluation of current industrial trends in southeast Missouri, uncovering the strengths and synergies within existing industrial clusters and spotlighting promising industries and markets ripe for development. This analysis equipped the region with the necessary insights to effectively cater to the evolving needs of these industries and emerging subsectors, ensuring a targeted and strategic approach towards regional economic development. Our work also included an in-depth market analysis to quantify the industrial real estate market demand to gauge the region's readiness to site potential projects.

THE IMPACT | Camoin Associates presented to the boards of each jurisdiction in March 2025. The data compiled for the target industries and real estate market analysis have already been valuable tools for each community and have been referenced frequently in business attraction and retention efforts. The region continues to see progress in developing its industrial parks. In February 2025, SEMO REDI announced that an Amazon delivery station was set to open in Scott City, creating 70 jobs at the SEMO Industrial Park.

CLIENTS

- Southeast Missouri Regional Planning Organization
- SEMO REDI

PARTNER

Arcadis

SERVICES

- Target Industry Analysis
- Industrial Real Estate Market Analysis
- Site Development Plans (developed by Arcadis)
- Business Leader Engagement
- Regional Competitiveness Analysis
- Strategy Development



Targeted Industry Land Need Analysis

Prince William County, VA

THE CHALLENGE | Since the completion of a Target Industry Analysis conducted by Camoin Associates in 2018, Prince William County has experienced significant development in siting data centers, a key subsector within the Information Communications Technology (ICT) sector. This has led to high industrial land consumption and raised concerns about the future availability of land, consequently limiting the growth potential for other target industries, including Advanced Manufacturing, Federal Government Contracting, Healthcare, Life Sciences, and Logistics.

THE SOLUTION | Prince William County engaged Camoin Associates to conduct an analysis that projects future land needs for the county's six target industry sectors. The analysis was conducted using a two-phase approach. Phase one assessed the recent and future sector growth and land demand, determining a projection of total land needs for each industry over the next 20 years. Phase two assessed the existing developable and appropriately zoned land availability. The findings determined the net demand for land to accommodate target industry growth for the next 20 years.

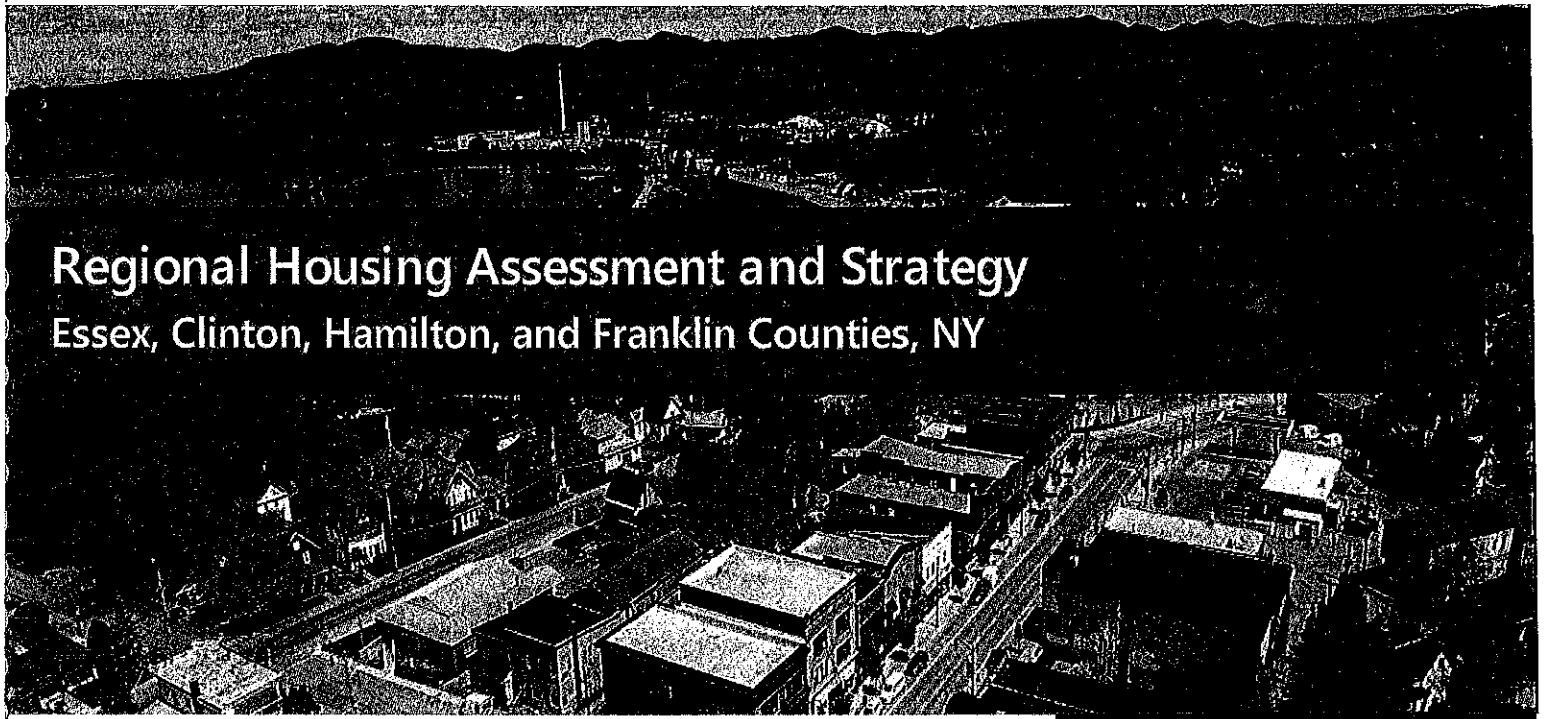
THE IMPACT | The Prince William County Planning Office and Department of Economic Development held a public information meeting in which Camoin Associates provided an overview of the key findings and detailed projections of land needs for various industries. The report highlighted the momentum that continues to build around the key industry sectors, especially data centers, for the county and can help shape the County's approach to land use and economic development.

CLIENT

Prince William County, VA

SERVICES

- Market Analysis
- Target Industry Analysis
- Land Demand Study
- Supply and Demand Modeling



Regional Housing Assessment and Strategy

Essex, Clinton, Hamilton, and Franklin Counties, NY

THE CHALLENGE | The Adirondack Park in New York State's North Country is one of the most recognizable tourism destinations in the United States. It is located within all four of the counties represented by the Lake Champlain-Lake George Regional Planning Board (LCLGRPB). As a protected area, development of any kind within the park faces significant hurdles to ensure the natural environment is preserved.

While the LCLGRPB region benefits from a healthy tourism and outdoor recreation sector, the overall economy has remained stagnant as housing availability has become a major barrier to the growth of existing businesses and the attraction potential employers. Several factors have exacerbated the situation, including sluggish housing production, a growing seasonal population, and gaps in infrastructure.

THE SOLUTION | LCLGRPB retained Camoin Associates to lead a housing needs assessment and strategy for the entire region that considered the unique challenges and opportunities within each county.

To better understand the specific challenges within the housing sector at both a regional and municipal level, Camoin Associates established 17 themes by distilling the findings of a data analysis, employer and community surveys, and feedback from key stakeholders and the public. For each county, Camoin Associates determined the number of housing units required to meet the needs of the current population as well as future workforce needs.

THE IMPACT | The LCLGRPB launched the strategy in spring 2023. The data is being used by economic developers and planners in each of the counties to make informed decisions for their communities. Quantifying the housing needs set tangible benchmarks for each county and set into motion a collaborative effort among the region to reach the established goals.

CLIENT

- Lake Champlain-Lake George Regional Planning Board

SERVICES

- Sociodemographic Analysis
- Regional Housing Market Needs Assessment
- Affordability Metrics
- Strategies and Recommendations to Address Housing Needs
- Community and Employer Survey
- Community Engagement
- Municipal Leadership Engagement

REFERENCES

Greg Mann

City of Gaithersburg, MD, Director of Planning and Code Administration,

E: Greg.Mann@gaitthersburgmd.gov

P: 240- 805-1071

Shad Burner, CEcD

Southeast Missouri Regional Economic Development, Inc, Chief Executive Officer

E: shad.burner@semoredi.com

P: 573-576-2755

Cassandra Vanhooser

Talbot County Economic Development, Director

E: cvanhooser@talbotcountymd.gov

P: 410-770-8000

PROPOSED FEES AND SCHEDULE

BUDGET

To complete the scope of work outlined above, we propose a total project fee of \$49,935. This includes our professional fee (staff time) and expenses, including one in-person site visit.

Tasks	Fee
1. Project Launch (inc. site visit)	\$6,660
2. Economic and Market Conditions Assessment	\$9,870
3. Competitive Position and Future Demand	\$10,420
4. Growth Capacity and Land Use Implications	\$9,870
5. Strategic Findings and Implementation Guidance	\$10,325
Total Professional Fee	\$47,145
Expenses	\$2,790
Total Project Fee	\$49,935

SCHEDULE

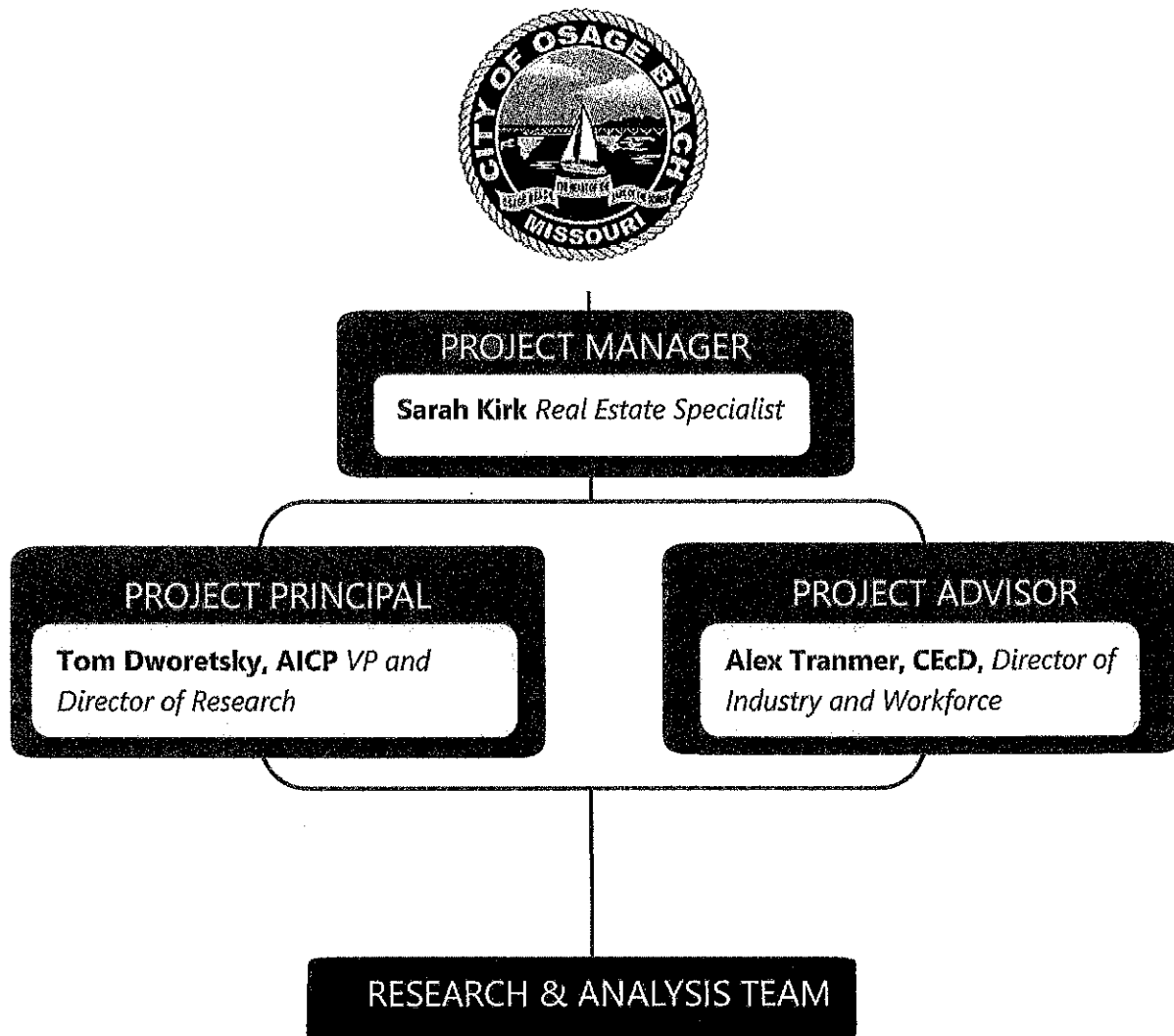
As shown in the table below, we will complete the project within 5 months of the project kickoff meeting. We are able to begin work in mid-April.

Tasks	MON 1	MON 2	MON 3	MON 4	MON 5
1. Project Launch (inc. site visit)	●				
2. Economic and Market Conditions Assessment		■			
3. Competitive Position and Future Demand			■		
4. Growth Capacity and Land Use Implications				■	
5. Strategic Findings and Implementation Guidance					●

● Discovery Site Visit
 ● Virtual Final Presentation

PROJECT TEAM

Camoin Associates has extensive experience managing multidisciplinary teams and ensuring seamless coordination among clients and team members. Our project management approach emphasizes accountability and efficiency, resulting in a streamlined process from kickoff through completion. A project manager will be assigned to the project upon award. This will be your day-to-day contact and advance all components of the project. Tom Dworetsky, AICP, will serve as principal, leading the engagement and developing a comprehensive data and research plan tailored to Osage Beach's exact needs. Alex Tranmer, CEcD, will be responsible for overseeing the analysis involving the city's industry and workforce. Sarah Kirk will bring her real estate expertise to help determine future land use needs for the city, also serving as project manager and day-to-day point of contact. Our team works collaboratively and will be frequently engaging with your team to vet findings and research throughout the project.





TOM DWORETSKY, AICP | *Vice President and Director of Research*

PROJECT ROLE: Principal

Tom's role at Camoin Associates focuses on harnessing the power of data to uncover economic development opportunities and measure the results of strategic implementation. As the leader of the company's data team, he is well-versed in a broad array of economic data sources and methodologies that get to the core of critical research questions and produce insights that lead to action.

Having analyzed dozens of distinct industries across the economy, Tom is adept at leveraging industry research to inform economic development strategic planning initiatives. He has led and completed a variety of supply chain studies, economic and fiscal impact analyses, and real estate analyses. His work has included quantifying the impacts of complex policies and plans, building pro forma financial models for large development projects, and conducting regional and site-specific market analyses for a range of communities and use types.

As an AICP-certified planner with national experience in both real estate and land use planning, Tom brings expertise for tackling economic development challenges in communities with unique market conditions and land use challenges. He has a special interest in strategies for downtown revitalization and the positive economic impacts that reinvigorating historic town centers can have on communities.

FEATURED PROJECTS

Market Analysis | City of Gaithersburg, MD | Tom provided strategic oversight for a comprehensive real estate market analysis examining industry growth potential, retail and housing demand, and redevelopment opportunities. He directed the analytical approach to ensure findings were tightly linked to land-use strategy and actionable planning and reinvestment decisions.

Targeted Industry Land Need Analysis | Prince William County, VA | Tom oversaw a countywide targeted industry land need analysis evaluating future land demand and supply across Prince William County's key industry sectors. He provided strategic direction to the analyst team in assessing industry growth trends, land consumption—particularly related to data centers—and the availability of developable and appropriately zoned land, ensuring the analysis clearly informed long-term land-use planning and economic development decision-making.

JOINED CAMOIN: 2014

YEARS OF EXPERIENCE: 10+

EXPERTISE

- Real estate market analysis
- Financial feasibility analysis and modeling
- Economic and fiscal impact analysis
- Supply chain analysis
- Targeted industry research

AFFILIATIONS

- International Economic Development Council (IEDC) Course Instructor: Real Estate Development and Reuse
- American Institute of Certified Planners (AICP)
- American Planning Association, Massachusetts Chapter (MA-APA)
- Urban Land Institute (ULI), Boston/New England Chapter
- Massachusetts Economic Development Council (MEDC)

EDUCATION

- Master of City and Regional Planning, The University of North Carolina at Chapel Hill
- BS Business Administration, Questrom School of Business, Boston University



Sarah Kirk | *Real Estate Specialist*

PROJECT ROLE: Real Estate Advisor and Project Manager

Sarah is an expert in real estate, affordable housing, and economic development with over 14 years of experience, consulting on projects to create stronger, more prosperous, and more equitable communities. Her work combines data-driven analysis, policy insights, and purposeful engagement to deliver actionable advice for her clients.

Sarah has developed strategic plans for equitable economic development, designed analytical approaches to answer complex policy questions, coordinated planning efforts with community development organizations, and helped mission-driven clients evaluate real estate opportunities and feasibility.

She has worked in affordable housing as a consultant and a practitioner, leading the development of affordable housing plans and policy design, advising on approaches to mitigate displacement, supporting underwriting and funding applications for affordable housing development, and managing grant-funded programs for housing development and affordable homeownership.

FEATURED PROJECTS

Affordable Housing Plan | City of Charlottesville, VA | Sarah led work to develop a racial equity-focused affordable housing plan for the City of Charlottesville as a part of a broader comprehensive plan update. As part of this work, she and her team met regularly with a steering committee as well as housing advocates, service providers, real estate professionals, elected officials, and other community stakeholders to understand local and regional housing challenges and build support for proposed solutions. Sarah managed an analytical team throughout the process. The plan outlined a range of policy updates to improve racial equity and regional collaboration in housing, as well as three major initiatives to dedicate funding, reorganize the City's housing governance, and adopt zoning reforms to increase access to affordable housing.

Brookhaven City Centre Market Study | City of Brookhaven, GA | Sarah managed a team of analysts to produce market analysis in support of master planning efforts in Brookhaven. Her team developed insights and recommendations to inform development scenarios for the master plan that considered uses like signature open space, housing, retail, and office.

Affordable Housing Improvement Plan | City of Raleigh, NC | Sarah served as project manager for work with the City of Raleigh to produce a plan to guide housing investment and policy over a five-year period. As part of the project, Sarah led an analytical team to diagnose emerging housing needs and drivers of housing challenges, to evaluate the impacts of existing affordable housing programs, and to recommend priorities and policy changes for the City to build a more holistic approach to housing and homelessness.

JOINED CAMOIN: 2025

YEARS OF EXPERIENCE: 14+

EXPERTISE

- Affordable housing
- Strategic planning
- Equitable economic development
- Market and real estate analysis
- Policy implementation

AFFILIATIONS

North Carolina Women's
Affordable Housing Network,
Board of Directors

CAREER EXPERIENCE

- Principal, HR&A Advisors
- Senior Project Manager, IFF
- Associate, SB Friedman
Development Advisors

EDUCATION

- Master of City and Regional
Planning, The University
of North Carolina at
Chapel Hill
- Bachelor of Arts, Geography,
Middlebury College



Alexandra Tranmer, CEcD | *Director of Industry and Workforce*

PROJECT ROLE: Industry & Workforce Advisor

Alex Tranmer is the Director of Industry and Workforce at Camoin Associates, where she leads data-driven economic development strategies that help communities understand where they are competitive and how to act on that insight over the long term. Based in Upstate New York, Alex has spent more than a decade working with communities across New York State and throughout the country, from small rural regions to fast-growing metropolitan areas.

Alex's work is grounded in a deep understanding that no two communities face the same challenges. She brings a place-based perspective to every engagement, shaped by local values, history, economic structure, and lived experience. Known for her ability to manage complex, large-scale strategic initiatives, Alex has led projects that have resulted in measurable outcomes that range from infrastructure investment and business attraction to long-term funding for implementation.

Alex is a Certified Economic Developer (CEcD) and holds an Honours Bachelor of Arts and a Master of Science in Planning from the University of Toronto. She has published recent articles, appearing in *Expansion Solutions* and the Manufacturers Alliance blog, on topics including life sciences, advanced manufacturing, and semiconductors. A trusted advisor to her clients, Alex frequently remains engaged beyond initial planning efforts to support implementation, adaptation, and long-term success.

FEATURED PROJECTS

Industrial Market Analysis | Southeast Missouri Regional Planning and Economic Development Commission | Alex served as Principal for a regional industry analysis focused on identifying target industries in Southeast Missouri. In this role, she led stakeholder engagement efforts, coordinated project partners across four counties, and oversaw collaboration with an engineering subcontractor. The project ultimately supported coordinated marketing efforts to attract and expand businesses aligned with the region's target industries.

Economic Development Market Feasibility Study | City of North Port, FL | North Port is one of the fastest-growing metros in the entire country, and the City sought to determine how it could diversify its commercial tax base and enhance the business environment as the population booms around Southwest Florida. Alex led a team that prepared a return-on-investment analysis that informed the City Commission's vote to allocate a portion of their American Rescue Funds to infrastructure improvements.

JOINED CAMOIN: 2015

YEARS OF EXPERIENCE: 11+

EXPERTISE

- Industry analysis and strategy development
- Stakeholder coordination and consensus building
- Emerging downtown and retail trends
- Sector-based workforce assessments
- Business interviews
- Leadership facilitation and workshops
- Managing multi-disciplinary teams

AFFILIATIONS

CEcD certification (2024)

EDUCATION

- Master of Science in Planning, University of Toronto
- H.B.A. Political Science, University of Toronto



JOINED CAMOIN: 2024

YEARS OF EXPERIENCE: 5+

EXPERTISE

- Housing policy and needs analysis
- Demographic and socioeconomic analysis
- Industry and occupation analysis
- Real estate market analysis
- Economic recovery and resilience

CAREER EXPERIENCE

- Researcher, Georgia Power Economic Development
- Research Director, DC Policy Center
- Research Analyst, HR&A Advisors, Inc.

EDUCATION

- Master of Interdisciplinary Studies, Urban Studies, Georgia State University
- Bachelor of Arts, Economics, Boston University

Bailey McConnell | Senior Analyst

PROJECT ROLE: Lead Analyst

Bailey's professional background spans economic development, public policy, and real estate advisory. Before joining Camoin Associates, Bailey used her data analysis skills to guide economic recovery and competitiveness strategies, focusing on regional workforce dynamics and how policy impacts economic growth.

She has also contributed to business attraction efforts in Georgia and supported various housing affordability, development feasibility, real estate market analysis, and strategic planning projects. She is passionate about storytelling with data and helping communities generate equitable economic prosperity.

FEATURED PROJECTS

Future Housing Demand and Supply Study | Town of Groton, CT | In partnership with the Southeastern Connecticut Council of Governments and the Town of Groton, CT, Camoin Associates completed a comprehensive housing demand analysis for the Town. The analysis examined housing needs in a community shaped by the presence of General Dynamics Electric Boat and SUBASE New London, two major drivers of economic growth and housing demand. Building on prior studies from 2021 and 2023, Bailey explored local and regional housing trends, affordability challenges, and future development potential by housing type. The report's findings provided a foundation for informed planning and policy decisions that support Groton's growth and evolving housing needs.

Retail and Multifamily Market Analysis | Gallatin, TN | Camoin Associates was engaged to evaluate the market feasibility of a proposed mixed-use development near Gallatin, TN. Bailey assessed the market's historic and project performance and analyzed demographic trends. To evaluate the project's pro forma, Bailey estimated the market's future housing demand and retail potential, projected the project's future absorption and capture rate, and estimated achievable rents for both multifamily units and retail.

Advanced Manufacturing Talent Roadmap | Maine Technology Institute (State of Maine) | Maine's forest bioproducts Tech Hub will place high demands on a selection of critical manufacturing occupations in the near future. To plan for the industry's needs, this study provided a comprehensive workforce gap analysis, a synthesis of four different surveys, and detailed career pathways. This analysis included heavily customized methodologies to more accurately answer questions about Maine's specialized, unique industry.

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ty Dinsdale, Airport Manager

Agenda Item:

Resolution 2026 - 11 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for the necessity to amend funds for the fiscal year 2026 relating to the pavement maintenance project at Grand Glaize Airport.

Requested Action:

Resolution #2026-11

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:

Yes

Budgeted Item:

No

Budget Line Information (if applicable):

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
47-00-774145 Grant Match	\$0.00	\$747,041.00

Department Comments and Recommendation:

Amending 2026 Operating Budget for Grand Glaize Airport to accommodate pavement maintenance project #26-045A-1. This will be a 95%-5% cost share project with the FAA through MoDOT, and of the \$747,041 total cost of this project the city will be responsible for \$36,499.
Airport department recommends approval.

City Attorney Comments:

Per City Code 110.230, Resolution 2026-11 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR THE NECESSITY TO AMEND FUNDS FOR THE FISCAL YEAR 2026 RELATING TO THE PAVEMENT MAINTENANCE PROJECT AT GRAND GLAIZE AIRPORT.

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

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

Section 1. The Board of Aldermen of the City of Osage Beach, Missouri hereby authorizes the increase in expenditures in the sum of Seven Hundred and Forty-Seven Thousand Forty-One Dollars (\$747,041.00) in the budget for the Fiscal Year 2026 for the funds necessary to complete the Grand Glaize Pavement Maintenance Project.

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

I hereby certify that the above Resolution 2026-11 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows.

Ayes:

Nays:

Abstain:

Absent:

Date

Tara Berreth, City Clerk

Approved to form:

Cole Bradbury, City Attorney

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ty Dinsdale, Airport Manager

Agenda Item:

Bill 26-48 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget for the Grand Glaize Pavement Maintenance Plan. *First & Second Reading.*

Requested Action:

First & Second Reading of Bill #26-48

Ordinance Referenced for Action:

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

Deadline for Action:

Yes - time sensitive for grant approval.

Budgeted Item:

No

Budget Line Information (if applicable):

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
47-00-774145 Grant Match	\$0.00	\$747,041.00

Department Comments and Recommendation:

Amending 2026 Operating Budget for Grand Glaize Airport to accommodate pavement maintenance project #26-045A-1. This will be a 95%-5% cost share project with the FAA through MoDOT, and of the \$747,041 total cost of this project the city will be responsible for \$36,499.

Airport department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-48 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

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

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

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

	Original Item	Amended Item
47-00-774145	\$00.00	\$747,041.00

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 remains in full force and effect.

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.48 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain: Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.48.

Richard Ross, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ty Dinsdale, Airport Manager

Agenda Item:

Bill 26-42 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to Execute the Missouri Highways and Transportation Commission State Block Funding Application for the Grand Glaize Pavement Maintenance Project. *First & Second Reading.*

Requested Action:

First & Second Reading of Bill #26-42

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

Authorizing the Mayor to execute the Missouri Highway and Transportation Commission State Block Grant Agreement, for the Grand Glaize Pavement Maintenance Project #26-045A-1 not to exceed \$747,041.

This is a future project that was not budgeted for 2026, but because of expiring Grant funds we are asking to proceed with this project now to secure Grant funding. There are several forms of funding that will be used for this project, NPE (Non-Primary Entitlement) and IIJA (Infrastructure Investment and Jobs Act). Normally, grant funding for airport projects requires a 10% local match, but because of the different types of Grant funding available this project will only require a 5% match (\$36,499 of the not to exceed \$747,041).

The main driving force for moving this project along early is tied to the IIJA portion of the Grant, (\$118,948) that is set to expire. If approved, there will be a revenue budget amendment brought to the board soon.

Airport department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-42 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION STATE BLOCK GRANT FUNDING APPLICATION, FOR THE GRAND GLAIZE PAVEMENT MAINTENANCE PROJECT

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

Section 1. That the Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City the agreement with the Missouri Highways and Transportation Commission State Block Funding Application for the Airport Improvement Program; Project Description – Planning, Land/Easement Appraisals and Acquisitions, Surveying, Engineering Design and Construction under the same or substantially similar terms and conditions (“Exhibit A”).

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.42 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date _____

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.42.

Richard Ross, Mayor

Date

ATTEST:

Tara Berreth City Clerk



APPLICATION FOR FEDERAL/STATE ASSISTANCE

Aviation Section

Airport Name:

Grand Glaize - Osage Beach Airport

1. TYPE OF SUBMISSION Application ☒ Construction ☐ Non-Construction		Funding Type Requested ☒ Federal (Block Grant – 90%, 95%, 100% Funds) ☒ Federal (AIG/IIJA – 95% Funds) ☐ Federal & State		2. DATE SUBMITTED 3/9/2026	
				3. DATE RECEIVED BY STATE	
				ASM Input Date (Internal use only):	
4. APPLICANT INFORMATION					
Sponsor's Name: City of Osage Beach, Missouri			Organizational Unit: Municipal		
			Department: Administration		
			Division: Airport		
Address: Street: 1000 City Parkway			Name and telephone of person to be contacted on matters involving this application (give area code): Prefix: Ms. First Name: Devin		
City: Osage Beach			Middle Name:		
County: Camden			Last Name: Lake		
State: MO		Zip Code: 65065		Suffix:	
Country: United States			Email: dlake@osagebeach.org		
5. TYPE OF APPLICATION ☒ New ☐ Continuation ☐ Revision If Revision, check appropriate type: ☐ Increase Award ☐ Decrease Award ☐ Increase Duration ☐ Decrease Duration			Phone Number (give area code) (573) 302 - 2200		Fax Number (give area code) (573) 302 - 2039
			6. TYPE OF APPLICANT ☒ Municipal ☐ County Other (Specify)		
7. DESCRIPTIVE TITLE OF SPONSOR'S PROJECT (brief description): Airfield Pavement Maintenance					
8. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): Osage Beach, Camden County, Missouri			9. MoDOT TRANSPORTATION DISTRICT: Central		
10. NUMBER OF BASED AIRCRAFT: SE: Military: ME: Ultralight: Jet: Helicopter: Glider:					
11. NUMBER OF ANNUAL OPERATIONS (an operation is a takeoff or a landing):					
12. PROPOSED PROJECT TIMELINE Start Date: 3/1/2026 Ending Date: 10/30/2026			13. STATE & FEDERAL CONGRESSIONAL DISTRICTS OF a. Sponsor State: H123, S6 Federal: MO4 b. Project Location State: H123, S6 Federal: MO4		
14. ESTIMATED FUNDING: FEDERAL FUNDING (90%, 95%, 100%)			15. ESTIMATED FUNDING: FEDERAL FUNDING – IIJA (95%)		
a. Federal		\$ 119,508.00		a. Federal - IIJA \$ 113,000.00	
b. Local		\$ 30,551.00		b. Local \$ 5,948.00	
c. Other		\$.00		c. Other \$.00	
d. TOTAL		\$ 628,093.00		d. TOTAL \$ 118,948.00	
e. TOTAL (combined funding)		\$ 747,041.00			
16. IS THE APPLICANT DELINQUENT ON ANY STATE/FEDERAL DEBT? ☐ Yes, If "Yes", attach an explanation ☒ No					
17. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.					
a. Authorized Representative					
Prefix Mr.		First Name: Mike		Middle Name:	
Last Name: Harmison				Suffix:	
b. Title: Mayor				c. Telephone: 573-302-2000	
d. Signature of Authorized Representative:				e. Date Signed:	

PART II**PROJECT APPROVAL INFORMATION**Item 1.

Does this assistance request require State, local, regional, or other priority rating?

☐ Yes ☒ No

Name of Governing Body:

Priority:

Item 2.

Does this assistance request require State, or local advisory, educational or health clearances?

☐ Yes ☒ NoName of Agency or Board:
(Attach Documentation)Item 3.

Does this assistance request require clearinghouse review in accordance with OMB Circular A-95?

☐ Yes ☒ No

(Attach Comments)

Item 4.

Does this assistance request require State, local, regional or other planning approval?

☐ Yes ☒ No

Name of Approving Agency:

Date: / /

Item 5.

Is the proposal project covered by an approved comprehensive plan?

☐ Yes ☒ No

Check one:

☐ State ☐ Local ☐ Regional

Location of Plan:

Item 6.

Will the assistance requested serve a Federal installation?

☐ Yes ☒ No

Name of Federal Installation:

Federal Population benefiting from Project:

Item 7.

Will the assistance requested be on Federal land or installation?

☐ Yes ☒ No

Name of Federal Installation:

Location of Federal Land:

Percent of Project:

Item 8.

Will the assistance requested have an impact or effect on the environment?

☐ Yes ☒ No

(See instructions for additional information to be provided.)

Item 9.

Will the assistance requested cause the displacement of individuals, families, businesses, or farms?

☐ Yes ☒ No

Number of:

Individuals:

Families:

Businesses:

Farms:

Item 10.

Is there other related Federal assistance on this project previous, pending, or anticipated?

☐ Yes ☒ No

(See instructions for additional information to be provided.)

PART II-A**The Sponsor hereby represents and certifies as follows:**

1. Compatible Land Use - The Sponsor has taken the following actions to assure compatible usage of land adjacent to or in the vicinity of the airport:

A land use plan was developed as part of the current approved Airport Layout Plan.

2. Defaults - The Sponsor is not in default on any obligation to the State of Missouri, United States or any agency of the United States Government relative to the development, operation, or maintenance of any airport, except as stated herewith:

None

3. Possible Disabilities - There are no facts or circumstances (including the existence of effective or proposed leases, use agreements or other legal instruments affecting use of the Airport or the existence of pending litigation or other legal proceedings) which in reasonable probability might make it impossible for the Sponsor to carry out and complete the Project or carry out the provisions of the Grant Assurances, either by limiting its legal or financial ability or otherwise, except as follows:

None

4. Consistency with Local Plans - The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State of Missouri to plan for the development of the area surrounding the airport.

Yes

5. Consideration of Local Interest - It has given fair consideration to the interest of communities in or near where the project may be located.

Yes

6. Consultation with Users - In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport which project is proposed.

Yes

7. Public Hearings - In projects involving the location of an airport, an airport runway or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.

8. Air and Water Quality Standards – In federally-funded projects involving airport location, a major runway extension, or runway location it will provide for the Governor of the State of Missouri to certify in writing to the Secretary of the United States Department of Transportation that the project will be located, designed, constructed, and operated so as to comply with applicable and air and water quality standards. In any case where such standards have not been approved and where applicable air and water quality standards have been promulgated by the Administrator of the Environmental Protection Agency, certification shall be obtained from such Administrator. Notice of certification or refusal to certify shall be provided within sixty days after the project application has been received by the Secretary.

PART II-A (Continued)

9. Exclusive Rights – There is no grant of an exclusive right for the conduct of any aeronautical activity at any airport owned or controlled by the Sponsor except as follows:

None

10. Land. – (a) The sponsor holds the following property interest in the following areas of land* which are to be developed or used as part of or in connection with the Airport subject to the following exceptions, encumbrances, and adverse interests, all of which areas are identified on the aforementioned property map designated as Exhibit “A”:

This project is located on existing airport property.

The Sponsor further certifies that the above is based on a title examination by a qualified attorney or title company and that such attorney or title company has determined that the Sponsor holds the above property interests.

(b) The Sponsor will acquire within a reasonable time, but in any event prior to the start of any construction work under the Project, the following property interest in the following areas of land* on which such construction work is to be performed, all of which areas are identified on the aforementioned property map designated as Exhibit “A”:

None

(c) The Sponsor will acquire within a reasonable time, and if feasible prior to the completion of all construction work under the Project, the following property interest in the following areas of land* which are to be developed or used as part of or in connection with the Airport as it will be upon completion of the Project, all of which areas are identified on the aforementioned property map designated as Exhibit “A”:

None

**State character of property interest in each area and list and identify for each all exceptions, encumbrances, and adverse interests of every kind and nature, including liens, easements, leases, etc. The separate areas of land need only be identified here by the area numbers shown on the property map.*

**PART III
SECTION A. GENERAL**

MISSOURI DEPARTMENT OF TRANSPORTATION – AVIATION SECTION

FUNDING APPLICATION Rev. 1-2016

PART III - BUDGET INFORMATION – CONSTRUCTION OR NON-CONSTRUCTION				
SECTION A - CALCULATION OF FEDERAL BLOCK GRANT OR FEDERAL IIJA GRANT				
Cost Classification	Use only for revisions		Federal (100%/95%/90%)	Federal - IIJA (95%)
	Latest Approved Amount	Adjustment + or (-)	Estimated Costs (100%)	Estimated Costs (100%)
1. Administration expense	\$.00	\$.00	\$500.00	\$.00
2. Preliminary expense	.00	.00	.00	.00
3. Architectural/engineering design basic fees	.00	.00	59,685.00	.00
4. Other Architectural engineering fees	.00	.00	.00	.00
5. Project Construction costs	.00	.00	510,422.00	118,948.00
6. Project inspection fees	.00	.00	50,878.00	.00
7. Land, structures, right-of-way acquisition	.00	.00	.00	.00
8. Relocation Expenses	.00	.00	.00	.00
9. Demolition and removal	.00	.00	.00	.00
10. Planning	.00	.00	.00	.00
11. Environmental	.00	.00	.00	.00
12. Equipment	.00	.00	.00	.00
13. Miscellaneous	.00	.00	.00	.00
14. Total Estimated Costs (100%)(Lines 1 through 13)	\$.00	\$.00	\$628,093.00	\$118,948.00
15. Federal Funding Amount (90%)	.00	.00	150,000.00	
16. Sponsor Share (10%)	.00	.00	16,667.00	
17. Federal Funding Amount (95%)	.00	.00	263,790.00	
18. Sponsor Share (5%)	.00	.00	13,884.00	
19. Federal Funding Amount (100%)	.00	.00	183,752.00	
20. Sponsor Share (0%)	.00	.00	0.00	
21. Federal IIJA Funding Amount (95%)	.00	.00		113,000.00
22. Sponsor Share (5%)	.00	.00		5,948.00

Part III, Page 5

SECTION B - EXCLUSIONS

DESCRIPTION	Ineligible for Participation
a.	\$
b.	
c.	
d.	
e.	
f.	
g. TOTAL	\$

SECTION C - PROPOSED METHOD OF FINANCING NON-FEDERAL OR NON-STATE SHARE

Grantee Share	
a. Securities	
b. Mortgages	
c. Appropriations (By Applicant)	36,499
d. Bonds	
e. Tax Levies	
f. Non Cash	
g. Other (Explain)	
h. TOTAL - Grantee share	\$36,499
Other Shares	
a. Other Government Agency	
b. Other	
c. TOTAL - Other Shares	\$
TOTAL	\$36,499

SECTION D - REMARKS

PART IV
PROGRAM NARRATIVE
(Suggested Format)

MISSOURI DEPARTMENT OF TRANSPORTATION – AVIATION SECTION

FUNDING APPLICATION Rev. 1-2016

PROJECT : Airfield Pavement Maintenance

AIRPORT : Grand Glaize - Osage Beach Airport

1. Objective:

The objective is to maintain the airfield asphalts using a combination of rehabilitation efforts, including crack routing and sealing, sealed crack re-sealing, asphalt patching, transverse crack repair. Improvement of the conspicuity of markings, and reflectivity values for night operations is an additional objective. The runway, taxiway and hangar taxilane pavements were last sealed in 2017. The main apron and T-hangar taxilanes were not included in the 2017 project.

2. Benefits Anticipated:

The project will result in a pavement that is less susceptible to water intrusion, and less likely to produce asphalt pavement debris. Newly applied reflective pavement markings will increase the safety of operations on the airfield.

3. Approach:

Existing pavement markings that could affect the seal coat bond will be removed, pavements prepared/crack sealed/patched (as necessary) before a new seal coat application. All necessary pavement markings will be replaced at the completion of construction.

4. Geographic Location:

This project is located at the Grand Glaize - Osage Beach Airport located at 957 Airport Road, Osage Beach, Camden County, Missouri 65065.

5. If Applicable, Provide Additional Information:

6. Sponsor's Representative: *(include address & telephone number)*

Ms. Devin Lake - City Administrator, 1000 City Parkway, Osage Beach, MO 65065; 573-302-2200

INSTRUCTIONS

PART II PROJECT APPROVAL INFORMATION

Negative answers will not require an explanation unless MoDOT requests more information at a later date. Provide supplementary data for all "Yes" answers in the space provided in accordance with the following instructions.

- Item 1** - Provide the name of the governing body establishing the priority system and the priority rating assigned to this project.
- Item 2** - Provide the name of the agency or board which issued the clearance and attach the documentation of status or approval.
- Item 3** - Attach the clearinghouse comments for the application in accordance with the instructions contained in Office of Management and Budget Circular No. A-95. If comments were submitted previously with a preapplication, do not submit them again, but any additional comments received from the clearinghouse should be submitted with this application.
- Item 4** - Furnish the name of the approving agency and the approval date.
- Item 5** - Show whether the approved comprehensive plan is State, local, or regional, or if none of these, explain the scope of the plan. Give the location where the approved plan is available for examination and state whether this project is in conformance with the plan.
- Item 6** - Show the Federal population residing or working on the federal installation who will benefit from this project.
- Item 7** - Show the percentage of the project work that will be conducted on federally-owned, State-owned, or leased land. Give the name of the Federal/State installation and its location.
- Item 8** - Briefly describe the possible beneficial and/or harmful impact on the environment because of the proposed project. If an adverse environment impact is anticipated, explain what action will be taken to minimize the impact. MoDOT will provide separate instructions if additional data is needed.
- Item 9** - State the number of individuals, families, businesses, or farms this project will displace. MoDOT will provide separate instructions if additional data is needed.
- Item 10** - Show the program name, the type of assistance, the status and amount of each project where there is related previous, pending, or anticipated assistance. Use additional sheets, if needed.

PART III BUDGET INFORMATION SECTION A - CALCULATION OF FEDERAL OR STATE GRANT

When applying for a new Federal or State grant, use the Estimated Costs column only. When requesting revisions of previously awarded amounts, use all columns.

- Line 1** - Enter amounts needed for administration expenses including such items as travel, legal fees, rental of vehicles and any other expense items expected to be incurred to administer the grant. Include the amount of interest expense when authorized by program legislation and also show this amount under Section D Remarks.
- Line 2** - Enter amounts pertaining to the work of locating and designing, making surveys and maps, sinking test holes, and all other work required prior to actual construction.
- Line 3** - Enter basic fees for architectural engineering/design services.
- Line 4** - Enter amounts for other architectural engineering services, such as surveys, tests, and borings.
- Line 5** - Enter amount for actual construction of/development.
- Line 6** - Enter fees for inspection and audit of construction and related programs such as Construction Observation Program.
- Line 7** - Enter amounts directly associated with the acquisition/easement of land, existing structures, and related right-of-way.
- Line 8** - Enter the dollar amounts needed to provide relocation advisory assistance, relocation payments to be made to displaced persons, business concerns, and non-profit organizations for moving expenses and replacement housing, and the net amounts for replacement (last resort) housing.
- Line 9** - Enter the gross salaries and wages of employees of the grantee who will be directly engaged in performing demolition or removal of structures from developed land. This line should also show the cost of demolition or removal of improvements on developed land under a third party contract. Reduce the costs on this line by the amount of expected proceeds from the sale of salvage, if so instructed by MoDOT.
- Line 10** - Enter the costs to complete planning studies such as ALPs, Master Plans, capacity analysis, noise, etc.
- Line 11** - Enter the costs to complete CATEXs, EA, EISs or any other environmental coordination required for a project.
- Line 12** - Enter the costs associated with the acquisition of airfield or terminal equipment.

Line 13- Enter amounts for items not specifically mentioned above.

Line 14- Enter the sum of Lines 1-13.

Line 15- Show the Federal Funding Amount (90% of Line 14).

Line 16- Show the Sponsor's Share (10% of Line 14).

Line 17- Show the State Funding Amount (90% of Line 14).

Line 18- Show the Sponsor's Share (10% of Line 14).

SECTION B – EXCLUSIONS

Identify and list those costs that are part of the project cost but are not subject to Federal or State participation because of program legislation or Federal grantor agency instructions.

SECTION C – PROPOSED METHOD OF FINANCING NON-FEDERAL SHARE OR NON-STATE SHARE

Grantee Share - Show the source of the grantee's share. If cash is not immediately available, specify the actions completed to date and those actions remaining to make cash available under Section D Remarks. Indicate also the period of time that will be required after execution of the grant agreement to obtain the funds. If there is a non-cash contribution, explain what this contribution will consist of.

Other Shares - Show the amount that will be contributed by any other government agency or contributed from other sources. If there is a non-cash contribution, explain what the contribution will consist of under Section D Remarks.

Show the Total. This amount must be the same as the amount shown in Section A, Line 16 or 18, as applicable.

SECTION D – OTHER REMARKS

Make any remarks pertinent to the project and provide any other information required by these instructions or the grantor agency. Attach additional sheets, if necessary.

PART IV PROGRAM NARRATIVE

Prepare the program narrative statement in accordance with the following instructions for all grant programs. Requests for supplemental assistance should be responsive to Item 5b only. Requests for continuation or refunding or other changes of an approved project should be responsive to Item 5c only.

1. OBJECTIVES AND NEED FOR THIS ASSISTANCE.

Pinpoint any relevant physical, economic, social, financial, institutional, or other problems requiring a solution.

Demonstrate the need for assistance and state the principal and subordinate objectives of the project. Supporting documentation or other testimonies from concerned interests other than the applicant may be used. Any relevant data based on planning studies should be included or footnoted.

2. RESULTS OR BENEFITS EXPECTED.

Identify results and benefits to be derived. For example, include a description of who will occupy the facility and show how the facility will be used. For land acquisition or development projects, explain how the project will benefit the public.

3. APPROACH

a. Outline a plan of action pertaining to the scope and detail of how the proposed work will be accomplished for each grant program. Cite factors, which might accelerate or decelerate the work, and your reason for taking this approach as opposed to others. Describe any unusual features of the project such as design or technological innovations, reductions in cost or time, or extraordinary social and community involvements.

b. Provide each grant program monthly or quarterly quantitative projections of the accomplishments to be achieved, if possible. When accomplishments cannot be quantified, list the activities in chronological order to show the schedule of accomplishments and their target dates.

c. Identify the kinds of data to be collected and maintained, and discuss the criteria to be used to evaluate the results and success of the project. Explain the methodology that will be used to determine if the needs identified and discussed are being met and if the results and benefits identified in Item 2 are being achieved.

d. List each organization, cooperator, consultant, or other key individuals who will work on the project along with a short description of the nature of their effort or contribution.

4. GEOGRAPHIC LOCATION.

Application Instructions

Give a precise location of the project and area to be served by the proposed project. Maps or other graphic aids may be attached.

5. IF APPLICABLE, PROVIDE THE FOLLOWING INFORMATION:

a. Describe the relationship between this project and other work planned, anticipated, or underway under the Federal Assistance listed under Part II, Item 10.

b. Explain the reason for all requests for supplemental assistance and justify the need for additional funding.

c. Discuss accomplishments to date and list in chronological order a schedule of accomplishments, progress, or milestones anticipated with the new funding request. If there have been significant changes in the project objectives, location, approach or time delays, explain and justify. For other requests for changes or amendments, explain the reason for the change(s). If the scope or objectives have changed or an extension of time is necessary, explain the circumstances and justify. If the total budget has been exceeded or if individual budget items have changed more than the prescribed limits contained in Attachment K, Office of Management and Budget Circular No. A-102, explain and justify the change and its effect on the project.

FEDERAL GRANT ASSURANCES

Airport Sponsors

A. General.

1. These assurances shall be complied with in the performance of grant agreements for airport development, airport planning, and noise compatibility program grants for airport sponsors.
2. These assurances are required to be submitted as part of the project application by sponsors requesting funds under the provisions of Title 49, U.S.C., subtitle VII, as amended. As used herein, the term "public agency sponsor" means a public agency with control of a public-use airport; the term "private sponsor" means a private owner of a public-use airport; and the term "sponsor" includes both public agency sponsors and private sponsors.
3. Upon acceptance of the grant offer by the sponsor, these assurances are incorporated in and become part of the grant agreement.

B. Duration and Applicability.

1. **Airport Development or Noise Compatibility Program Projects Undertaken by a Public Agency Sponsor.** The terms, conditions and assurances of the grant agreement shall remain in full force and effect throughout the useful life of the facilities developed or equipment acquired for an airport development or noise compatibility program project, or throughout the useful life of the project items installed within a facility under a noise compatibility program project, but in any event not to exceed twenty (20) years from the date of acceptance of a grant offer of Federal funds for the project. However, there shall be no limit on the duration of the assurances regarding Exclusive Rights and Airport Revenue so long as the airport is used as an airport. There shall be no limit on the duration of the terms, conditions, and assurances with respect to real property acquired with federal funds. Furthermore, the duration of the Civil Rights assurance shall be specified in the assurances.
2. **Airport Development or Noise Compatibility Projects Undertaken by a Private Sponsor.** The preceding paragraph 1 also applies to a private sponsor except that the useful life of project items installed within a facility or the useful life of the facilities developed or equipment acquired under an airport development or noise compatibility program project shall be no less than ten (10) years from the date of acceptance of Federal aid for the project.
3. **Airport Planning Undertaken by a Sponsor.** Unless otherwise specified in the grant agreement, only Assurances 1, 2, 3, 5, 6, 13, 18, 25, 30, 32, 33, and 34 in section C apply to planning projects. The terms, conditions, and assurances of the grant agreement shall remain in full force and effect during the life of the project; there shall be no limit on the duration of the assurances regarding Airport Revenue so long as the airport is used as an airport.

C. Sponsor Certification. The sponsor hereby assures and certifies, with respect to this grant that:

1. **General Federal Requirements.** It will comply with all applicable Federal laws, regulations, executive orders, policies, guidelines, and requirements as they relate to the application, acceptance and use of Federal funds for this project including but not limited to the following:

Federal Legislation:

- a. Title 49, U.S.C., subtitle VII, as amended.
- b. Davis-Bacon Act - 40 U.S.C. 276(a), et seq.1
- c. Federal Fair Labor Standards Act - 29 U.S.C. 201, et seq.
- d. Hatch Act - 5 U.S.C. 1501, et seq.2
- e. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 Title 42 U.S.C. 4601, et seq.1 2
- f. National Historic Preservation Act of 1966 - Section 106 - 16 U.S.C. 470(f).1
- g. Archeological and Historic Preservation Act of 1974 - 16 U.S.C. 469 through 469c.1
- h. Native Americans Grave Repatriation Act -25 U.S.C. Section 3001, et seq.
- i. Clean Air Act, P.L. 90-148, as amended.
- j. Coastal Zone Management Act, P.L. 93-205, as amended.
- k. Flood Disaster Protection Act of 1973 - Section 102(a) - 42 U.S.C. 4012a.1
- l. Title 49 ,U.S.C., Section 303, (formerly known as Section 4(f))
- m. Rehabilitation Act of 1973 - 29 U.S.C. 794.
- n. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 state.252) (prohibits discrimination on the basis of race, color, national origin).
- o. Americans with Disabilities Act of 1990, as amended (42 U.S.C. § 12010 et seq.), prohibits discrimination on the basis of disability).
- p. Age Discrimination Act of 1975 - 42 U.S.C. 6101, et seq.
- q. American Indian Religious Freedom Act, P.L. 95-341, as amended.
- r. Architectural Barriers Act of 1968 -42 U.S.C. 4151, et seq.1
- s. Power Plant and Industrial Fuel Use Act of 1978 -Section 403- 2 U.S.C. 8373.1

- t. Contract Work Hours and Safety Standards Act - 40 U.S.C. 327, et seq.1
- u. Copeland Anti-Kickback Act - 18 U.S.C. 874.1
- v. National Environmental Policy Act of 1969 - 42 U.S.C. 4321, et seq.1
- w. Wild and Scenic Rivers Act, P.L. 90-542, as amended.
- x. Single Audit Act of 1984 - 31 U.S.C. 7501, et seq.2
- y. Drug-Free Workplace Act of 1988 - 41 U.S.C. 702 through 706.
- z. The Federal Funding Accountability and Transparency Act of 2006, as amended (Pub. L. 109-282, as amended by section 6202 of Pub. L. 110-252).

Executive Orders:

- a. Executive Order 11246 -Equal Employment Opportunity1
- b. Executive Order 11990 - Protection of Wetlands
- c. Executive Order 11988 – Flood Plain Management
- d. Executive Order 12372 - Intergovernmental Review of Federal Programs
- e. Executive Order 12699 -Seismic Safety of Federal and Federally Assisted New Building Construction1
- f. Executive Order 12898 - Environmental Justice

Federal Regulations:

- a. 2 CFR Part 180 – OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement).
- b. 2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards [OMB Circular A-87 Cost Principles Applicable to Grants and Contracts with State and Local Governments, and OMB Circular A-133 – Audits of States, Local Governments, and Non-Profit Organizations].4,5,6
- c. 2 CFR Part 1200 – Nonprocurement Suspension and Debarment.
- d. 14 CFR Part 13 - Investigative and Enforcement Procedures.
- e. 14 CFR Part 16 - Rules of Practice For Federally Assisted Airport Enforcement Proceedings.
- f. 14 CFR Part 150 - Airport noise compatibility planning.
- g. 28 CFR Part 35 – Discrimination on the Basis of Disability in State and Local Government Services.
- h. 28 CFR § 50.3 – U.S. Department of Justice Guidelines for Enforcement of Title VI of the Civil Rights Act of 1964.
- i. 29 CFR Part 1 - Procedures for predetermination of wage rates.1
- j. 29 CFR Part 3 - Contractors and subcontractors on public building or public work financed in whole or part by loans or grants from the United States.1
- k. 29 CFR Part 5 - Labor standards provisions applicable to contracts covering federally financed and assisted construction (also labor standards provisions applicable to non-construction contracts subject to the Contract Work Hours and Safety Standards Act).1
- l. 41 CFR Part 60 - Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor (Federal and federally assisted contracting requirements).1
- m. 49 CFR Part 18 - Uniform administrative requirements for grants and cooperative agreements to state and local governments.3
- n. 49 CFR Part 20 -New restrictions on lobbying.
- o. 49 CFR Part 21 - Nondiscrimination in federally-assisted programs of the Department of Transportation - effectuation of Title VI of the Civil Rights Act of 1964.
- p. 49 CFR Part 23 - Participation by Disadvantage Business Enterprise in Airport Concessions.
- q. 49 CFR Part 24 - Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs.1,2
- r. 49 CFR Part 26 – Participation By Disadvantaged Business Enterprises in Department of Transportation Programs.
- s. 49 CFR Part 27 - Nondiscrimination on the Basis of Handicap in Programs and Activities Receiving or Benefiting from Federal Financial Assistance.1
- t. 49 CFR Part 28 – Enforcement of Nondiscrimination on the Basis of Handicap in Programs or Activities Conducted by the Department of Transportation.
- u. 49 CFR Part 30 - Denial of public works contracts to suppliers of goods and services of countries that deny procurement market access to U.S. contractors.
- v. 49 CFR Part 32 – Governmentwide Requirements for Drug-Free Workplace (Financial Assistance).
- w. 49 CFR Part 37- Transportation Services for Individuals with Disabilities (ADA).
- x. 49 CFR Part 41 - Seismic safety of Federal and federally assisted or regulated new building construction.1

Specific Assurances:

Specific assurances required to be included in grant agreements by any of the above laws, regulations or circulars are incorporated by reference in the grant agreement.

Footnotes to Assurance C.1.:

¹ These laws do not apply to airport planning sponsors.

² These laws do not apply to private sponsors.

³ 49 CFR Part 18 and 2 CFR Part 200 contain requirements for State and Local Governments receiving Federal assistance. Any requirement levied upon State and Local Governments by these regulations shall also be applicable to private sponsors receiving Federal assistance under Title 49, United States Code.

⁴ On December 26, 2013 at 78 FR 78590, the Office of Management and Budget (OMB) issued the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards in 2 CFR Part 200. 2 CFR Part 200 replaces and combines the former Uniform Administrative Requirements for Grants (OMB Circular A-102 and Circular A-110 or 2 CFR Part 215 or Circular) as well as the Cost Principles (Circulars A-21 or 2 CFR Part 220; Circular A-87 or 2 CFR Part 225; and A-22, 2 CFR Part 230). Additionally it replaces Circular A-133 guidance on the Single Annual Audit. In accordance with 2 CFR Section 200.110, the standards set forth in Part 200 which affect administration of Federal awards issued by Federal agencies become effective once implemented by Federal agencies or when any future amendment to this Part becomes final. Federal agencies, including the Department of Transportation, must implement the policies and procedures applicable to Federal awards by promulgating a regulation to be effective by December 26, 2014 unless different provisions are required by statute or approved by OMB.

⁵ Cost principles established in 2 CFR Part 200 Subpart E must be used as guidelines for determining the eligibility of specific types of expenses.

⁶ Audit requirements established in 2 CFR Part 200 Subpart F are the guidelines for audits.

2. Responsibility and Authority of the Sponsor.

- a. **Public Agency Sponsor:** It has legal authority to apply for the grant, and to finance and carry out the proposed project; that a resolution, motion or similar action has been duly adopted or passed as an official act of the applicant's governing body authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- b. **Private Sponsor:** It has legal authority to apply for the grant and to finance and carry out the proposed project and comply with all terms, conditions, and assurances of the grant agreement. It shall designate an official representative and shall in writing direct and authorize that person to file this application, including all understandings and assurances contained therein; to act in connection with this application; and to provide such additional information as may be required.

3. Sponsor Fund Availability. It has sufficient funds available for that portion of the project costs which are not to be paid by the United States. It has sufficient funds available to assure operation and maintenance of items funded under the grant agreement which it will own or control.

4. Good Title.

- a. It, a public agency or the Federal government, holds good title, satisfactory to the Secretary, to the landing area of the airport or site thereof, or will give assurance satisfactory to the Secretary that good title will be acquired.
- b. For noise compatibility program projects to be carried out on the property of the sponsor, it holds good title satisfactory to the Secretary to that portion of the property upon which Federal funds will be expended or will give assurance to the Secretary that good title will be obtained.

5. Preserving Rights and Powers.

- a. It will not take or permit any action which would operate to deprive it of any of the rights and powers necessary to perform any or all of the terms, conditions, and assurances in the grant agreement without the written approval of the Secretary, and will act promptly to acquire, extinguish or modify any outstanding rights or claims of right of others which would interfere with such performance by the sponsor. This shall be done in a manner acceptable to the Secretary.

- b. It will not sell, lease, encumber, or otherwise transfer or dispose of any part of its title or other interests in the property shown on Exhibit A to this application or, for a noise compatibility program project, that portion of the property upon which Federal funds have been expended, for the duration of the terms, conditions, and assurances in the grant agreement without approval by the Secretary. If the transferee is found by the Secretary to be eligible under Title 49, United States Code, to assume the obligations of the grant agreement and to have the power, authority, and financial resources to carry out all such obligations, the sponsor shall insert in the contract or document transferring or disposing of the sponsor's interest, and make binding upon the transferee all of the terms, conditions, and assurances contained in this grant agreement.
 - c. For all noise compatibility program projects which are to be carried out by another unit of local government or are on property owned by a unit of local government other than the sponsor, it will enter into an agreement with that government. Except as otherwise specified by the Secretary, that agreement shall obligate that government to the same terms, conditions, and assurances that would be applicable to it if it applied directly to the FAA for a grant to undertake the noise compatibility program project. That agreement and changes thereto must be satisfactory to the Secretary. It will take steps to enforce this agreement against the local government if there is substantial non-compliance with the terms of the agreement.
 - d. For noise compatibility program projects to be carried out on privately owned property, it will enter into an agreement with the owner of that property which includes provisions specified by the Secretary. It will take steps to enforce this agreement against the property owner whenever there is substantial non-compliance with the terms of the agreement.
 - e. If the sponsor is a private sponsor, it will take steps satisfactory to the Secretary to ensure that the airport will continue to function as a public-use airport in accordance with these assurances for the duration of these assurances.
 - f. If an arrangement is made for management and operation of the airport by any agency or person other than the sponsor or an employee of the sponsor, the sponsor will reserve sufficient rights and authority to insure that the airport will be operated and maintained in accordance Title 49, United States Code, the regulations and the terms, conditions and assurances in the grant agreement and shall insure that such arrangement also requires compliance therewith.
 - g. Sponsors of commercial service airports will not permit or enter into any arrangement that results in permission for the owner or tenant of a property used as a residence, or zoned for residential use, to taxi an aircraft between that property and any location on airport. Sponsors of general aviation airports entering into any arrangement that results in permission for the owner of residential real property adjacent to or near the airport must comply with the requirements of Sec. 136 of Public Law 112-95 and the sponsor assurances.
6. **Consistency with Local Plans.** The project is reasonably consistent with plans (existing at the time of submission of this application) of public agencies that are authorized by the State in which the project is located to plan for the development of the area surrounding the airport.
 7. **Consideration of Local Interest.** It has given fair consideration to the interest of communities in or near where the project may be located.
 8. **Consultation with Users.** In making a decision to undertake any airport development project under Title 49, United States Code, it has undertaken reasonable consultations with affected parties using the airport at which project is proposed.
 9. **Public Hearings.** In projects involving the location of an airport, an airport runway, or a major runway extension, it has afforded the opportunity for public hearings for the purpose of considering the economic, social, and environmental effects of the airport or runway location and its consistency with goals and objectives of such planning as has been carried out by the community and it shall, when requested by the Secretary, submit a copy of the transcript of such hearings to the Secretary. Further, for such projects, it has on its management board either voting representation from the communities where the project is located or has advised the communities that they have the right to petition the Secretary concerning a proposed project.
 10. **Metropolitan Planning Organization.** In projects involving the location of an airport, an airport runway, or a major runway extension at a medium or large hub airport, the sponsor has made available to and has provided upon

request to the metropolitan planning organization in the area in which the airport is located, if any, a copy of the proposed amendment to the airport layout plan to depict the project and a copy of any airport master plan in which the project is described or depicted.

- 11. Pavement Preventive Maintenance.** With respect to a project approved after January 1, 1995, for the replacement or reconstruction of pavement at the airport, it assures or certifies that it has implemented an effective airport pavement maintenance-management program and it assures that it will use such program for the useful life of any pavement constructed, reconstructed or repaired with Federal financial assistance at the airport. It will provide such reports on pavement condition and pavement management programs as the Secretary determines may be useful.
- 12. Terminal Development Prerequisites.** For projects which include terminal development at a public use airport, as defined in Title 49, it has, on the date of submittal of the project grant application, all the safety equipment required for certification of such airport under section 44706 of Title 49, United States Code, and all the security equipment required by rule or regulation, and has provided for access to the passenger enplaning and deplaning area of such airport to passengers enplaning and deplaning from aircraft other than air carrier aircraft.
- 13. Accounting System, Audit, and Record Keeping Requirements.**
 - a. It shall keep all project accounts and records which fully disclose the amount and disposition by the recipient of the proceeds of the grant, the total cost of the project in connection with which the grant is given or used, and the amount or nature of that portion of the cost of the project supplied by other sources, and such other financial records pertinent to the project. The accounts and records shall be kept in accordance with an accounting system that will facilitate an effective audit in accordance with the Single Audit Act of 1984.
 - b. It shall make available to the Secretary and the Comptroller General of the United States, or any of their duly authorized representatives, for the purpose of audit and examination, any books, documents, papers, and records of the recipient that are pertinent to the grant. The Secretary may require that an appropriate audit be conducted by a recipient. In any case in which an independent audit is made of the accounts of a sponsor relating to the disposition of the proceeds of a grant or relating to the project in connection with which the grant was given or used, it shall file a certified copy of such audit with the Comptroller General of the United States not later than six (6) months following the close of the fiscal year for which the audit was made.
- 14. Minimum Wage Rates.** It shall include, in all contracts in excess of \$2,000 for work on any projects funded under the grant agreement which involve labor, provisions establishing minimum rates of wages, to be predetermined by the Secretary of Labor, in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a-276a-5), which contractors shall pay to skilled and unskilled labor, and such minimum rates shall be stated in the invitation for bids and shall be included in proposals or bids for the work.
- 15. Veteran's Preference.** It shall include in all contracts for work on any project funded under the grant agreement which involve labor, such provisions as are necessary to insure that, in the employment of labor (except in executive, administrative, and supervisory positions), preference shall be given to Vietnam era veterans, Persian Gulf veterans, Afghanistan-Iraq war veterans, disabled veterans, and small business concerns owned and controlled by disabled veterans as defined in Section 47112 of Title 49, United States Code. However, this preference shall apply only where the individuals are available and qualified to perform the work to which the employment relates.
- 16. Conformity to Plans and Specifications.** It will execute the project subject to plans, specifications, and schedules approved by the Secretary. Such plans, specifications, and schedules shall be submitted to the Secretary prior to commencement of site preparation, construction, or other performance under the grant agreement, and, upon approval of the Secretary, shall be incorporated into the grant agreement. Any modification to the approved plans, specifications, and schedules shall also be subject to approval of the Secretary, and incorporated into the grant agreement.
- 17. Construction Inspection and Approval.** It will provide and maintain competent technical supervision at the construction site throughout the project to assure that the work conforms to the plans, specifications, and schedules approved by the Secretary for the project. It shall subject the construction work on any project contained in an approved project application to inspection and approval by the Secretary and such work shall be in accordance with regulations and procedures prescribed by the Secretary. Such regulations and procedures shall require such cost and progress reporting by the sponsor or sponsors of such project as the Secretary shall deem necessary.
- 18. Planning Projects.** In carrying out planning projects:

- a. It will execute the project in accordance with the approved program narrative contained in the project application or with the modifications similarly approved.
- b. It will furnish the Secretary with such periodic reports as required pertaining to the planning project and planning work activities.
- c. It will include in all published material prepared in connection with the planning project a notice that the material was prepared under a grant provided by the United States.
- d. It will make such material available for examination by the public, and agrees that no material prepared with funds under this project shall be subject to copyright in the United States or any other country.
- e. It will give the Secretary unrestricted authority to publish, disclose, distribute, and otherwise use any of the material prepared in connection with this grant.
- f. It will grant the Secretary the right to disapprove the sponsor's employment of specific consultants and their subcontractors to do all or any part of this project as well as the right to disapprove the proposed scope and cost of professional services.
- g. It will grant the Secretary the right to disapprove the use of the sponsor's employees to do all or any part of the project.
- h. It understands and agrees that the Secretary's approval of this project grant or the Secretary's approval of any planning material developed as part of this grant does not constitute or imply any assurance or commitment on the part of the Secretary to approve any pending or future application for a Federal airport grant.

19. Operation and Maintenance.

- a. The airport and all facilities which are necessary to serve the aeronautical users of the airport, other than facilities owned or controlled by the United States, shall be operated at all times in a safe and serviceable condition and in accordance with the minimum standards as may be required or prescribed by applicable Federal, state and local agencies for maintenance and operation. It will not cause or permit any activity or action thereon which would interfere with its use for airport purposes. It will suitably operate and maintain the airport and all facilities thereon or connected therewith, with due regard to climatic and flood conditions. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Secretary. In furtherance of this assurance, the sponsor will have in effect arrangements for
 1. Operating the airport's aeronautical facilities whenever required;
 2. Promptly marking and lighting hazards resulting from airport conditions, including temporary conditions;
 3. Promptly notifying airmen of any condition affecting aeronautical use of the airport. Nothing contained herein shall be construed to require that the airport be operated for aeronautical use during temporary periods when snow, flood or other climatic conditions interfere with such operation and maintenance. Further, nothing herein shall be construed as requiring the maintenance, repair, restoration, or replacement of any structure or facility which is substantially damaged or destroyed due to an act of God or other condition or circumstance beyond the control of the sponsor.
- b. It will suitably operate and maintain noise compatibility program items that it owns or controls upon which Federal funds have been expended.

20. Hazard Removal and Mitigation. It will take appropriate action to assure that such terminal airspace as is required to protect instrument and visual operations to the airport (including established minimum flight altitudes) will be adequately cleared and protected by removing, lowering, relocating, marking, or lighting or otherwise mitigating existing airport hazards and by preventing the establishment or creation of future airport hazards.

21. Compatible Land Use. It will take appropriate action, to the extent reasonable, including the adoption of zoning laws, to restrict the use of land adjacent to or in the immediate vicinity of the airport to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft. In addition, if the project is for noise compatibility program implementation, it will not cause or permit any change in land use, within its

jurisdiction, that will reduce its compatibility, with respect to the airport, of the noise compatibility program measures upon which Federal funds have been expended.

22. Economic Nondiscrimination.

- a. It will make the airport available as an airport for public use on reasonable terms and without unjust discrimination to all types, kinds and classes of aeronautical activities, including commercial aeronautical activities offering services to the public at the airport.
- b. In any agreement, contract, lease, or other arrangement under which a right or privilege at the airport is granted to any person, firm, or corporation to conduct or to engage in any aeronautical activity for furnishing services to the public at the airport, the sponsor will insert and enforce provisions requiring the contractor to
 - i. furnish said services on a reasonable, and not unjustly discriminatory, basis to all users thereof, and
 - ii. charge reasonable, and not unjustly discriminatory, prices for each unit or service, provided that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- c. Each fixed-based operator at the airport shall be subject to the same rates, fees, rentals, and other charges as are uniformly applicable to all other fixed-based operators making the same or similar uses of such airport and utilizing the same or similar facilities.
- d. Each air carrier using such airport shall have the right to service itself or to use any fixed-based operator that is authorized or permitted by the airport to serve any air carrier at such airport.
- e. Each air carrier using such airport (whether as a tenant, non-tenant, or subtenant of another air carrier tenant) shall be subject to such nondiscriminatory and substantially comparable rules, regulations, conditions, rates, fees, rentals, and other charges with respect to facilities directly and substantially related to providing air transportation as are applicable to all such air carriers which make similar use of such airport and utilize similar facilities, subject to reasonable classifications such as tenants or non-tenants and signatory carriers and non-signatory carriers. Classification or status as tenant or signatory shall not be unreasonably withheld by any airport provided an air carrier assumes obligations substantially similar to those already imposed on air carriers in such classification or status.
- f. It will not exercise or grant any right or privilege which operates to prevent any person, firm, or corporation operating aircraft on the airport from performing any services on its own aircraft with its own employees [including, but not limited to maintenance, repair, and fueling] that it may choose to perform.
- g. In the event the sponsor itself exercises any of the rights and privileges referred to in this assurance, the services involved will be provided on the same conditions as would apply to the furnishing of such services by commercial aeronautical service providers authorized by the sponsor under these provisions.
- h. The sponsor may establish such reasonable, and not unjustly discriminatory, conditions to be met by all users of the airport as may be necessary for the safe and efficient operation of the airport.
- i. The sponsor may prohibit or limit any given type, kind or class of aeronautical use of the airport if such action is necessary for the safe operation of the airport or necessary to serve the civil aviation needs of the public.

23. Exclusive Rights. It will permit no exclusive right for the use of the airport by any person providing, or intending to provide, aeronautical services to the public. For purposes of this paragraph, the providing of the services at an airport by a single fixed-based operator shall not be construed as an exclusive right if both of the following apply:

- a. It would be unreasonably costly, burdensome, or impractical for more than one fixed-based operator to provide such services, and;
- b. If allowing more than one fixed-based operator to provide such services would require the reduction of space leased pursuant to an existing agreement between such single fixed-based operator and such airport. It further agrees that it will not, either directly or indirectly, grant or permit any person, firm, or corporation, the exclusive right at the airport to conduct any aeronautical activities, including, but not limited to charter flights, pilot training, aircraft rental and sightseeing, aerial photography, crop dusting,

aerial advertising and surveying, air carrier operations, aircraft sales and services, sale of aviation petroleum products whether or not conducted in conjunction with other aeronautical activity, repair and maintenance of aircraft, sale of aircraft parts, and any other activities which because of their direct relationship to the operation of aircraft can be regarded as an aeronautical activity, and that it will terminate any exclusive right to conduct an aeronautical activity now existing at such an airport before the grant of any assistance under Title 49, United States Code.

24. Fee and Rental Structure. It will maintain a fee and rental structure for the facilities and services at the airport which will make the airport as self-sustaining as possible under the circumstances existing at the particular airport, taking into account such factors as the volume of traffic and economy of collection. No part of the Federal share of an airport development, airport planning or noise compatibility project for which a grant is made under Title 49, United States Code, the Airport and Airway Improvement Act of 1982, the Federal Airport Act or the Airport and Airway Development Act of 1970 shall be included in the rate basis in establishing fees, rates, and charges for users of that airport.

25. Airport Revenues.

- a. All revenues generated by the airport and any local taxes on aviation fuel established after December 30, 1987, will be expended by it for the capital or operating costs of the airport; the local airport system; or other local facilities which are owned or operated by the owner or operator of the airport and which are directly and substantially related to the actual air transportation of passengers or property; or for noise mitigation purposes on or off the airport. The following exceptions apply to this paragraph:
 1. If covenants or assurances in debt obligations issued before September 3, 1982, by the owner or operator of the airport, or provisions enacted before September 3, 1982, in governing statutes controlling the owner or operator's financing, provide for the use of the revenues from any of the airport owner or operator's facilities, including the airport, to support not only the airport but also the airport owner or operator's general debt obligations by other facilities, then this limitation on the use of all revenues generated by the airport (and, in the case of a public airport, local taxes on aviation fuel) shall not apply.
 2. If the Secretary approves the sale of a privately owned airport to a public sponsor and provides funding for any portion of the public sponsor's acquisition of land, this limitation on the use of all revenues generated by the sale shall not apply to certain proceeds from the sale. This is conditioned on repayment to the Secretary by the private owner of an amount equal to the federal share of the current fair market value of any land acquired with an airport improvement grant made to that airport on or after October 1, 1996.
 3. Certain revenue derived from or generated by mineral extraction, production, lease, or other means at a general aviation airport (as defined at Section 47102 of Title 49 United States Code), if the FAA determines the airport sponsor meets the requirements set forth in Sec. 813 of Public Law 112-95.
- b. As part of the annual audit required under the Single Audit Act of 1984, the sponsor will direct that the audit will review, and the resulting audit report will provide an opinion concerning, the use of airport revenue and taxes in paragraph (a), and indicating whether funds paid or transferred to the owner or operator are paid or transferred in a manner consistent with Title 49, United States Code and any other applicable provision of law, including any regulation promulgated by the Secretary or Administrator.
- c. Any civil penalties or other sanctions will be imposed for violation of this assurance in accordance with the provisions of Section 47107 of Title 49, United States Code.

26. Reports and Inspections. It will:

- a. submit to the Secretary such annual or special financial and operations reports as the Secretary may reasonably request and make such reports available to the public; make available to the public at reasonable times and places a report of the airport budget in a format prescribed by the Secretary;
- b. for airport development projects, make the airport and all airport records and documents affecting the airport, including deeds, leases, operation and use agreements, regulations and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request;

- c. for noise compatibility program projects, make records and documents relating to the project and continued compliance with the terms, conditions, and assurances of the grant agreement including deeds, leases, agreements, regulations, and other instruments, available for inspection by any duly authorized agent of the Secretary upon reasonable request; and
- d. in a format and time prescribed by the Secretary, provide to the Secretary and make available to the public following each of its fiscal years, an annual report listing in detail:
 - i. all amounts paid by the airport to any other unit of government and the purposes for which each such payment was made; and
 - ii. all services and property provided by the airport to other units of government and the amount of compensation received for provision of each such service and property.

27. Use by Government Aircraft. It will make available all of the facilities of the airport developed with Federal financial assistance and all those usable for landing and takeoff of aircraft to the United States for use by Government aircraft in common with other aircraft at all times without charge, except, if the use by Government aircraft is substantial, charge may be made for a reasonable share, proportional to such use, for the cost of operating and maintaining the facilities used. Unless otherwise determined by the Secretary, or otherwise agreed to by the sponsor and the using agency, substantial use of an airport by Government aircraft will be considered to exist when operations of such aircraft are in excess of those which, in the opinion of the Secretary, would unduly interfere with use of the landing areas by other authorized aircraft, or during any calendar month that-

- a. Five (5) or more Government aircraft are regularly based at the airport or on land adjacent thereto; or,
- b. The total number of movements (counting each landing as a movement) of Government aircraft is 300 or more, or the gross accumulative weight of Government aircraft using the airport (the total movement of Government aircraft multiplied by gross weights of such aircraft) is in excess of five million pounds.

28. Land for Federal Facilities. It will furnish without cost to the Federal Government for use in connection with any air traffic control or air navigation activities, or weather-reporting and communication activities related to air traffic control, any areas of land or water, or estate therein, or rights in buildings of the sponsor as the Secretary considers necessary or desirable for construction, operation, and maintenance at Federal expense of space or facilities for such purposes. Such areas or any portion thereof will be made available as provided herein within four months after receipt of a written request from the Secretary.

29. Airport Layout Plan.

- a. It will keep up to date at all times an airport layout plan of the airport showing (1) boundaries of the airport and all proposed additions thereto, together with the boundaries of all offsite areas owned or controlled by the sponsor for airport purposes and proposed additions thereto; (2) the location and nature of all existing and proposed airport facilities and structures (such as runways, taxiways, aprons, terminal buildings, hangars and roads), including all proposed extensions and reductions of existing airport facilities; (3) the location of all existing and proposed nonaviation areas and of all existing improvements thereon; and (4) all proposed and existing access points used to taxi aircraft across the airport's property boundary. Such airport layout plans and each amendment, revision, or modification thereof, shall be subject to the approval of the Secretary which approval shall be evidenced by the signature of a duly authorized representative of the Secretary on the face of the airport layout plan. The sponsor will not make or permit any changes or alterations in the airport or any of its facilities which are not in conformity with the airport layout plan as approved by the Secretary and which might, in the opinion of the Secretary, adversely affect the safety, utility or efficiency of the airport.
- b. If a change or alteration in the airport or the facilities is made which the Secretary determines adversely affects the safety, utility, or efficiency of any federally owned, leased, or funded property on or off the airport and which is not in conformity with the airport layout plan as approved by the Secretary, the owner or operator will, if requested, by the Secretary (1) eliminate such adverse effect in a manner approved by the Secretary; or (2) bear all costs of relocating such property (or replacement thereof) to a site acceptable to the Secretary and all costs of restoring such property (or replacement thereof) to the level of safety, utility, efficiency, and cost of operation existing before the unapproved change in the airport or its facilities

except in the case of a relocation or replacement of an existing airport facility due to a change in the Secretary's design standards beyond the control of the airport sponsor.

30. Civil Rights. It will promptly take any measures necessary to ensure that no person in the United States shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in any activity conducted with, or benefiting from, funds received from this grant.

- a. Using the definitions of activity, facility and program as found and defined in §§ 21.23 (b) and 21.23 (e) of 49 CFR § 21, the sponsor will facilitate all programs, operate all facilities, or conduct all programs in compliance with all non-discrimination requirements imposed by, or pursuant to these assurances.
- b. Applicability.
 - 1) Programs and Activities. If the sponsor has received a grant (or other federal assistance for any of the sponsor's programs and activities.
 - 2) Facilities. Where it receives a grant or other federal financial assistance to construct, expand, renovate, remodel, alter or acquire a facility, or part of a facility, the assurance extends to the entire facility and facilities operated in connection therewith.
 - 3) Real Property. Where the sponsor receives a grant or other Federal financial assistance in the form of, or for the acquisition of real property or an interest in real property, the assurance will extend to rights to space on, over, or under such property.
- c. Duration. The sponsor agrees that it is obligated to this assurance for the period during which Federal financial assistance is extended to the program, except where the Federal financial assistance is to provide, or is in the form of, personal property, or real property, or interest therein, or structures or improvements thereon, in which case the assurance obligates the sponsor, or any transferee for the longer of the following periods:
 - 1) So long as the airport is used as an airport, or for another purpose involving the provision of similar services or benefits; or
 - 2) So long as the sponsor retains ownership or possession of the property.
- d. Required Solicitation Language. It will include the following notification in all solicitations for bids, Requests for Proposals for work, or material under the grant agreement and in all proposals for agreements, including airport concessions, regardless of funding source: "The (Name of Sponsor), in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. §§ 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that any contract entered into pursuant to this advertisement, disadvantaged business enterprises and airport concession disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award."
- e. Required Contract Provisions.
 - 1) It will insert the non-discrimination contract clauses requiring compliance with the acts and regulations relative to non-discrimination in Federally-assisted programs of the DOT, and incorporating the acts and regulations into the contracts by reference in every contract or agreement subject to the non-discrimination in Federally-assisted programs of the DOT acts and regulations.
 - 2) It will include a list of the pertinent non-discrimination authorities in every contract that is subject to the non-discrimination acts and regulations.
 - 3) It will insert non-discrimination contract clauses as a covenant running with the land, in any deed from the United States effecting or recording a transfer of real property, structures, use, or improvements thereon or interest therein to a sponsor.

- 4) It will insert non-discrimination contract clauses prohibiting discrimination on the basis of race, color, national origin, creed, sex, age, or handicap as a covenant running with the land, in any future deeds, leases, license, permits, or similar instrument entered into by the sponsor with other parties: (a) For the subsequent transfer of real property acquired or improved under the applicable activity, project, or program; and (b) For the construction or use of, or access to, space on, over, or under real property acquired or improved under the applicable activity, project, or program.
- f. It will provide for such methods of administration for the program as are found by the Secretary to give reasonable guarantee that it, other recipients, sub-recipients, sub-grantees, contractors, subcontractors, consultants, transferees, successors in interest, and other participants of Federal financial assistance under such program will comply with all requirements imposed or pursuant to the acts, the regulations, and this assurance.
- g. It agrees that the United States has a right to seek judicial enforcement with regard to any matter arising under the acts, the regulations, and this assurance.

31. Disposal of Land.

- a. For land purchased under a grant for airport noise compatibility purposes, including land serving as a noise buffer, it will dispose of the land, when the land is no longer needed for such purposes, at fair market value, at the earliest practicable time. That portion of the proceeds of such disposition which is proportionate to the United States' share of acquisition of such land will be, at the discretion of the Secretary, (1) reinvested in another project at the airport, or (2) transferred to another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order, (1) reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of Title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of Title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund. If land acquired under a grant for noise compatibility purposes is leased at fair market value and consistent with noise buffering purposes, the lease will not be considered a disposal of the land. Revenues derived from such a lease may be used for an approved airport development project that would otherwise be eligible for grant funding or any permitted use of airport revenue.
- b. For land purchased under a grant for airport development purposes (other than noise compatibility), it will, when the land is no longer needed for airport purposes, dispose of such land at fair market value or make available to the Secretary an amount equal to the United States' proportionate share of the fair market value of the land. That portion of the proceeds of such disposition which is proportionate to the United States' share of the cost of acquisition of such land will, upon application to the Secretary, be reinvested in another eligible airport as prescribed by the Secretary. The Secretary shall give preference to the following, in descending order: (1) reinvestment in an approved noise compatibility project, (2) reinvestment in an approved project that is eligible for grant funding under Section 47117(e) of Title 49 United States Code, (3) reinvestment in an approved airport development project that is eligible for grant funding under Sections 47114, 47115, or 47117 of Title 49 United States Code, (4) transferred to an eligible sponsor of another public airport to be reinvested in an approved noise compatibility project at that airport, and (5) paid to the Secretary for deposit in the Airport and Airway Trust Fund.
- c. Land shall be considered to be needed for airport purposes under this assurance if (1) it may be needed for aeronautical purposes (including runway protection zones) or serve as noise buffer land, and (2) the revenue from interim uses of such land contributes to the financial self-sufficiency of the airport. Further, land purchased with a grant received by an airport operator or owner before December 31, 1987, will be considered to be needed for airport purposes if the Secretary or Federal agency making such grant before December 31, 1987, was notified by the operator or owner of the uses of such land, did not object to such use, and the land continues to be used for that purpose, such use having commenced no later than December 15, 1989.
- d. Disposition of such land under (a), (b), or (c) will be subject to the retention or reservation of any interest or right therein necessary to ensure that such land will only be used for purposes which are compatible with noise levels associated with operation of the airport.

- 32. Engineering and Design Services.** It will award each contract, or sub-contract for program management, construction management, planning studies, feasibility studies, architectural services, preliminary engineering, design, engineering, surveying, mapping or related services with respect to the project in the same manner as a contract for architectural and engineering services is negotiated under Title IX of the Federal Property and Administrative Services Act of 1949 or an equivalent qualifications-based requirement prescribed for or by the sponsor of the airport.
- 33. Foreign Market Restrictions.** It will not allow funds provided under this grant to be used to fund any project which uses any product or service of a foreign country during the period in which such foreign country is listed by the United States Trade Representative as denying fair and equitable market opportunities for products and suppliers of the United States in procurement and construction.
- 34. Policies, Standards, and Specifications.** It will carry out the project in accordance with policies, standards, and specifications approved by the Secretary including but not limited to the advisory circulars listed in the Current FAA Advisory Circulars for AIP projects, dated _____ (the latest approved version as of this grant offer) and included in this grant, and in accordance with applicable state policies, standards, and specifications approved by the Secretary.
- 35. Relocation and Real Property Acquisition.** (1) It will be guided in acquiring real property, to the greatest extent practicable under State law, by the land acquisition policies in Subpart B of 49 CFR Part 24 and will pay or reimburse property owners for necessary expenses as specified in Subpart B. (2) It will provide a relocation assistance program offering the services described in Subpart C and fair and reasonable relocation payments and assistance to displaced persons as required in Subpart D and E of 49 CFR Part 24. (3) It will make available within a reasonable period of time prior to displacement, comparable replacement dwellings to displaced persons in accordance with Subpart E of 49 CFR Part 24.
- 36. Access By Intercity Buses.** The airport owner or operator will permit, to the maximum extent practicable, intercity buses or other modes of transportation to have access to the airport; however, it has no obligation to fund special facilities for intercity buses or for other modes of transportation.
- 37. Disadvantaged Business Enterprises.** The recipient shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any DOT-assisted contract covered by 49 CFR Part 26, or in the award and performance of any concession activity contract covered by 49 CFR Part 23. In addition, the sponsor shall not discriminate on the basis of race, color, national origin or sex in the administration of its DBE and ACDBE programs or the requirements of 49 CFR Parts 23 and 26. The sponsor shall take all necessary and reasonable steps under 49 CFR Parts 23 and 26 to ensure nondiscrimination in the award and administration of DOT-assisted contracts, and/or concession contracts. The sponsor's DBE and ACDBE programs, as required by 49 CFR Parts 26 and 23, and as approved by DOT, are incorporated by reference in the grant agreement. Implementation of these programs is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the sponsor of its failure to carry out its approved program, the Department may impose sanctions as provided for under Parts 26 and 23 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801).
- 38. Hangar Construction.** If the airport owner or operator and a person who owns an aircraft agree that a hangar is to be constructed at the airport for the aircraft at the aircraft owner's expense, the airport owner or operator will grant to the aircraft owner for the hangar a long term lease that is subject to such terms and conditions on the hangar as the airport owner or operator may impose.
- 39. Competitive Access.**
- a. If the airport owner or operator of a medium or large hub airport (as defined in section 47102 of Title 49, U.S.C.) has been unable to accommodate one or more requests by an air carrier for access to gates or other facilities at that airport in order to allow the air carrier to provide service to the airport or to expand service at the airport, the airport owner or operator shall transmit a report to the Secretary that-
 - i. Describes the requests;
 - ii. Provides an explanation as to why the requests could not be accommodated; and
 - iii. Provides a time frame within which, if any, the airport will be able to accommodate the requests.

- c. Such report shall be due on either February 1 or August 1 of each year if the airport has been unable to accommodate the request(s) in the six month period prior to the applicable due date

STATE GRANT ASSURANCES

1. **Title Evidence To Existing Airport Property.** Sponsor certifies that it holds satisfactory evidence of title to all existing airport property and avigation easements.
2. **Control of Airport.** The Sponsor agrees to continue to control the airport, either as owner or as lessee, for _____ years following receipt of the last payment from this grant. Applicable agreement periods are as follows:
 - a. Land interests - Fifty (50) years.
 - b. Improvements – Useful life, as determined by the Commission.
3. **Audit of Records.** The Sponsor must maintain all records including but not limited to invoices, payrolls, etc. These records must be available at all reasonable times at no charge to the Commission and/or its designees or representatives during the period of the grant agreement and any extension thereof, and for three (3) years from the date of final payment made under the grant agreement.
4. **Nondiscrimination Clause.** The Sponsor shall comply with all state and federal statutes applicable to the Sponsor relating to nondiscrimination, including, but not limited to, Chapter 213, RSMo; Title VI and Title VII of the Civil Rights Act of 1964 as amended (42 U.S.C. §2000d and §2000e, *et seq.*); and with any provision of the "Americans with Disabilities Act" (42 U.S.C. §12101, *et seq.*).
5. **Confidentiality.** The Sponsor shall not disclose to third parties confidential factual matters provided by the Commission except as may be required by statute, ordinance or order of court, or as authorized by the Commission. The Sponsor shall notify the Commission immediately of any request for such information.
6. **Nonsolicitation.** The Sponsor warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Sponsor, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the Commission shall have the right to annul this Agreement without liability, or in its discretion, to deduct from this Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.
7. **Safety Inspection.** The Sponsor shall eliminate all deficiencies identified in its most recent safety inspection letter. If immediate elimination is not feasible, as determined by the Commission, the Sponsor shall provide a satisfactory plan to eliminate the deficiencies.
8. **Land Interests.** When grant funds are used to pay for land or aviation easements, the following requirements apply:
 - a. Acquisition of Land - Fee Simple Title: The Sponsor shall obtain a qualified attorney's title opinion to assure the Sponsor receives fee simple title, free and clear of any encumbrance that could adversely affect the operation, maintenance or development of the airport. The attorney's title opinion shall be furnished by the Sponsor to the Commission for review. The Sponsor shall acquire the property in fee simple absolute by general warranty deed from the grantors. A copy of the deed shall be furnished to the Commission for review. The Sponsor shall record the deed in the land records of the county recorder's office in the county where the airport is located.
 - b. Acquisition of Avigation Easements: The Sponsor shall obtain a qualified attorney's title opinion to assure that the Sponsor has obtained the required interest in and to the easements to be acquired, free and clear of any encumbrances that would be incompatible with or would interfere with the exercise and enjoyment by the Sponsor of the rights and interests conveyed, and that the grantors of easements constituted all of the owners of the land affected by the easements.
 - c. Land Cost Reimbursement by Federal Government Use as Local Share Only: Since it is the intent of the state of Missouri that funds provided under the Agreement be used only for aeronautical purposes, the Sponsor hereby covenants and agrees that it will not request reimbursement from the United States Government for the cost of land acquired with the funds granted under this Agreement; provided, however, that nothing in this

paragraph shall be construed to prevent the Sponsor from using all or any part of the acquisition cost of this land to make up its share of eligible project costs incurred under any airport development grant from the United States Government.

- d. Aeronautical Use: If land interests are not used for aeronautical purposes within five (5) years, the Sponsor shall at the request of the Commission return the full amount of those grant funds used to purchase the land interests. The Sponsor may request an extension of this time period in writing to the Commission.

9. Airport Use. The Sponsor agrees to operate the airport for the use and benefit of the public. The Sponsor further agrees that it will keep the airport open to all types, kinds, and classes of aeronautical use on fair and reasonable terms without discrimination between such types, kinds and classes. Any proposal to temporarily close the airport for non-aeronautical purposes must first be approved by the Commission. Otherwise, at no time shall the airport be closed to accommodate a non-aeronautical event or activity.

10. Safe Operation of Airport. The Sponsor agrees to operate and maintain in a safe and serviceable condition the airport and all connected facilities which are necessary to serve the aeronautical users of the airport other than facilities owned or controlled by the United States. The Sponsor further agrees that it will not permit any activity on the airport's grounds that would interfere with its safe use for airport purposes. Nothing contained in this Agreement shall be construed to require that the airport be operated for aeronautical uses during temporary periods when snow, ice, or other climatic conditions interfere with safe operations.

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ty Dinsdale, Airport Manager

Agenda Item:

Bill 26-43 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Crawford, Murphy, and Tilly (CMT) for Aviation Project Consulting Services in an amount not to exceed \$59,540. *First & Second Reading.*

Requested Action:

First & Second Reading of Bill #26-43

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

No - (provide funding source)

Budget Line Information (if applicable):

Department Comments and Recommendation:

Authorizing the Mayor to execute a contract with Crawford, Murphy, and Tilly (CMT) for professional services. This contract will be for design and pre-construction services for Grand Glaize Pavement Maintenance Project 26-045A-1 not to exceed \$59,540. This is part of the total project cost of \$747,041 mentioned previously and is part of the 95%-5% cost share.

The Airport Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-43 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH CRAWFORD, MURPHY, AND TILLY (CMT) FOR AVIATION PROJECT CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$59,540.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a contract with Crawford, Murphy and Tilly under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditure or liability authorized under this Ordinance shall not exceed Fifty-Nine Thousand Five Hundred and Forty Dollars (\$59,540.00).

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.43 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.43.

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Bill 26-46 - An ordinance of the City of Osage Beach, Missouri, adopting and enacting a new code of ordinances of the City of Osage Beach; establishing the same; providing for the repeal of certain ordinances not included therein; except as herein expressly provided; providing for the manner of amending such code of ordinances; providing penalty for the violation thereof; and providing when this ordinance shall become effective. *First Reading and Second Reading*

Requested Action:

First & Second Reading of Bill #26-46

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

The codification process commenced in 2024 and, with the coordinated efforts of all Department Heads, the Legal Department, and the City Administrator, the project has now been successfully completed. As part of this process, a comprehensive 437-page update was distributed electronically to all Board Members for review. No questions or recommended changes were received. Adoption of this ordinance formally establishes the updated City Code, which is now fully current and in full compliance with applicable state statutes. Staff recommends approval

City Attorney Comments:

Per City Code 110.230, Bill 26-46 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH ADOPTING AND ENACTING A NEW CODE OF ORDINANCES OF THE CITY OF OSAGE BEACH; ESTABLISHING THE SAME; PROVIDING FOR THE REPEAL OF CERTAIN ORDINANCES NOT INCLUDED THEREIN, EXCEPT AS HEREIN EXPRESSLY PROVIDED; PROVIDING FOR THE MANNER OF AMENDING SUCH CODE OF ORDINANCES; PROVIDING PENALTY FOR THE VIOLATION THEREOF; AND PROVIDING WHEN THIS ORDINANCE SHALL BECOME EFFECTIVE.

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

Section 1. That pursuant to Section 71.943 of the Revised Statutes of Missouri, the codification of ordinances, as set out in Titles I through VII, each inclusive, of the "Code of Ordinances of the City of Osage Beach" is hereby adopted and enacted as the "Code of Ordinances of the City of Osage Beach"; which shall supersede all other general and permanent ordinances of the City passed on or before October 5th, 2000, to the extent provided in Section 3 hereof.

Section 2. That all provisions of such code shall be in full force and effect from and after the effective date of this ordinance as set forth herein.

Section 3. That all ordinances of a general and permanent nature of the City adopted by final passage on or before October 5th, 2000, and not included in such Code or recognized and continued in force by reference therein, are hereby repealed from and after the effective date of this ordinance, except those which may be specifically excepted by separate ordinance, and except the following which are hereby continued in full force and effect, unless specifically repealed by separate ordinance:

- a. Ordinances promising or guaranteeing the payment of money for the City, or authorizing the issuance of any bonds or notes of the City or any other evidence of the City's indebtedness, or authorizing any contract or obligation assumed by the City;
- b. Ordinances levying taxes or making special assessments;
- c. Ordinances appropriating funds or establishing salaries and compensation, and providing for expenses;
- d. Ordinances granting franchises or rights to any person, firm or corporation;
- e. Ordinances relating to the dedication, opening, closing, naming, establishment of grades, improvement, altering, paving, widening or vacating of streets, alleys, sidewalks or public places;
- f. Ordinances authorizing or relating to particular public improvements;
- g. Ordinances respecting the conveyances or acceptance of real property or easements in real property;
- h. Ordinances dedicating, accepting, or vacating any plat or subdivision in the City or any part thereof, or providing regulations for the same;
- i. Ordinances annexing property to the City;
- j. AH zoning, rezoning and subdivision ordinances;
- k. Ordinances establishing TIF districts or redevelopment districts;
- l. Adopted for purposes which have been consummated;
- m. Which is temporary, although general in effect, or special, although permanent in effect;
- n. Pertaining to the establishment of positions, classifying of employees, compensation of any City Officer or employee or any personnel policy dealing with Police Officers, or other City employees;
- o. Pertaining to any retirement, disability or other pension or benefit, accrued or accruing to any City Officer or employee;
- p. Pertaining to the administration of the City Government, including administrative resolutions of the Board of Aldermen;

- q. Pertaining to the territorial boundaries of the City or to any ward or precinct thereof;
- r. Pertaining to providing for local improvements and assessing taxes therefor.

That the repeal provided for in this Section shall not be construed to revive any ordinance or part thereof that has been repealed by a subsequent ordinance which is repealed by this ordinance.

That the repeal provided for this Section shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the effective date of this ordinance, nor shall it affect any prosecution, suit or proceeding pending or any judgement rendered prior to such date.

Section 4. That any and all additions and amendments to such Code when passed in such form as to indicate the intention of the Board of Aldermen to make the same a part thereof shall be deemed to be incorporated in such Code so that reference to the "Code of Ordinances of the City of Osage Beach", shall be understood and intended to include such additions and amendments.

Section 5.

- a. Except as hereinafter provided, whenever in any rule, regulation or order promulgated pursuant to such ordinances of the City, any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever in such City ordinance, rule regulation or order doing of any act is required or the failure to do any act is declared to be unlawful, where no specific penalty is provided therefor, the violation of any such ordinance of the City, or of any rule, regulation or order promulgated pursuant to such City ordinance shall be punished by a fine of not more than five hundred dollars (\$500.00) or by imprisonment for a period not to exceed ninety (90) days, or by both such fine and imprisonment.
- b. Whenever any provision of the Revised Statutes of Missouri or other Statute of the State limits the authority of the City to punish the violation of any particular provision of these ordinances, rules, regulations or orders promulgated pursuant thereto to a fine of less amount than that provided in this Section or imprisonment for a shorter term than that provided in this Section, the violation of such particular provision of these ordinances, rules, regulations or orders shall be punished by the imposition of not more than the maximum fine or imprisonment so authorized, or by both such fine and imprisonment.
- c. Whenever any provision of the Revised Statutes of Missouri or other Statute of the State establishes a penalty differing from that provided by this Section, for an offense similar to any offense established by these ordinances, rules, regulations or other orders of the City, the violation of such City law, ordinance, rule, regulation or order shall be punished by the fine or imprisonment established for such similar offense by such State law.
- d. Each day any violation of these ordinances, rules, regulations or order promulgated pursuant thereto, shall continue shall constitute a separate offense, unless otherwise provided.
- e. Whenever any act is prohibited by this Code, by an amendment thereof, or by any rule or regulation adopted thereunder, such prohibition shall extend to and include the causing, securing, aiding, or abetting of another person to do said act. Whenever any act is prohibited by this Code, an attempt to do the act is likewise prohibited.

Section 6. That in case of the amendment by the Board of Aldermen of any Section of such Code for which a penalty is not provided, the general penalty as provided in Section 5 of this ordinance shall apply to the Section as amended; or in case such amendment contains provisions for which a penalty other than the aforementioned general penalty, is provided in another Section in the same Chapter, the penalty so provided in such other Section shall be held to relate to the Section so amended, unless such penalty is specifically repealed therein.

Section 7. That a copy of such Code shall be kept on file in the office of the City Clerk, preserved in looseleaf form or in such other form as the City Clerk may consider most expedient. It shall be the express duty of the City Clerk, or someone authorized by said officer, to insert in their designated places all amendments and all ordinances or resolutions which indicate the intention of the Board of Aldermen to make the same part of such Code when the same have been printed or reprinted in page form, and to extract from such Code all provisions which from time to time may be repealed by the Board of Aldermen. This copy of such Code shall be available for all persons desiring to examine the same.

Section 8. That it shall be unlawful for any person to change or alter by additions or deletions, any part or portion of such Code, or to insert or delete pages or portions thereof, or to alter or tamper with such Code in any manner whatsoever which will cause the law of the City of Osage Beach to be misrepresented thereby. Any person violating this Section shall be punished as provided in Section 5 of this ordinance.

Section 9. It is hereby declared to be the intention of the Board of Aldermen that the sections, paragraphs, sentences, clauses and phrases of this ordinance and the Code hereby adopted are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance or the Code hereby adopted shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance or the Code hereby adopted.

Section 10. This ordinance and the Code adopted hereby, shall become effective April 17, 2026.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.46 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.46.

Richard Ross, Mayor

Date

ATTEST:

Tara Berreth City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Mikeal Bean, IT Manager

Agenda Item:

Bill 26-47 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a three (3) year agreement with Communication Square to purchase Microsoft 365 Licenses. *First Reading.*

Requested Action:

First Reading of Bill #26-47

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: 10-19-733610 Maintenance & Support

FY2026 Budgeted Amount:	\$340,500
FY2026 Expenditures to Date (04/08/2026):	(\$114,650)
FY2026 Available:	\$225,850
FY2026 Requested Amount:	\$44,604.96

Department Comments and Recommendation:

In 2025, the City issued an RFP for Microsoft 365 licensing as part of our transition away from our previous managed service provider. Through that competitive process, Communication Square was unanimously selected as the awarded vendor. Under that agreement, we purchased one year of Microsoft 365 licenses along with one year of support.

As we approach the end of that term, I am requesting Board approval under Section 135.070(B)(1)(b) – Sole Source Procurement – to enter into a new three-year

agreement with Communication Square, with the option for the City to extend the contract for an additional two years if the City decides its advantageous. This section permits sole-source procurement when a vendor has demonstrated a proven track record with the City and when continued consistency is in the City's best interest. Maintaining our relationship with Communication Square ensures the City retains a trusted, proven, reliable partner, which is paramount to our IT security posture. Additionally, this agreement allows us to purchase Microsoft 365 licenses at a reduced cost compared to buying directly from Microsoft. This agreement includes a 5% increase in Microsoft license costs in years two and three. Even with this adjustment, the pricing remains extremely competitive. In recent years, Microsoft has implemented increases of 8% on some licensing categories, meaning this agreement helps shield the City from larger direct-vendor price escalations. Purchasing directly from Microsoft would cost the City \$46,920 for the 130 licenses, whereas obtaining the same number licenses through Communication Square totals \$38,158.30, representing significant savings. Including the \$5,000 support component, the total cost at \$43,158.30 for the first year through Communications Square.

The Basic Support Plan through Communication Square gives us the following:

Core Services:

- Microsoft 365 and Office 365 licensing optimization
- Support for breaking or work-blocking issues with M365 or Office 365 products
- Proactive monitoring for security threats and alerts
- Resolution of critical/high-severity security threats and alerts

With the number of licenses needed changing based on lots of factors such as employee count and other extenuating factors, I am requesting that the Board approve an additional \$1,446.66 to provide flexibility for any new employees who may require licenses over these years. These 3 additional E1 licenses and 3 additional E3 licenses would only be purchased if necessary. This would set the approved amount for year one at up to \$44,604.96, year two at up to \$46,512.88, and year three at up to \$48,516.19. The one-year renewal of our Microsoft 365 licensing was discussed and approved during the budget process. The IT Department recommends approval.

City Attorney Comments:

Per City Code 110.230, Bill 26-47 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

BILL NO. 26-47

ORDINANCE NO. 26.47

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO SIGN A THREE (3) YEAR AGREEMENT WITH COMMUNICATION SQUARE TO PURCHASE MICROSOFT 365 LICENSES.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City an agreement with Communication Square under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. This Ordinance shall be in full force and effect from date of passage and approval by the Mayor.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.47 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.47.

Date

Richard Ross, Mayor

ATTEST:

Tara Berreth, City Clerk



Communication Square

COMMUNICATION SQUARE

MICROSOFT LICENSING PROPOSAL & SERVICE AGREEMENT SUMMARY

DATE: April 6, 2026

PREPARED FOR: Leadership and Board of Directors, City of Osage Beach

PREPARED BY: Communication Square LLC

SUBJECT: 3-Year Basic Managed Service Plan & Microsoft GCC Licensing Agreement

1. Executive Summary

Communication Square highly values our ongoing partnership with the City of Osage Beach. We are pleased to present this formal proposal to continue providing our Basic Managed Service Plan alongside necessary Microsoft GCC Licensing.

This proposal has been specifically structured to align with the City's strategic preference for a shorter base commitment, while simultaneously locking in predictable, guaranteed pricing for potential future extensions. This ensures the City of Osage Beach maintains both operational continuity and strict financial flexibility.

2. Primary Agreement Terms (Base Term) & Financial Breakdown

Communication Square proposes the following terms and pricing structures for the initial 3-year agreement period.

Key Assumptions

The pricing detailed below incorporates the following structured assumptions, including an agreed-upon annual escalation rate for software licensing.

Assumption	Value
Annual License Escalation Rate	5.0%
O365 G1 Unit Cost (Year 1)	\$104.83
M365 G3 Unit Cost (Year 1)	\$377.39
O365 G1 Quantity	40

Communication Square LLC.

30 N Gould St, Ste 20333, Sheridan, WY 82801, United States.

Tel: +1-772-210-1040 | communicationsquare.com





Communication Square

M365 G3 Quantity	90
Basic Plan (Years 1–3)	\$5,000

Detailed Annual Pricing Breakdown

The following table outlines the exact annual expenditure for both the Microsoft GCC Licenses and the Basic Managed Service Plan over the initial 3-year term.

Item	Quantity	Unit Cost (Year 1)	Year 1	Year 2	Year 3	Total
Office 365 G1 GCC Licenses	40	\$104.83	\$4,193.20	\$4,402.86	\$4,623.00	**\$13,219.06**
Microsoft 365 G3 GCC Licenses	90	\$377.39	\$33,965.10	\$35,663.36	\$37,446.52	**\$107,074.98**
Total License Cost			\$38,158.30	\$40,066.22	\$42,069.53	\$120,294.04
Basic Managed Service Plan	-	-	\$5,000.00	\$5,000.00	\$5,000.00	**\$15,000.00**
GRAND TOTAL			\$43,158.30	\$45,066.22	\$47,069.53	\$135,294.04

This total covers the comprehensive managed IT services and licensing outlined for the full 36-month period, ensuring overall budget stability for the City of Osage Beach.

3. Optional Term Extensions (Years 4 and 5)

To accommodate the City's request for structural flexibility within its authorizing ordinance, Communication Square formally grants the City of Osage Beach the option to extend this agreement beyond the initial 3-year term.

- **Extension Options:** The City of Osage Beach shall have the authority to extend the agreement for an additional one (1) or two (2) years (representing Year 4 and Year 5 of the partnership).

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Communication Square

- **Pricing Guarantee:** Should the City elect to exercise these optional extension years, Communication Square agrees to cap the price increase for the Basic Managed Service Plan at a maximum of **five percent (5%)** over the previous year's rate.
- **Execution:** These extensions are strictly optional and may be exercised at the City's discretion based on the City's financial and operational needs at the conclusion of the initial 3-year base term.

4. Acceptance and Authorization

This document serves as the official written confirmation of the terms negotiated between Communication Square and the City of Osage Beach leadership. By incorporating these terms into the City's ordinance, both parties acknowledge the framework for the initial 3-year term and the subsequent optional extension years.

For Communication Square LLC

Name: Aliha Khan

Title: Proposal Specialist

Date: April 6, 2026

For City of Osage Beach (Upon Board Approval):

Name:

Title:

Date:

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- Home
- Copilot
- Users
- Teams & groups
- Billing
 - Purchase services
 - Your products
 - Licenses
 - Bills & payments
 - Billing accounts
 - Payment methods
 - Billing notifications
 - Pay-as-you-go
 - Cost Management
- Setup
- Admin centers
 - All admin centers
- Customize navigation
- Show all

Home > Your products

Your products

Learn more about the new billing experience

Products MPSA products Volume licensing Benefits Hardware

These are products owned by your organization that were bought from Microsoft and others. Select a product to manage product and billing settings or assign licenses. To see all of the products your organization owns, use filters to change your view.

Billing account view

Products connected to 0a873d05-3bb4-556d-4a04-1ccc251e7833ed38ae89-c40d-4c43-9a42-86872e87f7d5_2018-09-30 (MCA)
[Change billing account](#)

Add more products Export to CSV Refresh

2 items

Search

Filters: Subscription status: Active, Pending, Expired, +1 Billing profile: All Add filter Reset all

	Product name ↑	Assigned licenses	Purchased quantity	Available licenses	Subscription status	Renewal or expiratio...	Billing profile	Purchase channel	Product type	Pricing
☐	Microsoft 365 G3 (Governmental Community Cloud Pricing)	90	90	3	Active	6/30/2026	TD SYNnex (Stellr US)	Commercial direct	License-based	Paid
☐	Office 365 G1 (Governmental Community Cloud Pricing)	39	40	2	Active	6/30/2026	TD SYNnex (Stellr US)	Commercial direct	License-based	Paid

Help & support

Give Feedback

Answers to common questions about Microsoft 365 commercial pricing and packaging updates can be found [here](#).

Commercial Pricing Update: Details of the new pricing (as of July 1, 2026, in USD) for commercial customers are provided in the tables below. Please note: This pricelist pricing is subject to change and may vary by country and currency. To learn more about these changes, please refer to the [official announcement](#).

Enterprise suites

Suites with Teams Effective July 1, 2026			Suites without Teams Effective July 1, 2026		
SKU	% change	Old Price New Price	SKU	% change	Old Price New Price
Office 365 E1	--	\$10.00	Office 365 E1 (no Teams)	--	\$6.79
Office 365 E3	13%	\$23.00 \$26.00	Office 365 E3 (no Teams)	14%	\$14.45 \$17.45
Office 365 E5	8%	\$30.00 \$41.00	Office 365 E5 (no Teams)	10%	\$29.45 \$32.45
Microsoft 365 E3	8%	\$36.00 \$39.00	Microsoft 365 E3 (no Teams)	11%	\$27.45 \$30.45
Microsoft 365 E5	5%	\$57.00 \$60.00	Microsoft 365 E5 (no Teams)	6%	\$40.45 \$51.45

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Madeline Moon, Human Resources Director

Agenda Item:

Bill 26-49 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103, Adopting the 2026 Annual Operating Budget, approving the modification of the FY2026 Employee Pay Plan for certain administrative positions. *First Reading.*

Requested Action:

First Reading of Bill #26-49

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 amendment will be next

Budget Line Information (if applicable):

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
10-21-71100 Economic Development Salaries	\$76,297	\$93,413
10-03-711000 City Administrator Salaries	\$299,385	\$282,269

Department Comments and Recommendation:

The HR and City Administration Departments conducted a review of the Marketing & Development Director (MDD), Public Information Officer (PIO), and Recreation Specialist positions following recent turnover in the MDD and PIO role. This evaluation identified notable overlap in the Recreation Specialist's duties, resulting in operational redundancy and a subsequent request for elimination of that position.

With this adjustment, the City has an opportunity to better align staffing with current marketing, public outreach, and event coordination priorities. Reclassifying the Public Information Officer position to Marketing & Events Coordinator will more accurately reflect the responsibilities needed to support citywide marketing initiatives and community engagement efforts.

Staff also reviewed the Marketing & Development Director position following recent turnover. With continued growth in community development, new construction, and project activity, the City requires strong leadership to support its marketing, development coordination, and community engagement efforts. To better align with the City's mission of providing high-quality services, fostering a supportive environment for residents and businesses, and maintaining Osage Beach as a premier destination, we would recommend elevating the Marketing & Development Director position from Pay Plan Level 11 to Level 12. This adjustment will help attract a qualified, long-term candidate who can effectively guide these expanding initiatives.

Proposal:

1. The HR department recommends reclassifying the Public Information Officer (PIO) position to Marketing & Events Coordinator. This reclassification more accurately reflects the scope of work necessary to support the City's marketing strategy, event coordination efforts, and community engagement objectives. The position would remain in Pay Plan Level 9.

The proposed Marketing & Events Coordinator position will:

- Continue to manage essential public communication and outreach functions.
- Lead and coordinate municipal events and associated logistics.
- Develop and implement marketing strategies to promote City programs, activities, and initiatives.
- Support interdepartmental collaboration to ensure consistent and effective public messaging.

This reclassification will be accomplished without increasing the total number of authorized full-time positions and will not require additional budget allocation, as is made possible through the proposed elimination of the Recreation Specialist role.

2. The HR department recommends eliminating the position of the Recreation Specialist. This will result in one less full-time equivalent position within the Parks & Recreation Department.
3. The HR department recommends elevating the Marketing & Development Director position from Pay Plan Level 11 to Pay Plan Level 12. This adjustment reflects increased community development activity, rising construction and project demands, and the need for strong leadership in marketing, development

coordination, and community engagement efforts. The pay plan adjustment is intended to improve recruitment competitiveness and attract a qualified, long-term candidate capable of supporting the City's expanding initiatives.

The elimination of the Recreation Specialist position results in salary savings that will help offset the increased cost associated with elevating the Marketing & Development Director position from Pay Plan Level 11 to Level 12. These savings will support the proposed pay plan adjustment while maintaining the overall personnel budget balance, as the Recreation Specialist position is not being replaced.

	Municipality	County	MML Region	Population	B
By Population 4,000- 6,000	North Kansas City	Clay	Westgate	4467	\$ 80,4
	Osage Beach	Miller/Camden		5123	\$ 40,2
	Osage Beach	Miller/Camden		5123	\$ 40,2
	Salem	Dent	South Central	4608	\$ 17,3
	Ashland	Boone	Central	4747	\$ 8,6
	Lamar	Barton	Southwest	4266	\$ 1
By Budget \$35M- \$40M	Warrensburg	Johnson	Central	19337	\$ 35,4
	Washington	Franklin,Warren	Metro East	14500	\$ 36,9
	Osage Beach	Miller/Camden		5123	\$ 40,2
	Osage Beach	Miller/Camden		5123	\$ 40,2
By FTE's 120-130	Ferguson	St. Louis	Metro East	18527	\$ 18,6
	Harrisonville	Cass	Westgate	10121	\$ 44,0
	Osage Beach	Miller/Camden		5123	\$ 40,2
	Osage Beach	Miller/Camden		5123	\$ 40,2

Requested Action

I would request and support approval of the budget amendment as presented to support the staffing reclassification, position elimination, and Marketing & Development Director pay plan adjustment.

City Attorney Comments:

Per City Code 110.230, Bill 26-49 is in correct form.

City Administrator Comments:

This change results in approximately \$49,000 in savings for the current fiscal year and approximately \$46,000 in future years. I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 25.103, ADOPTING THE 2026 ANNUAL OPERATING BUDGET, APPROVING THE MODIFICATION OF THE FY2026 EMPLOYEE PAY PLAN FOR CERTAIN ADMINISTRATIVE POSITIONS.

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

Section 1. That the 2026 Annual Operating Budget adopted as Ordinance No. 25.103 is hereby modified as follows:

Pay Level 7
~~Recreation Specialist~~

Pay Level 9
~~Public Information Officer~~
Marketing & Events Coordinator

Pay Level 11
~~Marketing & Development Director~~

Pay Level 12
Marketing & Development Director

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 remains in full force and effect.

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.49 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes: Nays: Abstain: Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.49.

Richard Ross, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

**City of Osage Beach
FY2026 Operating Budget**

Employee Pay Plan

Level	Pay Range	Position	Level	Pay Range	Position		
6	\$33,452 - \$48,505	Airport Technician	10	\$57,337 - \$86,005	Ambulance Supervisor		
		Facilities Custodian			Dispatch Supervisor		
		Evidence Custodian			Public Works Crew Leader - Sewer		
		Park Technician I			Public Works Crew Leader - Trans		
		Records Clerk			Public Works Crew Leader - Water		
7	\$38,470 - \$55,781	Accounts Payable/Payroll Clerk	11	\$64,645 - \$100,200	Accounting Specialist		
		Accounts Receivable Clerk			Systems Administrator		
		Court Clerk			Detective		
		Dispatcher			Police Corporal		
		Department Secretary			City Clerk (Appointed Official)		
		Emergency Medical Technician (EMT)	City Planner (Appointed Official)				
		Human Resources Coordinator	Human Resources Director				
		Park Technician II	Parks and Recreation Manager				
		Public Works I - Sewer	Sewer Superintendent				
		Public Works I - Trans	Transportation Superintendent				
		Public Works I - Water	Water Superintendent				
		Utility Locator	Project Manager				
		Recreation Specialist	Police Sergeant - Detective				
		Billing Clerk	Police Sergeant - Patrol				
		IT Support Specialist	12	\$74,342 - \$115,230	Airport Manager		
8	\$43,356 - \$65,033	Deputy Clerk			Building Official (Appointed Official)		
		Administrative Assistant			IT Director		
		Lead Dispatcher			Police Lieutenant		
		Paramedic			Marketing & Development Director		
		Park Technician III	None				
		Public Works II - Sewer	14	\$96,427 - \$154,283	Assistant City Administrator		
		Public Works II - Trans	Police Chief (Appointed Official)				
		Public Works II - Water	Public Works Director (Appointed Official)				
		9	\$49,858 - \$74,788	Building Inspector	15	\$110,890 - \$177,424	City Treasurer (Appointed Official)
				Construction Inspector	16	\$127,525 - \$204,039	City Administrator (Appointed Official)
GIS Technician	City Attorney (Appointed Official)						
Marketing & Events Coordinator	Notes: 1) City Code Section 125.050 Pay and Compensation establishes the Classification and Compensation System. Review is annually, stating all positions are reviewed periodically. FY2026 Pay Plan effective January 1, 2026. 2) Pay Plan Levels begin at Level 6; no structure for Levels 1 - 5. 3) No positions are outlined for Levels 13. 4) Added Positions , Positions with +1 Level Movement , Title Change, Eliminated						
Public Information Officer							
Police Analyst							
Public Works III - Sewer							
Public Works III - Trans							
Public Works III - Water							
Police Officer							

Marketing & Events Coordinator

Job Description



General

The Marketing & Events Coordinator supports the City's communication, marketing, and community engagement efforts by creating content, managing digital channels, and coordinating City events and outreach activities. The role ensures information is accurate, consistent, and on brand while working with departments to keep residents and stakeholders informed. This position also supports the City's sponsorship program and contributes to broader community engagement and initiatives.

Supervision Received

The Marketing & Events Coordinator is responsible to and held accountable by the Marketing & Development Director.

Examples of Essential Duties

The following examples are meant to be illustrative only and are not intended to be all-inclusive:

Social Media Coordination

- Plan and execute a monthly content calendar highlighting City services, community stories, and department updates.
- Capture original photography, short-form video, and written content.
- Monitor comments and messages and route inquiries to the appropriate departments.
- Track and review platform performance and digital engagement and apply insights to improve future content, communication strategies, increase engagement and grow audience reach. Support promotion of City events through coordinated content and campaign execution following the City's brand guidelines, logo usage, color standards and communication tone.
- Provide on-site digital documentation support at City events (i.e. live posting, photography, logistics coordination, etc.)
- Assist the Marketing & Development Director during crisis or emergency situations including weather events, service disruptions, etc.
- Ensure all digital communications meet ADA digital accessibility standards.

Website & Digital Presence

- Maintain and update city website content to ensure accuracy across all departments.
- Promote awareness and understanding of City services, policies, projects, and issues.
- Audit website copy for clarity, accessibility, and Search Engine Optimization (SEO) best practices.
- Monitor and update third-party listings (e.g., Google Business Profiles) for accuracy.

Graphic Design

- Serve as the primary in-house design resource for the City.
- Create marketing materials, digital assets, presentations, and social graphics following the City's brand guidelines, logo usage, color standards and communication tone.
- Develop templates for departments to ensure consistent visual standards.

- Translate complex information into clear visual formats (infographics, summaries, scorecards).

Events & Program Coordination

- Organize, facilitate, and deliver City-led programs and projects including City-led annual and special events, meetings, community forums, and other activities with the oversight and input of the Marketing & Development Director, including coordinating event budgets and tracking associated expenses.
- Coordinate event vendors, volunteers and service providers including scheduling, contracting and on-site direction.
- Work closely with City staff to plan event location preparations and coordinate support staffing for City programming.
- Facilitate ideas to improve event participation and visibility.
- Market sponsorship program to community sponsors and manage ongoing contributors.

Internal Department Support

- Coordinate with departments to gather updates, announcements, and content needs.
- Assist in preparing and distributing internal and external communication materials.
- Maintain a centralized content pipeline to support ongoing communication efforts.

Reporting & Coordination

- Initiate regular and frequent communication with department heads to collect performance data.
- .
- Manage timelines and follow-ups to ensure timely completion.
- Format and organize data into clear, visually engaging reports for leadership and public use.

Other duties as assigned

Knowledge, Skills, and Abilities

Technical Skills

- Working proficiency in Adobe Creative Suite or strong capability in Canva or similar tools.
- Experience with Content Management System (CMS) platforms (WordPress, CivicPlus, or similar) for website updates.
- Experience managing social media platforms including Facebook, Instagram, and LinkedIn.
- Photography and video capture/editing skills for digital content.
- Ability to turn data and updates into clear, easy-to-understand visuals.

Core Competencies

- Strong visual judgment in layout, typography, and presentation.
- Ability to manage multiple deadlines and follow up with departments to gather needed information.
- Comfortable shifting between office work and on-site event coordination.
- Ability to plan and coordinate City events, manage logistics and staffing needs, and support smooth on-site execution across a variety of programs and community activities.
- Strong writing and proofreading skills for social, web, and general communications.
- Self-starter with the ability to work independently and follow through on tasks.

Qualifications

Minimum Qualifications

- Bachelor's Degree in Marketing, Graphic Design, Communications, or a related field
or
- 2 to 4 years of professional experience in marketing, communications, digital content creation, graphic design, or event coordination
or
- Any combination of education, training, and/or experience which would qualify for the position including a portfolio demonstrating experience in graphic design, social media content, and professional layout

Preferred Qualifications

- 3+ years of experience in municipal communications, public-sector marketing, or community event coordination
- Demonstrated experience coordinating community events or sponsorship programs
- Proficiency with Adobe Creative Suite and Content Management System (CMS) platforms (e.g., CivicPlus, WordPress)
- Portfolio showcasing design, photography, video, and digital content work

Physical Requirements

While performing the duties of this job, the employee is frequently required to sit and talk or hear; use hands to operate, lift, grasp, carries, pushes and pulls 25 pounds. Specific vision abilities required include close vision and the ability to adjust focus. The position requires ability to operate a keyboard and view computer screens for an extended period of time. Sight, hearing, speech, frequent lateral mobility, lifting items above head, stooping and bending, mentally analyze a situation, solve problems, and make decisions under pressure in area of responsibility; may work a varied schedule including some evenings and weekends; must be able to move between City locations to capture photo and video content; may be subject to pre-employment drug testing; may be exposed to extreme weather conditions, dust and/or pollen.

Marketing & Development Director



Job Description

General

Under general supervision of the City Administrator and Assistant City Administrator, the Marketing & Development Director proactively shapes how the City is experienced, communicated, marketed and developed to enhance economic growth and quality of life in our community. This is a dual-focused position that integrates both economic & community development leadership with provided guidance for the City's public-facing communication, marketing and brand strategy. They will engage with companies to create a positive business environment conducive to growth and expansion in the City. They will conduct outreach visits, build and maintain ongoing relationships and assist with the completion of economic development and business expansion and retention deals. This position serves as the main point of contact for and liaison between the City and various business organizations and associations along with managing and coordinating the City's brand, messaging and outreach. This position may require a considerable amount of time in the field carrying out principal responsibilities and out of the area and/or state travel.

Supervision Received

The Marketing & Development Director is responsible to and held accountable by the City Administrator and Assistant City Administrator.

Supervision Exercised

The Marketing & Development Director oversees the Marketing & Events Coordinator.

Examples of Essential Duties

The following examples are meant to be illustrative only and are not intended to be all-inclusive:

- Will serve as the primary staff member charged with positively promoting and advocating for the consistent attraction, retention and expansion of tourism and businesses to Osage Beach to create jobs, improve the local economy, and enhance our community experience for everyone who lives, works and visits.
- Will develop and execute an annual economic development strategic plan, with specific goals, objectives and a detailed budget as well as serve as the authority on information, resources, benefits and programs related to development, redevelopment and revitalization in our community. Track, measure and report progress on key economic development and marketing initiatives.

- Will plan, schedule, coordinate and attend special events (Bike Fest, Veteran's Parade, Jeep Invasion, fishing tournaments, etc.), activities and projects to promote the Lake community. Projects may include:
 - assembly of parcels,
 - creation and implementation of revitalization tools,
 - preparation of RFPs and evaluation of their responses,
 - and marketing/communication activities.
- Will serve as liaison and partner with various business owners, associations and organizations including but not limited to:
 - The Lake Area Chambers,
 - Lake of the Ozarks Regional Economic Development Council (LOREDC),
 - Council of Local Governments,
 - Convention and Visitor's Bureau (CVB),
 - Missouri Economic Development Council
 - Missouri Department of Economic Development (DED)
 - Local schools
 - and other boards/commissions/committees as assigned.
- Responsible for familiarizing public officials, retailers, developers, community groups, the public and others with the methods and orientation of development efforts while engaging with them in a professional manner to promote local and regional public-private partnerships and diversity.
- Continually build relationships with critical team players to assist current and incoming businesses and developments with their individual challenges and barriers to growth. This may include:
 - assisting in coordinating new construction with the building department;
 - workforce development with the surrounding schools;
 - addressing the populous' concerns regarding housing, school, and daycare options.
- Maintain market and community data to report statistics such as economic analysis, market trends, available vacant spaces, business expansions, job creation, new businesses, income information, traffic counts, available utilities, etc.
- Prepare and manage budgets for marketing, communications and economic development programs as well as monitor expenditures and ensure purchasing policy compliance.
- Oversee the Marketing & Events Coordinator and collaborate to set the overall marketing, communications and community development strategy for the City. This oversight includes but is not limited to:
 - Coordinates and directs media relations, press releases, public-facing communication, and high visibility issues and social media strategy.
 - Oversee all digital platforms and content to ensure alignment with branding and communication priorities including content direction, consistency, quality, timeliness and accuracy.

- Serves as the communications lead during crises or emergency situations, coordinating with administration, public safety and other departments to ensure timely, accurate and accessible public messaging.
- Establish performance expectations, conduct evaluations and provide professional development opportunities.
- Oversee and provide approval for content calendars, messaging priorities and visual standards.
- Provide strategic oversight, collaboration and delegation for events and communication duties.
- Coordinate with the City Attorney to review development agreements and contracts as well as promote tax-incentive programs including but not limited to TIFs, CIDs, TDDs, 353 programs and Chapter 100.
- Coordinate with the City Planner to find suitable properties and provide leadership in the development and implementation of short- and long-range plans and policies related to business attraction and retention, redevelopment, future development and housing diversity.
- Responsible for updating and designing a variety of promotional/marketing/outreach materials for the purposes of business development, attraction, and retention. This may include:
 - Using Canva, Adobe Creative Cloud, etc. to design government to business print and electronic marketing materials and campaigns for key industry and business stakeholders;
 - Writing profiles, website content, articles, fliers and other publications in a clear and concise style;
 - Strategically deploying content to successfully leverage national, regional and local connections and networks for future growth opportunities.
 - Will create marketing presentations, conduct tours, meet new and existing business representatives, and respond to businesses interested in relocating or expanding within the City.
 - May also do presentations to the Board of Aldermen and other community groups/commissions as necessary.
- Will perform other duties as assigned by the City Administrator and Assistant City Administrator.

Knowledge, Skills, and Abilities

- Knowledge of principles, procedures, and strategies of economic development within a government environment (i.e., demographic economic trends; growth forecasting; research, data, and trend analysis capabilities as they relate to economic development, etc.).
- Knowledge of marketing design to effectively communicate our communities brand identity and promote brand awareness through a variety of marketing materials, both print and digital.
- Knowledge of social media and digital advertising tools, methods, trends and industry standards including Google Analytics, best search engine optimization practices, targeting/retargeting and geotargeting/geofencing campaigns.

- High-level verbal and written communication skills with strong evidence of public speaking and presentation skills; further ability with public relations and copy writing ability preferred.
- Strong relationship building and interpersonal skills indicating an ability to communicate effectively with a wide array of constituent groups, providing group facilitation and mediation as necessary across departments and stakeholders.
- Project and event management experience with an emphasis on an ability to work with high level government officials.
- Strong organizational skills with an expert ability to multitask and prioritize projects utilizing a high-level of problem solving and decision-making in a fast-paced, fluid environment.
- Projects and assignments are completed on time while still meeting schedule commitments and other deadlines.
- Strong ability to conduct themselves in a clear and professional demeanor with a diverse class of people ranging from staff, the public, officials, business owners, developers, etc. in all methods of communication.
- Ability to work effectively with city policymakers and department directors, including the assessment and resolution of problems and setting of priorities.
- Ability to analyze data and translate insights into action.
- Knowledge of legal and ethical considerations related to communications including privacy laws, copyright regulations and government transparency requirements.
- Produce completed work using Microsoft Word, Excel, PowerPoint, Outlook, etc. at an intermediate to advanced skill level.

Minimum Qualifications

- Graduation from a four-year college or university with major course work in Marketing, Communications, Economic Development, Business, Public Administration, or related field.
 - Master's Degree preferred.
 - Economic development certifications preferred.
 - Three to five years of experience in public sector economic development, marketing, communications, community development or re-development/revitalization is required.
- or
- Any combination of education, training, and/or experience which would qualify for the position as decided by the City Administrator.

Physical Requirements

While performing the duties of this job, the employee is frequently required to sit and talk or hear; use hands to operate, lift, grasp, carries, pushes and pulls 25 pounds. Specific vision abilities required include close vision and the ability to adjust focus. The position requires the ability to operate a keyboard and view computer screens for an extended period of time. Sight, hearing, speech, frequent lateral mobility, lifting items above head, stooping and bending, mentally analyze a situation, solve problems, and make decisions under pressure in area of responsibility; may work a varied schedule including some evenings

and weekends; may be subject to pre-employment drug testing; may be exposed to extreme weather conditions, dust and/or pollen.

City of Osage Beach
Agenda Item Summary

Date of Meeting: April 16, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Madeline Moon, Human Resources Director

Agenda Item:

Bill 26-50 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 25.103 Adopting the 2026 Annual Operating Budget, requesting a transfer of funds to increase personnel expenditures within the Economic Development Salaries. *First Reading.*

Requested Action:

First Reading of Bill #26-50

Ordinance Referenced for Action:

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

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
10-03-711000 City Administrator Salaries	\$299,385	\$282,269
10-21-711000 Economic Development Salaries	\$76,297	\$93,413

Department Comments and Recommendation:**Overview:**

Following the approval of the staffing-related budget amendment, a budget transfer is required to correctly allocate personnel funds between the City Administrator and Economic Development salary accounts. This ensures the revised staffing structure and pay plan adjustments are properly reflected in departmental budgets.

Proposal:

To align personnel funding with the reclassification of the PIO position and the pay plan adjustment of the Marketing & Development Director, staff requests the following transfer:

- Transfer From: 10-03-711000 City Administrator Salaries
- Transfer To: 10-21-711000 Economic Development Salaries

Requested Action:

I would request and support approval of the budget transfer as outlined.

City Attorney Comments:

Per City Code 110.230, Bill 26-50 is in correct form.

City Administrator Comments:

This change results in approximately \$49,000 in savings for the current fiscal year and approximately \$46,000 in future years. I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 25.103 ADOPTING THE 2026 ANNUAL OPERATING BUDGET, REQUESTING A TRANSFER OF FUNDS TO INCREASE PERSONNEL EXPENDITURES WITHIN THE ECONOMIC DEVELOPMENT SALARIES.

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

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

	Original Item	Amended Item
10-21-711000 Economic Development Salaries	\$ 76,297	\$ 93,413
10-03-711000 City Administrator Salaries	\$ 299,385	\$ 282,269

Section 2. In all other respects the 2026 Annual Operating Budget adopted in Ordinance No. 25.103 remains in full force and effect.

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 26.50 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 26.50.

Richard Ross, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

**City of Osage Beach
FY2026 Operating Budget**

Employee Pay Plan

Level	Pay Range	Position	Level	Pay Range	Position
6	\$33,452 - \$48,505	Airport Technician	10	\$57,337 - \$86,005	Ambulance Supervisor
		Facilities Custodian			Dispatch Supervisor
		Evidence Custodian			Public Works Crew Leader - Sewer
		Park Technician I			Public Works Crew Leader - Trans
		Records Clerk			Public Works Crew Leader - Water
7	\$38,470 - \$55,781	Accounts Payable/Payroll Clerk	11	\$64,645 - \$100,200	Accounting Specialist
		Accounts Receivable Clerk			Systems Administrator
		Court Clerk			Detective
		Dispatcher			Police Corporal
		Department Secretary			City Clerk (Appointed Official)
		Emergency Medical Technician (EMT)	City Planner (Appointed Official)		
		Human Resources Coordinator	Human Resources Director		
		Park Technician II	Parks and Recreation Manager		
		Public Works I - Sewer	Sewer Superintendent		
		Public Works I - Trans	Transportation Superintendent		
		Public Works I - Water	Water Superintendent		
		Utility Locator	Project Manager		
		Recreation Specialist	Police Sergeant - Detective		
		Billing Clerk	Police Sergeant - Patrol		
		IT Support Specialist			
8	\$43,356 - \$65,033	Deputy Clerk	12	\$74,342 - \$115,230	Airport Manager
		Administrative Assistant			Building Official (Appointed Official)
		Lead Dispatcher			IT Director
		Paramedic	Police Lieutenant		
		Park Technician III	Marketing & Development Director		
		Public Works II - Sewer			
		Public Works II - Trans			
		Public Works II - Water			
9	\$49,858 - \$74,788	Building Inspector	13	\$85,492 - \$132,514	None
		Construction Inspector	14	\$96,427 - \$154,283	Assistant City Administrator
		GIS Technician			Police Chief (Appointed Official)
		Marketing & Events Coordinator			Public Works Director (Appointed Official)
		Public Information Officer	15	\$110,890 - \$177,424	City Treasurer (Appointed Official)
		Police Analyst	16	\$127,525 - \$204,039	City Administrator (Appointed Official)
		Public Works III - Sewer			City Attorney (Appointed Official)
		Public Works III - Trans	Notes: 1) City Code Section 125.050 Pay and Compensation establishes the Classification and Compensation System. Review is annually, stating all positions are reviewed periodically. FY2026 Pay Plan effective January 2026. 2) Pay Plan Levels begin at Level 6; no structure for Levels 1 - 5. 3) No positions are outlined for Levels 13. 4) Added Positions , Positions with +1 Level Movement , Title Change, Eliminated		
		Public Works III - Water			
		Police Officer			