

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

September 3, 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 time is for comments on items **not** tied to a public hearing. In-person speakers have **three minutes**, and time cannot be shared.

You may also email comments to the City Clerk at tberreth@osagebeach.org by **10:00 a.m.** on meeting days.

The Board will not act on items that are not on the agenda and may direct staff to follow up later. We appreciate your input.

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

SERVICE AWARD

- A. Presentation — Sgt. Joel Shelton — 20 years of service

APPROVAL OF CONSENT AGENDA

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

- ▶ Minutes of Board of Aldermen meetings:
August 17, 2026 Special Meeting & August 20, 2026 Regular Meeting
- ▶ Bills List for September 3, 2026

UNFINISHED BUSINESS

- A. Bill 26-89 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a construction contract with Parking Lot Maintenance LLC for the Grand Glaize - Osage Beach Airfield Pavement Maintenance Project in an amount of Six Hundred Eighty Thousand Two Hundred Forty-Three Dollars and Fifteen Cents (\$680,243.15). *Second Reading.*
- B. Bill 26-90 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 110 of the Code of Ordinances to clarify the authority of members of the Board of Aldermen to introduce legislation and to establish procedures for the administrative review and processing of proposed ordinances and resolutions. *Second Reading.*

NEW BUSINESS

- A. Proclamation authorizing the Mayor to proclaim September 17 through 23, 2026 as Constitution Week.
- B. Public Hearing - Special Use Permit Case 419: Gage M. Erickson is Requesting a SUP to construct a Single-Family Dwelling in a Commercial Zone.
- C. Motion to approve the Special Use Permit Case 419: Gage M. Erickson is Requesting a SUP to construct a Single-Family Dwelling in a Commercial Zone.
- D. Bill 26-94 - An ordinance of the City of Osage Beach, Missouri, amending Section 125.120 Attendance and Leaves of the City Code as set forth. *First Reading.*
- E. Bill 26-95 - An ordinance of the City of Osage Beach, Missouri, approving and accepting Change Order #1 with Thomas Construction for the Water & Sewer Service Line Replacement in an amount of \$9,519.99. ***First & Second Reading***
- F. Resolution 2026 - 22 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for approving a budget amendment for Fiscal Year 2026 to increase appropriations for Building Department Professional Services.
- G. Motion to approve the 2027 Boards and Commissions Meeting Calendar
- H. Motion to Approve appointment(s) by Mayor Ross to the Lakeport Oasis CID and TDD Board

STAFF COMMUNICATIONS

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

ADJOURN

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

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

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

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

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
July 28, 2026

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Special Meeting on Monday August 17, 2026, at 6:30 p.m. The following were present in person: Mayor Richard Ross, Alderman Justin Hoffman, Alderman Kevin Rucker, Alderman Bill Mackay, Alderman Stephen George and Alderman Bob O' Steen. Via Zoom Alderman Rebecca Collins, City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Additional staff in attendance = Karri Bell/City Treasurer

NEW BUSINESS

Bill 26-91 - An ordinance approving a Redevelopment Agreement in connection with the Osage Beach Marketplace Tax Increment Financing Redevelopment Plan. *First Reading*

Discussion was held regarding Section 4.4(e), Interest on Reimbursable Redevelopment Project Costs, and Section 5.5, Waiver, in the Redevelopment Plan. The Board elected to wait until the second reading to allow additional time for the developer to review these sections and provide feedback.

Alderman Hoffman made a motion to approve the first reading of Bill 26-91. This motion was seconded by Alderman O'Steen. Via Zoom Aldermen Collins. Motion passes 5 "Ayes" and 1 "Nay".

Alderman Hoffman made a motion the adjourn at 6:55 p.m. This motion was seconded by Alderman O'Steen. Via Zoom Aldermen Collins Motion passes with voice vote.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:55 pm. I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of the proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on August 17, 2026, and approved September 3, 2026.

Tara Berreth/City Clerk

Richard Ross/Mayor

MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
August 20, 2026

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday on August 20, 2026, at 5:30PM. The following were present in person: Mayor Richard Ross, Alderman Justin Hoffman, Alderman Rebecca Collins, Alderman Kevin Rucker, Alderman Stephen George, Alderman Bob O'Steen and Alderman Bill Mackay. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Appointed and Management staff present: Interim Assistant City Administrator April White, Interim Attorney Todd Miller, Police Chief Todd Davis, Public Works Director Jeff Fisher, City Planner Cary Patterson, City Treasurer Karri Bell, Parks and Rec Manager Eric Gregory, HR Director Maddy Moon.

CITIZEN'S COMMUNICATIONS

No Citizen Communications

APPROVAL OF CONSENT AGENDA

Alderman Mackay made a motion to approve the consent agenda as presented. This motion was seconded by Alderman George. Motion passed with a unanimous voice vote.

FINANCIAL UPDATE

Overall revenues for July totaled \$217 million, which is 21% above the year-to-date target.

Expenditures for the month were \$15.4 million, coming in 36% below year-to-date expenditure projections.

Sales tax revenue is 7.3% higher than July of last year and 16% above monthly budget projections.

The General Fund is performing strongly, coming in 8.9% above year-to-date projections and 6.4% higher than the same period in 2025.

UNFINISHED BUSINESS

Bill 26-78 - An ordinance of the City of Osage Beach, Missouri, creating a new article and section within Chapter 405; Article VI-B Data Center and Colocation Facilities; Section 405.587: Data Center and Colocation Facilities; and additions to Section 405.020: "Definitions" as set forth. *Second Reading.*

Alderman Rucker made a motion to approve the second reading of Bill 26-78. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 26-78 and to pass the same into ordinance: "Ayes" Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O'Steen and Alderman Mackay. Bill 26-78 passed and was approved as Ordinance 26.78.

Bill 26-82 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Utilis Inc DBA Asterra for the Osage Beach Leak Survey in an amount of \$46,500.00. *Second Reading.*

Alderman Collins made a motion to approve the second reading of Bill 26-82. This motion was seconded by Alderman George. A roll call was taken to approve the second and final reading of Bill 26-82 and to pass the same into ordinance: "Ayes" Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O'Steen and Alderman Mackay. Bill 26-82 passed and was approved as Ordinance 26.82.

Bill 26-84 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 125 Human Resources System (Personnel) Rules and Regulation; Section 125.160 Separation from Services as set forth. *Second Reading.*

Alderman George made a motion to approve the second reading of Bill 26-84. This motion was seconded by Alderman Mackay. A roll call was taken to approve the second and final reading of Bill 26-84 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-84 passed and was approved as Ordinance 26.84.

Bill 26-86 - An ordinance of the City of Osage Beach, Missouri, adding to Section 405.670; Section 405.670: D. Exceptions. to the City code as set forth. *Second Reading.*

Alderman Hoffman made a motion to approve the second reading of Bill 26-86. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 26-86 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-86 passed and was approved as Ordinance 26.86.

Bill 26-87 - An ordinance of the City of Osage Beach, Missouri, amending Section 405.430 Minimum Dimensional Requirements of the City Code as set forth. *Second Reading.*

Alderman Collins made a motion to approve the second reading as amended of Bill 26-87. This motion was seconded by Alderman O’Steen. A roll call was taken to approve the second and final reading of Bill 26-87 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-87 passed and was approved as Ordinance 26.87.

Bill 26-88- An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotional efforts to support Operation Freedom Exchange for the Lake of the Ozarks Jeep Invasion in an amount of \$5,000.00. *Second Reading.*

Alderman O’Steen made a motion to approve the second reading of Bill 26-88. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 26-88 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-88 passed and was approved as Ordinance 26.88.

Bill 26-91 - An ordinance approving a Redevelopment Agreement in connection with the Osage Beach Marketplace Tax Increment Financing Redevelopment Plan. *Second Reading*

Alderman Collins made a motion to amend the Bill 26-91 by revising

Section 4.4(e) of Exhibit A to read as follows:

- (e) The City may, ~~at the City’s cost~~ **at the Developer’s cost and approval**, engage a consultant to assist in the performance of its duties under this Section and the Developer shall fully cooperate with any reasonable request of such consultant. **Any amount paid by the Developer pursuant to this subsection shall constitute a Developer-Paid City Administrative Cost.**

Section: 5.5 Waiver.

Notwithstanding the foregoing, the Board of Aldermen may, in its sole discretion, waive any of the requirements and/or conditions to the issuance of the TIF Obligations as set forth in Article V.

This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 26-91 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Amendment passed unanimously.

Alderman George made a motion to approve the amended second reading of Bill 26-91. This motion was seconded by Alderman Collins. A roll call was taken to approve the second and final reading of Bill 26-91 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-91 passed and was approved as Ordinance 26.91.

NEW BUSINESS

Motion to elect President of the Board of Aldermen

Alderman Hoffman made a motion to nominate Alderman Collins as President of Board. This motion was seconded by Alderman O’Steen. Motion passed with a unanimous voice vote.

Bill 26-92 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute State Block Grant Agreement No. 26-045A-1 between the City of Osage Beach, Missouri and the Missouri Highway and Transportation Commission for the Grand Glaize Airport Pavement Project. *First and Second Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26.92. This motion was seconded by Alderman George. Motion passed with a unanimous voice vote.

Alderman Rucker made a motion to approve the second reading of Bill 26-92. This motion was seconded by Alderman Mackay. A roll call was taken to approve the second and final reading of Bill 26-92 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-92 passed and was approved as Ordinance 26.92.

Bill 26-89 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a construction contract with Parking Lot Maintenance LLC for the Grand Glaize - Osage Beach Airfield Pavement Maintenance Project in an amount of Six Hundred Eighty Thousand Two Hundred Forty-three Dollars and Fifteen Cents (\$680,243.15). *First Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26.89. This motion was seconded by Alderman Rucker. Motion passed with a unanimous voice vote.

Bill 26-90 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 110 of the Code of Ordinances to clarify the authority of members of the Board of Aldermen to introduce legislation and to establish procedures for the administrative review and processing of proposed ordinances and resolutions. *First Reading.*

Alderman Collins made a motion to approve the first reading of Bill 26.90. This motion was seconded by Alderman George. Motion passed with a unanimous voice vote.

Bill 26-93 - An ordinance of the City of Osage Beach, Missouri, extending the term of the Interim City Attorney pursuant to Section 115.110 (D) of the Osage Beach City Code. *First and Second Reading*

Alderman Rucker made a motion to approve the first reading of Bill 26.93. This motion was seconded by Alderman Hoffman. Motion passed with a unanimous voice vote.

Alderman Mackay made a motion to approve the second reading of Bill 26-93. This motion was seconded by Alderman O’Steen. A roll call was taken to approve the second and final reading of Bill 26-93 and to pass the same into ordinance: “Ayes” Alderman Collins, Alderman Rucker, Alderman Hoffman, Alderman George, Alderman O’Steen and Alderman Mackay. Bill 26-93 passed and was approved as Ordinance 26.93.

Resolution 2026-20 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for approving a budget amendment for Fiscal Year 2026 to increase appropriations for Aviation Fuel - Resale at Grand Glaize Airport.

Alderman Collins made a motion to approve Resolution 2026-20. This motion was seconded by Alderman Rucker. Motion passed with a unanimous voice vote.

Resolution 2026-21 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for approving a budget amendment for Fiscal Year 2026 to increase appropriations for Sewer Odor Control.

Alderman O'Steen made a motion to approve Resolution 2026-21. This motion was seconded by Alderman George. Motion passed with a unanimous voice vote.

Discussion - Dog Park Bathroom

The Board of Aldermen expressed opposition to the use of a mobile restroom and indicated a preference for constructing a permanent restroom facility at the dog park. They request that this option be evaluated for potential inclusion in the FY2027 budget. And possibly putting it back out to bid for a stick build.

STAFF COMMUNICATIONS

Public Works Jeff Fisher – Challenges with the paving project has been difficult needing a change order that will be coming to the Board at the next meeting.

Police Chief - Jeff Bierkhoff, new employee and two new officers that will be sworn in at 3:00 p.m. at in the Board room.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

- The Aldermen unanimously expressed appreciation for the excellent work on securing approval for the Marketplace TIF.
- Condolences to Alderman Hoffman to the loss of his mother.
- Congratulations to Alderman Collins on being nominated as Board President.

Alderman Hoffman made a motion to adjourn the meeting at 6:50p.m. This motion was seconded by Alderman George. Motion passed with a unanimous voice vote.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 6:50 pm. I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of the proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on August 20, 2026, and approved September 6, 2026.

Tara Berreth/City Clerk

Richard Ross/Mayor

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

**CITY OF OSAGE BEACH
BILLS LIST
September 3, 2026**

Bills Paid Prior to Board Meeting	\$	231,348.71
Payroll Paid Prior to Board Meeting	\$	197,894.27
SRF Transfer Prior to Board Meeting	\$	12,916.67
TIF Transfers	\$	13,019.00
Bills Pending Board Approval	\$	820,307.79
Total Expenses	\$	<u>1,275,486.44</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE	State Withholding	4,648.00
			Fed WH	12,792.23
		INTERNAL REVENUE SERVICE	FICA	9,994.93
			Medicare	2,337.48
		MISSIONSQUARE RETIREMENT	Retirement 457 Roth	124.36
			Loan Repayment	92.62
			Loan Repayment	303.83
			Loan Repayment	474.89
			Retirement 457 &	4,825.95
			Retirement 457	2,910.00
			Loan Repayments	243.90
			Loan Repayments	68.83
			Loan Repayments	248.75
			Loan Repayments	119.32
			Loan Repayments	134.46
			Loan Repayments	291.98
			Loan Repayments	164.56
			Loan Repayments	100.89
			Loan Repayments	206.90
			Retirement Roth IRA	340.00
		CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	250.00
		OPTUM BANK INC	HSA Contribution No Tax	387.28
			HSA Family/Dep. Contributi	2,668.08
			HSA Board Fam Contribution	200.00
		ONE TIME VENDOR WAYNESVILLE MUNICIPAL	OTHER AGENCY CASH BOND	300.00
			TOTAL:	44,229.24
Mayor & Board	General Fund	INTERNAL REVENUE SERVICE	FICA	435.71
			Medicare	101.89
		MISSIONSQUARE RETIREMENT	Retirement 401%	119.97
			Retirement 401	556.94
		HAMNER, GARY	JSB MTG 5/19, 6/10 & 7/21/	75.00
		OPTUM BANK INC	HSA Board Fam Contribution	300.00
			TOTAL:	1,589.51
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	12.34
			Medicare	2.89
			TOTAL:	15.23
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	328.18
			Medicare	76.75
		MISSIONSQUARE RETIREMENT	Retirement 401%	159.14
			Retirement 401	371.32
			TOTAL:	935.39
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	369.19
			Medicare	86.34
		PITNEY BOWES INC	POSTAGE MACHINE SEALER	91.29
		MISSIONSQUARE RETIREMENT	Retirement 401%	196.06
			Retirement 401	457.48
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	600.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	2,025.36
City Treasurer	General Fund	INTERNAL REVENUE SERVICE	FICA	641.34
			Medicare	149.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISSIONSQUARE RETIREMENT	Retirement 401%	287.11
			Retirement 401	776.59
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	225.00
			TOTAL:	2,117.52
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	111.62
			Medicare	26.10
		MISSIONSQUARE RETIREMENT	Retirement 401%	57.98
			Retirement 401	135.28
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	200.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	605.98
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	540.98
			Medicare	126.52
		MISSIONSQUARE RETIREMENT	Retirement 401%	283.15
			Retirement 401	660.66
		WEX INC	BLDG DEPT FUEL	231.50
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	350.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	225.00
			TOTAL:	2,417.81
Building Maintenance	General Fund	AMEREN MISSOURI	CH SVC 7/15-8/13/26	6,964.54
		INTERNAL REVENUE SERVICE	FICA	101.10
			Medicare	23.65
		MISSIONSQUARE RETIREMENT	Retirement 401%	53.61
			Retirement 401	125.10
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	7,343.00
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	700.08
			Medicare	163.73
		MISSIONSQUARE RETIREMENT	Retirement 401%	177.67
			Retirement 401	645.54
		CULLIGAN LAKE OF THE OZARKS	WATER SOFTNER RENTAL 8/1-8	104.50
		WEX INC	PARK DEPT FUEL	1,304.57
		AMEREN MISSOURI	LWR DIAMOND LTS 7/8-8/6/26	14.61
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	75.00
			TOTAL:	3,335.70
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	252.73
			Medicare	59.10
		MISSIONSQUARE RETIREMENT	Retirement 401%	135.73
			Retirement 401	316.71
		BERRETH, ABIGAIL	FINAL TRVL EXP- MOSHRM CO	17.84
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	857.11
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	4,397.87
			Medicare	1,028.52
		MISSIONSQUARE RETIREMENT	Retirement 401%	1,951.88
			Retirement 401	4,955.82
		AT&T MOBILITY-CELLS	POLICE/FN LAPTOPS 7/23/26	1,711.34
		WEX INC	POLICE DEPT FUEL	7,749.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			POLICE DEPT CAR WASHES	86.00
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	250.00
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	1,275.00
		ENTERPRISE FM TRUST	PD LEASE & MAINT 8/1-8/31/	9,001.94
			PD LEASE & MAINT 8/1-8/31/	194.85
			TOTAL:	32,752.86
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	940.18
			Medicare	219.88
		MISSIONSQUARE RETIREMENT	Retirement 401%	278.29
			Retirement 401	1,099.71
		CHARTER COMMUNICATIONS HOLDING CO LLC	CH CABLE 8/1-8/31/26	43.24
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	75.00
			TOTAL:	2,806.30
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 8/14/26	150.00
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
			TOTAL:	879.60
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	421.26
			Medicare	98.51
		MISSIONSQUARE RETIREMENT	Retirement 401%	151.53
			Retirement 401	496.81
		WEX INC	JULY PW FUEL PURCHASES	218.44
		OPTUM BANK INC	HSA Contribution No Tax	37.50
			HSA Family/Dep. Contributi	75.00
		ENTERPRISE FM TRUST	PW LEASE & MAINT 7/10-8/31	12.00
			TOTAL:	1,511.05
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	523.39
			Medicare	122.41
		MISSIONSQUARE RETIREMENT	Retirement 401%	119.33
			Retirement 401	600.04
		AT&T INTERNET/IP SERVICES	CH/911 PH LINES 8/7-9/6/26	680.15
			CITY FAX LINES 8/7-9/6/26	649.69
		CHARTER COMMUNICATIONS HOLDING CO LLC	CH CABLE 8/1-8/31/26	86.47
		OPTUM BANK INC	HSA Family/Dep. Contributi	75.00
		EDF MISSION CRITICAL GROUP	UPS REVITALIZATION	20,725.00
			TOTAL:	23,581.48
Economic Development	General Fund	THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	200.00
			TOTAL:	200.00
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	606.64
		INTERNAL REVENUE SERVICE	Fed WH	1,440.87
			FICA	1,418.96
			Medicare	331.85
		MISSIONSQUARE RETIREMENT	Retirement 457 &	952.79
			Retirement 457	34.00
		OPTUM BANK INC	HSA Contribution No Tax	45.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA Family/Dep. Contributi	38.65
			TOTAL:	4,868.76
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	1,418.94
			Medicare	331.85
		MISSIONSQUARE RETIREMENT	Retirement 401%	548.20
			Retirement 401	1,565.38
		WEX INC	JULY PW FUEL PURCHASES	5,867.95
		AMEREN MISSOURI	KK DR PALISADES 7/2-8/3/26	109.05
			1109 OSAGE BEACH RD 7/14-8	34.51
			ST LT SVC 7/1-8/1/26	4,781.35
			CUST OWNED LTG 7/1-8/1/26	414.16
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	200.00
		OPTUM BANK INC	HSA Contribution No Tax	150.00
			HSA Family/Dep. Contributi	300.75
		ENTERPRISE FM TRUST	PW LEASE & MAINT 7/10-8/31	72.00
			TOTAL:	15,794.14
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	MAY 2026 SALES TAX	29.46
		MO DEPT OF REVENUE	JULY 2026 SALES TAX	5,502.73
			State Withholding	552.12
		INTERNAL REVENUE SERVICE	Fed WH	1,301.46
			FICA	1,262.44
			Medicare	295.25
		MISSIONSQUARE RETIREMENT	Retirement 457 Roth	87.21
			Retirement 457 &	585.71
			Retirement 457	33.00
		OPTUM BANK INC	HSA Contribution No Tax	25.00
			HSA Family/Dep. Contributi	157.17
			TOTAL:	9,831.55
Water	Water Fund	INTERNAL REVENUE SERVICE	FICA	1,262.44
			Medicare	295.24
		POSTMASTER	AUG 2026 UTILITY BILL POST	625.00
		MISSIONSQUARE RETIREMENT	Retirement 401%	492.23
			Retirement 401	1,494.08
		WEX INC	JULY PW FUEL PURCHASES	5,840.93
		AMEREN MISSOURI	6186 FIRE STATION 6/30-7/3	5,321.33
			CLG WELL 7/8-8/6/26	3,795.92
			LK RD 54-59 WELL 6/29-7/29	61.61
			SWISS VLG WELL 6/29-7/31/2	3,900.99
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	100.00
		GFI DIGITAL	UB PRNTR MAINT 8/11-9/10/2	14.34
		OPTUM BANK INC	HSA Contribution No Tax	112.50
			HSA Family/Dep. Contributi	449.25
		COOK, COREY	MILEAGE REIMB - 7/25-7/26/	103.67
		ENTERPRISE FM TRUST	PW LEASE & MAINT 7/10-8/31	42.00
			PW LEASE & MAINT 7/10-8/31	3,498.17
			TOTAL:	27,409.70
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	696.24
		INTERNAL REVENUE SERVICE	Fed WH	1,632.43
			FICA	1,472.01
			Medicare	344.27
		MISSIONSQUARE RETIREMENT	Retirement 457 &	511.81
			Retirement 457	83.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Loan Repayments	190.14
			Retirement Roth IRA	25.00
		OPTUM BANK INC	HSA Contribution No Tax	245.00
			HSA Family/Dep. Contributi	292.47
			TOTAL:	5,492.37
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,472.03
			Medicare	344.28
		POSTMASTER	AUG 2026 UTILITY BILL POST	625.00
		MISSIONSQUARE RETIREMENT	Retirement 401%	557.36
			Retirement 401	1,753.61
		WEX INC	JULY PW FUEL PURCHASES	3,080.44
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	6,061.62
		THE PITNEY BOWES BANK INC	POSTAGE RESERVE 8/14/26	200.00
		GFI DIGITAL	UB PRNTR MAINT 8/11-9/10/2	14.35
		OPTUM BANK INC	HSA Contribution No Tax	112.50
			HSA Family/Dep. Contributi	450.00
		TIMM, ZACKARY	MILEAGE REIMB - 7/24-8/3/2	565.50
		ENTERPRISE FM TRUST	PW LEASE & MAINT 7/10-8/31	78.00
			TOTAL:	15,314.69
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	551.00
		INTERNAL REVENUE SERVICE	Fed WH	1,581.09
			FICA	1,354.52
			Medicare	316.78
		MISSIONSQUARE RETIREMENT	Retirment 457 &	460.77
			Loan Repayments	303.85
			Loan Repayments	185.71
			Loan Repayments	29.23
		OPTUM BANK INC	HSA Contribution No Tax	83.32
			HSA Family/Dep. Contributi	359.17
		PROCLAIMS EMS BILLING INC	JUNE AMBULANCE CREDIT - CC	3,797.38-
			JULY AMBULANCE CREDIT - CC	275.00-
			TOTAL:	1,153.06
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	1,354.52
			Medicare	316.78
		MISSIONSQUARE RETIREMENT	Retirement 401%	408.51
			Retirement 401	1,244.28
		CHARTER COMMUNICATIONS HOLDING CO LLC	CH CABLE 8/1-8/31/26	43.24
		AT&T MOBILITY-CELLS	POLICE/FN LAPTOPS 7/23/26	89.48
		AMBULANCE REIMBURSEMENT SYSTEMS INC	JULY AMBULANCE REIMBURSEME	435.61
		WEX INC	AMB FUEL	1,054.85
		OPTUM BANK INC	HSA Contribution No Tax	112.50
			HSA Family/Dep. Contributi	150.00
		PROCLAIMS EMS BILLING INC	JUNE AMBULANCE REIMBURSEME	3,431.70
			JULY AMBULANCE REIMBURSEME	2,682.95
			TOTAL:	11,324.42
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	JULY 2026 SALES TAX	6,614.63
			State Withholding	198.40
		INTERNAL REVENUE SERVICE	Fed WH	605.75
			FICA	502.62
			Medicare	117.54
		MISSIONSQUARE RETIREMENT	Retirment 457 &	136.70
			Retirement 457	90.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Loan Repayments	37.15
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	8,357.79
Lee C. Fine Airport	Lee C. Fine Airpor	INTERNAL REVENUE SERVICE	FICA	502.62
			Medicare	117.54
		MISSIONSQUARE RETIREMENT	Retirement 401%	153.38
			Retirement 401	566.11
		WEX INC	LCF FUEL	214.25
		OPTUM BANK INC	HSA Contribution No Tax	75.00
			HSA Family/Dep. Contributi	120.00
			TOTAL:	1,748.90
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	JULY 2026 SALES TAX	137.08
			State Withholding	102.60
		INTERNAL REVENUE SERVICE	Fed WH	368.70
			FICA	273.81
			Medicare	64.04
		MISSIONSQUARE RETIREMENT	Retirment 457 &	31.67
			Retirement 457	60.00
			Loan Repayments	37.36
		OPTUM BANK INC	HSA Family/Dep. Contributi	55.00
			TOTAL:	1,130.26
Grand Glaize Airport	Grand Glaize Airpo	AMEREN MISSOURI	GG AP HANGAR 6/29-7/29/26	65.89
			GG TBLC EXT D 6/29-7/29/2	290.82
			GG AP SHOP 6/29-7/29/26	22.51
			957 AIRPORT RD 6/29-7/29/	13.72
			GG TBLC EXT D 6/29-7/29/2	34.59
			GG AP SLEEPY 6/29-7/29/26	165.91
		INTERNAL REVENUE SERVICE	FICA	273.81
			Medicare	64.04
		MISSIONSQUARE RETIREMENT	Retirement 401%	73.98
			Retirement 401	320.41
		WEX INC	GG FUEL	214.25
		OPTUM BANK INC	HSA Family/Dep. Contributi	180.00
			TOTAL:	1,719.93

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====

10	General Fund	127,203.14
20	Transportation	20,662.90
30	Water Fund	37,241.25
35	Sewer Fund	20,807.06
40	Ambulance Fund	12,477.48
45	Lee C. Fine Airport Fund	10,106.69
47	Grand Glaize Airport Fund	2,850.19

GRAND TOTAL:	231,348.71

TOTAL PAGES: 7

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	INK FOR AP PRINTER	189.72
			TOTAL:	189.72
Municipal Court	General Fund	SMITH, GARY L	AUG 2026 MUNICIPAL JUDGE S	1,848.74
			TOTAL:	1,848.74
City Attorney	General Fund	MILLER, TODD	05/2026 PROS ATTY SVCS	2,500.00
			GENERAL COUNSEL SVC - 05/2	3,150.00
			06/2026 PROS ATTY SVCS	2,500.00
			TOTAL:	8,150.00
Building Inspection	General Fund	LAKE PRINTING COMPANY, INC	BUSINESS CARDS - DUNHAM	52.00
		BLUEBEAM INC	PLAN REVIEW SUB 9/2026-9/2	520.00
			TOTAL:	572.00
Building Maintenance	General Fund	AMERICAN STAMP & MARKING PRODUCTS INC	DOOR PLATES - 911 ROOM NUM	76.47
		STAPLES BUSINESS ADVANTAGE	CUPS, PLATES, PAPER TWLS	257.92
		CATALYST ELECTRIC	DISPATCH BREAKER SVC CALL	180.00
		AMAZON CAPITAL SERVICES INC	911 CLEANING SUPPLIES	39.48
		GEO SERVICES LLC	COMPRESSOR INSTALLATION	1,641.67
		SMITH PAPER & JANITOR SUPPLY CO INC	MULTIFLD TOWELS	451.60
		WOOD SHED LUMBER	CERAMIC ADHESIVE FOR LOOSE	9.49
		ALL-TYPE VACUUM & JANITORIAL SUPPLY	TOILET PAPER, TRASH BAGS	318.96
		JOHNSON CONTROLS US HOLDINGS INC	FIRE ALARM SVC CALL 7/22/2	2,119.73
			TOTAL:	5,095.32
Parks	General Fund	PLUMB SUPPLY CO	TEE, BUSHING, COUPLING	128.11
			COUPLINGS	139.74
		MOTOR HUT INC	OILGUARD	7.34
		O'REILLY AUTOMOTIVE STORES INC	MEGA CRIMP, HYD HOSE	268.94
			TRACTOR FLUID	79.99
			TRACTOR FLUID	79.99
			TRACTOR FLUID	79.99
			BLACK GASKET MAKER	12.49
		FOSTER BROS WOOD PRODUCTS INC	MULCH FOR PLAYGROUND	1,950.50
		AMAZON CAPITAL SERVICES INC	SOCKETS	13.98
			DOUBLE SIDED TAPE, CORD CO	41.78
			AMERICAN FLAGS (15)	541.20
			IMPACT WRENCH	287.00
			TOTAL:	3,631.05
Human Resources	General Fund	AMAZON CAPITAL SERVICES INC	CITY BOOK CLUB	25.23
			YOGA BALL CHAIR	99.99
			TOTAL:	125.22
Police	General Fund	PURCELL TIRE & RUBBER CO	TIRE INSTALL (1) - PD29	180.95
		LEON UNIFORM CO INC	SILVER LETTERING - VERPLOE	33.00
			UNIFORM - DEPT	305.50
			NEW UNIFORM - MARCHBANKS	1,114.50
			UNIFORM - MARCHBANKS	114.00
			UNIFORM - LANOUE	970.00
			UNIFORM - LANOUE	182.00
			UNIFORM - LEYVA	205.50
			EMBLEMS	485.00
		PSE INSTALLATION	EQUIP REMOVAL - PD17, PD 2	1,730.00
		STAPLES BUSINESS ADVANTAGE	ENVELOPES AND PAPER CLIPS	108.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMAZON CAPITAL SERVICES INC	COPY PAPER	29.69
		GFI DIGITAL	PD PRNTR MAINT 9/19-10/18/	134.02
		SPYDERNETWORK	VIDEO REQUEST	75.00
			TOTAL:	5,667.49
911 Center	General Fund	AMAZON CAPITAL SERVICES INC	EXTENSION CABLE	23.85
			PLANNER, STORAGE BINS	70.88
		DAIKIN TMI HOLDINGS LLC	CABINETRY ORDER	877.77
			TOTAL:	972.50
Engineering	General Fund	CINTAS CORPORATION	ENG DEPT FLOOR MATS	5.49
			ENG DEPT FLOOR MATS	5.49
		AMAZON CAPITAL SERVICES INC	GLOVES, TWLS, TOILET PAPER	20.83
		GFI DIGITAL	PW PRNTR MAINT 7/19-8/18/2	13.40
			TOTAL:	45.21
Information Technology	General Fund	AMAZON CAPITAL SERVICES INC	NETWORK CABLES FOR 911 MOV	104.03
			NETWORK PUNCHDOWN -911 MOV	19.80
			TOTAL:	123.83
Emergency Management	General Fund	SHERLOCK HOME INSPECTIONS LLC	STORM SIREN PEST CONTRL 8/	200.00
			TOTAL:	200.00
Economic Development	General Fund	GILMORE & BELL PC	SVC - OB MARKETPLACE	12,103.55
			SVCS - OB MARKETPLACE	2,287.50
		AMAZON CAPITAL SERVICES INC	MOVIES FOR MOVIES AT THE P	38.01
			TOTAL:	14,429.06
Transportation	Transportation	UNITED RENTALS (NORTH AMERICA) INC	MINI SKID STEER REPAIR	660.75
		PURCELL TIRE & RUBBER CO	FLAT REPAIR - SWEEPER	32.13
		KNAPHEIDE TRUCK INC	TAILGATE REPAIR - TRK7021	405.00
		O'REILLY AUTOMOTIVE STORES INC	STABILIZER	23.98
			WELD	9.49
		FOLEY INDUSTRIES	DRUM ROLLER RENTAL	528.75
		CROWN POWER & EQUIPMENT	SKIDSTEER TRACKS	838.36
			COVER FOR ZERO TURN KUBOTA	27.04
		CORE & MAIN LP	DUAL WALL PIPE (80)	1,360.80
		MAGRUDER LIMESTONE CO INC	2" MINUS, 1" CLEAN, 4-6" C	271.28
		SOUTHWEST STONE SUPPLY INC	CREDIT FOR PALLET RETURN	29.00-
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	144.31
			TRANS DEPT FLOOR MATS	5.49
			TRANS DEPT UNIFORMS	118.83
			TRANS DEPT FLOOR MATS	5.49
		WILLARD ASPHALT PAVING INC	COLD MIX	365.40
		AMAZON CAPITAL SERVICES INC	GLOVES, TWLS, TOILET PAPER	62.50
			EQUIPMENT KEY	19.95
			CABINETS	162.00
		MO DEPARTMENT OF CORRECTIONS	WORK AGREEMENT 7/10-8/10/2	497.14
		GFI DIGITAL	PW PRNTR MAINT 7/19-8/18/2	40.20
		PORTERS ACE	CARBURETOR, SV CHARGE	794.00
			PROPANE GAS FOR PAVER	21.50
		KIMESCORP LLC	SALT BARN ROOF REPAIRS	16,000.00
			TOTAL:	22,365.39
Water	Water Fund	SCHULTE SUPPLY INC	5/8" METERS (60)	19,797.00
			5/8" METERS (60)	19,797.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			1" METER (12)	9,624.00
			2" METERS (8)	15,536.00
		O'REILLY AUTOMOTIVE STORES INC	TRACTOR FLUID, FUNNEL	101.66
		BRENNTAG MID SOUTH INC	CHLORINE AND FLUORIDE	4,757.59
		CROWN POWER & EQUIPMENT	SKIDSTEER TRACKS	838.36
		CORE & MAIN LP	ADAPTERS (28)	2,458.08
			KEY CORP STOP, FLUSHING HY	2,193.06
			WASHER, RUBBER GASKET	162.37
			REGULATOR (6)	1,710.00
			FLANGE PACKS	122.40
		FOUR SEASONS PLUMBING, LLC	WATER MAIN LEAK REPAIR-POR	1,379.56
		CINTAS CORPORATION	WATER DEPT UNIFORMS	114.77
			WATER DEPT FLOOR MATS	5.49
			WATER DEPT UNIFORMS	134.45
			WATER DEPT FLOOR MATS	5.49
		AMAZON CAPITAL SERVICES INC	GLOVES, TWLS, TOILET PAPER	62.50
		GFI DIGITAL	PW PRNTR MAINT 7/19-8/18/2	40.21
		CONSOLIDATED PIPE & SUPPLY COMPANY INC	6" MASTER METER (2)	9,300.00
		WOOD SHED LUMBER	HACKZALL, GUAGE, M18 FUEL	425.96
			TOTAL:	88,565.95
Sewer	Sewer Fund	USABUEBOOK	PROBE	1,244.00
		MUNICIPAL EQUIPMENT CO	PUMPS (70)	277,092.50
		LO-OB JOINT SEWER PLANT	JULY MONTHLY FLOWS	45,034.62
			JULY MONTHLY FLOWS	28,684.89
		CROWN POWER & EQUIPMENT	SKIDSTEER TRACKS	838.38
		SOUTHWEST STONE SUPPLY INC	BLOCKS	39.20
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	227.78
			SEWER DEPT FLOOR MATS	5.50
			SEWER DEPT UNIFORMS	194.89
			SEWER DEPT FLOOR MATS	5.50
		AMAZON CAPITAL SERVICES INC	GLOVES, TWLS, TOILET PAPER	371.57
		GFI DIGITAL	PW PRNTR MAINT 7/19-8/18/2	40.21
		HIGH TIDE TECHNOLOGIES	COMMS RENEWAL 7/2026-6/202	2,034.00
		HEARTLAND ENVIRONMENTAL DISTRIBUTORS,	ODOR CONTROL BUGS (3)	15,000.00
		WOOD SHED LUMBER	WRECKER BLADE, ROOT KILLER	59.97
			TOTAL:	370,873.01
Ambulance	Ambulance Fund	LIFE-ASSIST, INC.	MEDICAL SUPPLIES	224.52
			MEDICAL SUPPLIES	150.70
		PENN CARE INC	MEDICAL SUPPLIES	299.80
			MEDICAL SUPPLIES	57.00
			TOTAL:	732.02
Lee C. Fine Airport	Lee C. Fine Airpor	NAEGLER OIL CO	7406 GAL LCF JET FUEL	29,656.73
			3704 GAL LCF JET FUEL	16,281.90
			LCF EQUIP CHRG & SATELLITE	60.00
		CAPITAL PAVING & CONSTRUCTION LLC	#4 RUNWAY REHAB 24-046B-1	240,281.17
			#4 RUNWAY REHAB 24-046B-1	2,565.00
		SMITH PAPER & JANITOR SUPPLY CO INC	TWLS, TRASH BAGS, PLATES	158.31
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 8/3/26	192.50
			AP JANITORIAL SVCS 8/10/26	192.50
			AP JANITORIAL SVCS 8/17/26	192.50
			TOTAL:	289,580.61
Grand Glaize Airport	Grand Glaize Airpo	NAEGLER OIL CO	1485 GAL GG JET FUEL	6,500.68

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			GG EQUIP CHRG & SATELLITE	60.00
		SMITH PAPER & JANITOR SUPPLY CO INC	TWLS, TRASH BAGS, PLATES	158.31
		PLATINUM CLEANING SOLUTIONS LLC	AP JANITORIAL SVCS 8/3/26	120.00
			AP JANITORIAL SVCS 8/10/26	120.00
			AP JANITORIAL SVCS 8/17/26	120.00
		KORSMEYER FIRE PROTECTION	FIRE EXT RECHAGE AND INSPE	61.68
			TOTAL:	7,140.67

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

10	General Fund	41,050.14
20	Transportation	22,365.39
30	Water Fund	88,565.95
35	Sewer Fund	370,873.01
40	Ambulance Fund	732.02
45	Lee C. Fine Airport Fund	289,580.61
47	Grand Glaize Airport Fund	7,140.67

	GRAND TOTAL:	820,307.79
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TOTAL PAGES: 4

City of Osage Beach

Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ty Dinsdale, Airport Manager
April White, Assistant City Administrator

Agenda Item:

Bill 26-89 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a construction contract with Parking Lot Maintenance LLC for the Grand Glaize - Osage Beach Airfield Pavement Maintenance Project in an amount of Six Hundred Eighty Thousand Two Hundred Forty-Three Dollars and Fifteen Cents (\$680,243.15).
Second Reading.

Requested Action:

Second Reading of Bill #26-89

Ordinance Referenced for Action:

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

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Budget Line Item/Title: 47-00-774128 Airport Capital

FY2026 Budgeted Amount:	\$ 795,077.00
FY2026 Expenditures to Date (08/11/2026):	(\$ 50,906.00)
FY2026 Available:	\$ 744,171.00
FY2026 Requested Amount:	\$ 680,243.15

Department Comments and Recommendation:

We received three bids for the airfield maintenance. One bid was disqualified due to no bid bond. Parking Lot Maintenance LLC was the lowest and most responsive bidder, as well as the recommended contractor by CMT Inc (the airport's engineering firm). Their bid was \$680,243.15. This construction project is tied to the state block grant approved in the previous agenda item.

Full 386 page project manual and contract is available for review upon request.

City Attorney Comments:

Per City Code 110.230, Bill 26-89 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Kevin Rucker

Agenda Item:

Bill 26-90 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 110 of the Code of Ordinances to clarify the authority of members of the Board of Aldermen to introduce legislation and to establish procedures for the administrative review and processing of proposed ordinances and resolutions. *Second Reading.*

Requested Action:

Second Reading of Bill #26-90

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:

Requested by Kevin Rucker

City Attorney Comments:

Per City Code 110.230, Bill 26-90 is in correct form.

City Administrator Comments:

I concur with the recommendation.



***Proclamation
Constitution Week
September 17-23, 2026***

WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2026, marks the two hundred and thirty-ninth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week,

NOW THEREFORE, I Richard Ross as Mayor of the City of Osage Beach, State of Missouri, do hereby proclaim the week of September 17 through 23 as

“CONSTITUTION WEEK”

And ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties.

in witness thereof, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 3rd day of September 2026.

ATTEST:

Richard Ross, Mayor

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Public Hearing - Special Use Permit Case 419: Gage M. Erickson is Requesting a SUP to construct a Single-Family Dwelling in a Commercial Zone.

Requested Action:

Public Hearing

Ordinance Referenced for Action:

Board of Aldermen approval required for major final subdivision plats per Municipal Code Section 410.170 Subdivision Regulations, Approval Process.

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

City Attorney Comments:

City Administrator Comments:

City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner

Agenda Item:

Motion to approve the Special Use Permit Case 419: Gage M. Erickson is Requesting a SUP to construct a Single-Family Dwelling in a Commercial Zone.

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Special uses require Board of Aldermen approval per Municipal Code Chapter 405 Zoning Regulations

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

See enclosed information. The Planning Commission reviewed the request at their meeting on August 11, 2026, and have forwarded it to the Board with a unanimous recommendation for approval.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.

**PLANNING COMMISSION
REPORT TO THE
BOARD OF ALDERMAN**

Hearing Date:	August 11, 2026	Case Number: 419
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Applicant: Gage M. Erickson (Eric)

Location: Lot 5 Brook Hollow Estates

Petition: Special Use Permit to build a single-family residence in C-1 District

Existing Use: Single Family Dwelling

Zoning: C-1 General Commercial

Lot Size: 12,500 square feet

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 (General Commercial)	Vacant Commercial Parcel
<u>South:</u>	C-1 (General Commercial)	Single Family Housing
<u>East:</u>	C-1 (General Commercial)	Single Family Housing
<u>West:</u>	C-1 (General Commercial)	Single Family Housing

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** High Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
	Citywide	May 1984

Utilities

<u>Water:</u>	City	<u>Gas:</u>	N/A
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Analysis:

1. The subject property is an undeveloped lot, known as Lot 5 Brook Hollow Estates, in a single-family subdivision that is zoned C-1 (General Commercial). The applicant is requesting a Special Use Permit to build a new single-family dwelling on the subject lot. A site plan has been submitted illustrating the proposed home on the subject property.
2. Although the property is commercially zoned, the subdivision has developed, as intended, with single-family homes. Much of the area is currently residence oriented, but there is substantial undeveloped, commercially zoned, property that will likely develop in a commercial manner in the future.
3. In accordance with Section 405.420 of the Osage Beach Zoning Code, residences are permitted in C-1 zones with a Special Use Permit.

Planning Commission Recommendations:

The subject property was affected by the construction of the 54 Expressway, bringing it closer to more intense conditions. It is, however, certainly not uncommon to find existing residential neighborhoods located in commercial zones. This particular property, along with the rest of Brook Hollow Estates, was zoned C-1 with the original zoning of the City in 1984, because of its location relative to the original Highway 54 Corridor. A fundamental function of zoning is to separate incompatible land uses. With increases in demand for commercial property in the city, land use intensities could increase in areas such as this. Property owners need to be cognizant of this prior to developing such properties residentially or replacing nonconforming uses.

With this property's location in an area that has almost completely developed residentially, the Planning Department recommends approval of this request with the following conditions:

1. The proposed home will be constructed in accordance with the regulations for development established for the R-1b zoning district. Any future requested additions or changes to the home can be done without an amendment to the SUP provided a building permit is acquired and the proposed changes meet the regulations established by the Building Code (current version at the time of newly proposed addition) and the R-1b zoning district.
2. A building permit must be obtained, and all other building and zoning codes must be adhered to.
3. Annual renewal of this SUP will not be required.



Date Received: 6.30.26
Case #: SUP419

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: Gage M. Erickson Phone: 513-525-1690
ERIC M. ERICKSON
Address: _____ City: Osage Beach State: Mo. Zip: 65065

List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:

2. Name of landowner's representative, if different from above: N/A Phone: _____
Address: _____ City: _____ State: _____ Zip: _____

3. All correspondence relative to this application should be directed to whom? Gage + Eric Erickson
Address: 6885 El Terra Rd City: Osage Beach State: Mo Zip: 65065

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):
Address: Lot 5 Brook Hollow Estates City: Osage Beach State: Mo Zip: 65065

5. Do you have a specific use proposed for this property? ☒ Yes ☐ No
Explain all uses: Residential Home Build.

6. Area of property in square feet or acres: ~ 12,375 sf.

7. Current zoning classification: C-1 Commercial

8. Sources of utilities: Water: City Gas: unsure - not sure if Summit is there
Sewer: City Electric: Ameren

9. Proposed zoning classification: R-1 Residential (This part of Brook Hollow Estates)
(Residential)

10. How long have you owned this property? 6/29/26

11. Current use of property (describe all improvements): Vacant Land.

12. Current use of all property adjacent to subject property:
North: Vacant Land owned by Fire Dept.
South: Residential Home East: Residential Home West: Residential Home

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location: This is a residential subdivision created in 1986 of single family homes w/ recorded restrictions for only single family only vacant acreage to the north that backs up to fire dept.

14. Do you own property abutting or in the vicinity of the subject property? ☐ Yes ☒ No

If yes, where is the property located and why was it not included with this application?

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? it is recorded as single family ☐ Yes ☒ No (Book 286 pg 326)

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning. It will not affect these as all other adjacent properties are single family homes.

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any? This will only help the look of the subdivision

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission):

Notary Information

State of Missouri }
County of Camden } ss

I, ERIC MERICKSON / Gage Erickson, owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

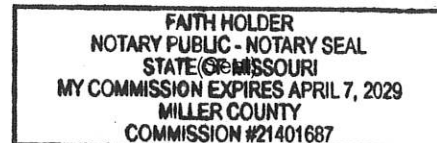
Gage Erickson Signature Owner/Applicant: 6/30/20 Date:

Subscribed and sworn to before me on this 30th day of June, 2020.

Gaith Holder
Notary Public:

April 7th 2029
My Commission Expires:

Person Accepting this Application:



****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX

June 30, 2026

Osage Beach Planning Commission

City of Osage Beach

Osage Beach, MO

RE: Request to Rezone Lot 5, Brook Hollow Estates from C-1 Commercial to R-1 Residential

Dear Members of the Planning Commission,

I am writing to respectfully request the rezoning of Lot 5 of Brook Hollow Estates from C-1 Commercial to R-1 Residential.

Brook Hollow Estates was originally established and recorded in 1986. Although Lot 5 is currently zoned C-1, the surrounding area has developed exclusively as a residential neighborhood. The existing homes within the subdivision are all residential in nature, and the vacant acreage immediately behind Lot 5 is owned by the Osage Beach Fire Department, further supporting the residential character of the area.

Rezoning this property to R-1 Residential would bring the zoning into alignment with the current and long-established use of the surrounding properties. We believe this change is appropriate and consistent with the existing neighborhood.

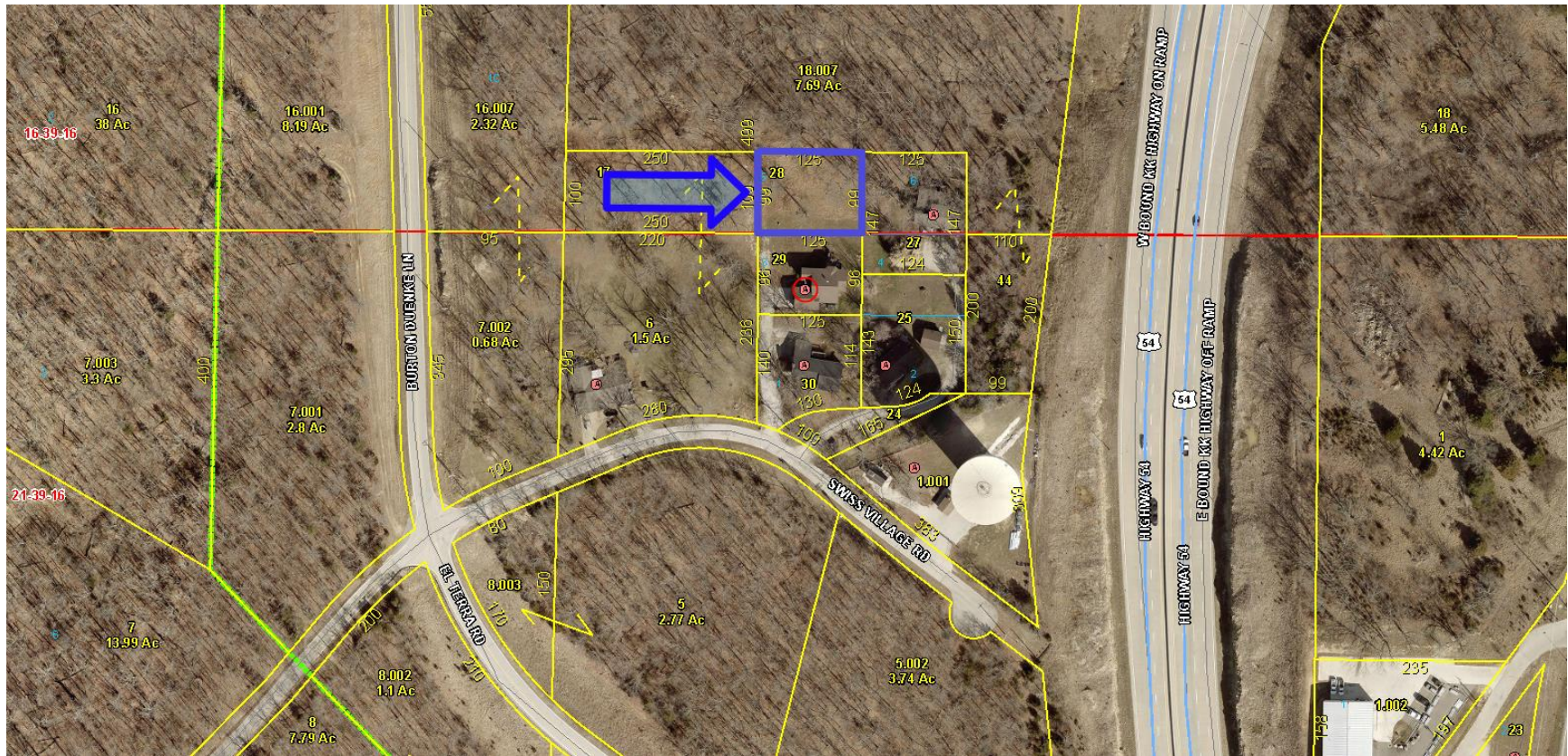
Additionally, we do not anticipate any negative impact on neighboring property owners or the subdivision as a whole. Instead, this rezoning would allow for compatible residential development that complements the established character of Brook Hollow Estates.

The property owner is Gage Erickson, and the proposed residential construction would be completed by Eric Erickson with T-Mac Development.

We respectfully ask for your consideration and approval of this rezoning request. Thank you for your time and thoughtful consideration. If you have any questions or require additional information, we would be happy to provide it.

Sincerely,

Gage Erickson, Property Owner
[Signature] *Contractor T-MAC Development.*



**SUP Case
419 Location Map**

CERTIFICATE OF SURVEY
FOR ERIC & AMY ERICKSON



LEGEND

These standard symbols will be found in the drawing.

Δ UNMONUMENTED POINT

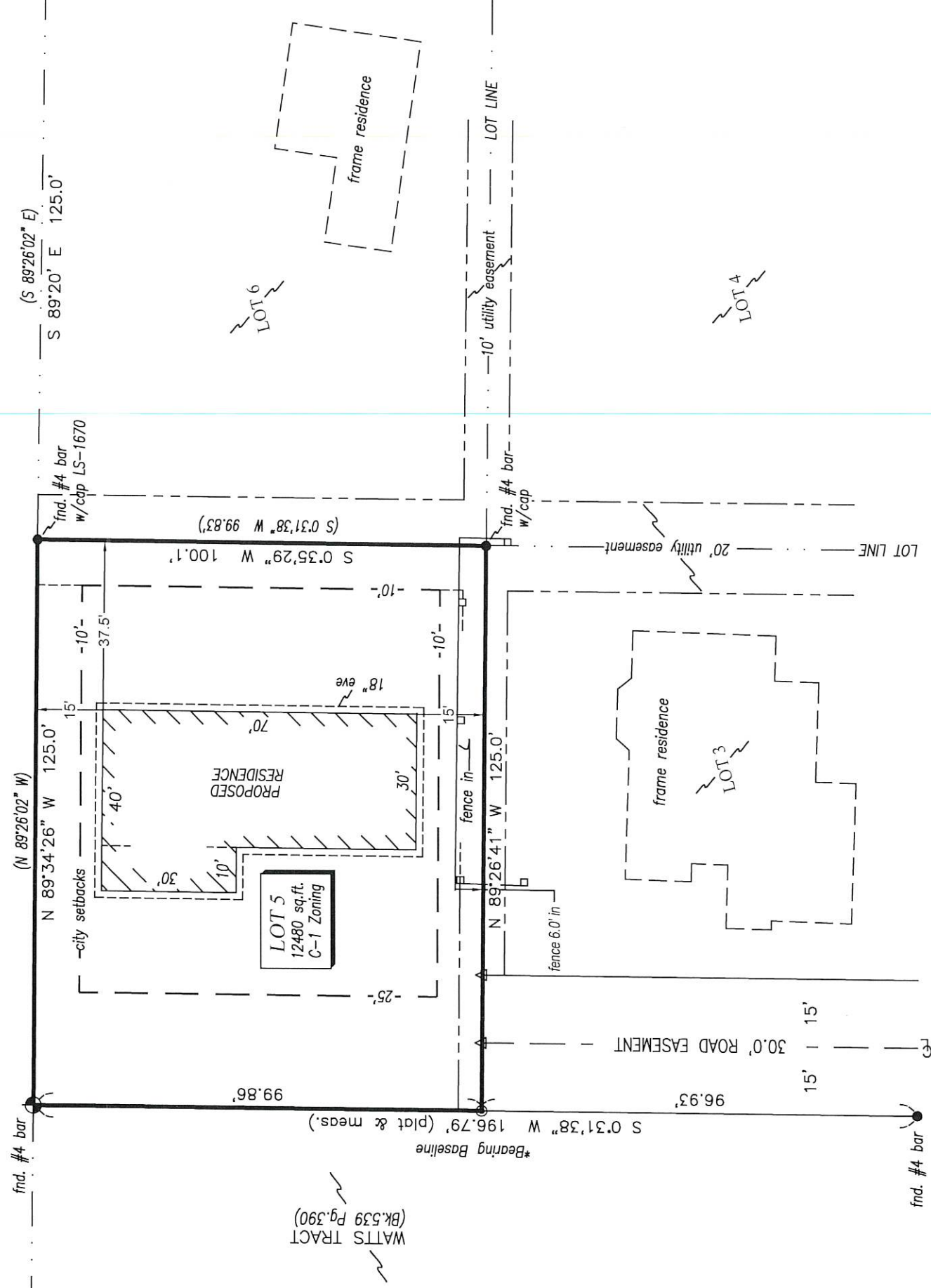
CONTROLLING CORNER

- EXISTING IRON PIN

© SET IRON PIN

Record dimension are shown in parentheses.

- Verify setback interpretation and compliance prior to any construction

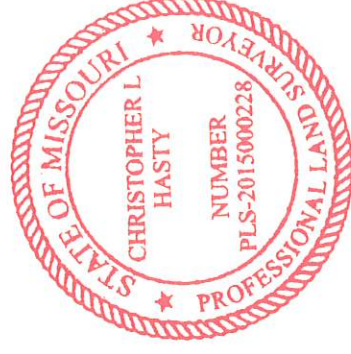


SURVEYOR'S DECLARATION: This is to declare that during June of 2026, at the request of Eric Erickson, I made a retracement survey of Lot 5, of "BROOK HOLLOW ESTATES" (Plat Book 32, Page 3), a subdivision of record in Camden County, Missouri, and the results of said survey are shown hereon.

This survey was made in accordance with the Missouri Standards for Property Boundary Surveys (type urban)

This land survey is subject to any easements, restrictions, reservations, governmental regulations, or conditions of record, and to all existing roadways, overhead power lines, underground utilities, of record or not. There may be improvements on this property that are not shown. If this plat does not bear an original seal and signature it was not issued by the surveyor or at his direction and may not be used for any purpose.

CHRISTOPHER L. HASTY MO PLS-20150002288



City of Osage Beach

Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Madeline Moon, Human Resources Director

Agenda Item:

Bill 26-94 - An ordinance of the City of Osage Beach, Missouri, amending Section 125.120 Attendance and Leaves of the City Code as set forth. *First Reading.*

Requested Action:

First Reading of Bill #26-94

Ordinance Referenced for Action:

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

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

This revision clarifies when requested payouts of eligible personal leave will occur—during the special paycheck issued in December utilized for accrued holiday leave payout.

Additionally, the use of earned personal leave will now be allowed for probationary employees. However, vacation leave use prior to successful probation end is now prohibited and shall require City Administrator approval for exception to this rule. The purpose of this change is to mimic our ordinance within this same section which does not allow for the payout of vacation time to newly hired employees if their employment is terminated prior to the successful passing of their probationary period.

City Attorney Comments:

Per City Code 110.230, Bill 26-94 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 125.120 ATTENDANCE AND LEAVES OF THE CITY CODE AS SET FORTH.

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

Section 1. Within the City Code there are hereby enacted new Sections with material repealed and replaced as set forth below with new material set out in **RED** as follows:

B. Annual Vacation Leave. The purpose of annual vacation leave is to enable each eligible employee to return to his/her work mentally refreshed. All full-time employees in the classified service shall be granted annual vacation leave with pay.

1. Full-time employees shall receive vacation credits at the following rates:

Years of Service	Vacation Earned
0 to beginning of full-time employment	1 × standard workweek, excluding overtime
1	1 × standard workweek, excluding overtime
2 to 4	2 × standard workweek, excluding overtime
5 to 9	3 × standard workweek, excluding overtime
10 to 14	4 × standard workweek, excluding overtime
15 +	5 × standard workweek, excluding overtime

2. Vacation is granted at the end of each year of service, excluding vacation time credited at the time of hire to be used within the first year of full-time service. For example, vacation earned for the first year of service, one (1) × standard workweek, excluding overtime, belongs to the employee and is available on their first year of service date. The employee will be credited with appropriate hours of vacation after each year of uninterrupted service as outlined herein above. The vacation leave granted for the previous year must be used prior to the end of the year when it is granted or the employee forfeits all rights to use or ownership. Also, see Subsection (B)(3) and (4) below.
3. The times during a calendar year at which an employee may take his/her vacation shall be determined by the department manager with due regard for the wishes of the employee and particular regard for the needs of the service. If the requirements of the service are such that an employee cannot take part or all of his/her annual vacation in a particular service year, such vacation shall be taken during the following service year. Length of service shall be used to resolve conflicts over vacation period between employees of the same class. Also, see Subsection (A) herein above and Subsection (B)(4) herein below.
4. No employee may accrue more vacation leave than could be earned in twelve (12) months of service without written permission of the department manager and the City Administrator. If employee is hospitalized while on vacation, those days will be charged to available personal leave with approval of the City Administrator or department manager.

5. In the event one (1) or more municipal holidays fall within an annual vacation leave, such holiday shall not be charged as vacation leave; and the vacation leave shall be extended or credited accordingly.
 6. Newly hired employees will accrue vacation leave at their time of hire but cannot use vacation leave until the successful completion of their probationary period. Only the City Administrator may grant the special use of vacation leave for a newly hired probationary employee after all other leave balances have been exhausted. Permission shall be documented as a response to a written request from the employee's supervisor with details of the time requested and the extenuating circumstances requiring the special use of vacation leave.
 7. Only employees who have satisfactorily completed their probationary period are eligible for vacation leave payout upon termination. Eligible employees will be paid in a lump sum for all granted vacation leave earned but not used or forfeited prior to the effective date of termination.
 8. Employees with ten (10) or more years of continuous service may, at their option, request to be paid-out up to one (1) week of available vacation balance at the employee's current hourly/salary rate in lieu of using said available vacation credit. Requests shall be made in writing to the Human Resources Director, and approved by the employee's department manager, at least two (2) weeks prior to desired payroll date for payout.
- C. Personal Leave. This category of leave shall be granted to all full-time employees within the classified service. This type of leave is to allow employees to take time during normal working hours to handle their personal tasks. This leave is a benefit, not a right, of the employee and therefore the needs of the City shall be paramount when deciding if this leave may be granted.
1. Use of personal leave must be approved by the supervisor. This approval should be sought in advance of the use of personal leave. In exceptional cases, such as illness, the supervisor should be notified within one-fourth (1/4) hour of the start of the workday or according to departmental rules. If additional notification is required, the supervisor may deny use of personal leave.
 2. Personal leave may be used in increments as small as fifteen (15) minutes.
 3. Personal leave may be accumulated without limit, however, because this is a benefit and not a right of the employee, there will not be any compensation for accrued personal leave upon, or prior to, an individual's separation from City service. The individual has no right to "use up" accrued personal leave prior to separation.
 4. Personal leave shall accrue at the following rates and only accrue when full-time employees are in a paid leave status:
 - a. Full-time employees who normally work an eight-hour shift and the annual number of hours worked is two thousand eighty (2,080) hours, then the employee shall
accrue eight (8) hours personal leave on the first paycheck of the following month.
 - b. Full-time employees who normally work a twelve-hour shift and the annual number of hours worked exceeds two thousand eighty (2,080), then the

employee shall accrue twelve (12) hours personal leave on the first paycheck of the following month.

- ~~5. Probationary employees will accrue personal leave during probationary period but cannot use personal leave until the successful completion of the probationary period.~~
6. Employees who do not use any personal leave in a given calendar year and have accumulated a minimum of eighty (80) hours may cash in the hours earned that year, over the eighty (80) minimum, at a rate of one-hour pay for each two (2) hours cashed in. **The requested hours to be cashed in shall be paid for on a special paycheck in December of each year. Requests shall be made in writing to the Human Resources Director, and approved by the employee's department manager, at least two (2) weeks prior to the special payroll date for payout.**
7. Employees who leave the service of the City in good standing after ten (10) years of employment and have accrued more than six (6) weeks of personal leave may convert their personal hours to 401(a) retirement dollars based on the following vesting schedule with a maximum payout of ten thousand dollars (\$10,000.00) Amount not to exceed maximum contribution in the 401(a) for the calendar year.
 - a. Employed with the City for ten (10) years through fourteen (14) years: twenty-five percent (25%).
 - b. Employed with the City for fifteen (15) years through nineteen (19) years: fifty percent (50%).
 - c. Employed with the City for twenty (20) years or more: seventy-five percent (75%).

Section 2. Severability

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

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

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that Ordinance No. 26.94 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Interim City Attorney

I hereby approve Ordinance No. 26.94.

Richard Ross, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Jeff Fisher, Public Works Director

Agenda Item:

Bill 26-95 - An ordinance of the City of Osage Beach, Missouri, approving and accepting Change Order #1 with Thomas Construction for the Water & Sewer Service Line Replacement in an amount of \$9,519.99. ***First & Second Reading***

Requested Action:

First & Second Reading of Bill #26-95

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):

Budget Line Item/Title: 35-00-773141 Misc Construction

FY2026 Budgeted Amount:	\$ 1,282,500.00 / \$695,000 this project
FY2026 Expenditures to Date (08/27/2026):	(\$ 45,052.00)
FY2026 Available:	\$ 1,237,448
FY2026 Requested Amount:	\$ 9,519.99

Department Comments and Recommendation:

OB-05-26

During excavation of the Dogwood area the contractor uncovered failing compression fittings. While working around these fittings one fitting failed and caused the new connection to blow off the line. The contractor was able to repair the line. Staff directed the contractor to replace the fittings. The contractor uncovered a total of 5 pvc

compression tees. These fittings will be replaced with an appropriate Brass compression tee.

This change order is under the approved contingency amount of \$15,503.30. There is no change to the budget and will be coded to 35-00-773141.

Contract amount \$310,066.00

5% to be approved by City Administrator \$15,503.30

CO#1 \$9,519.99

Remaining of Contingency \$5,983.31

City Attorney Comments:

Per City Code 110.230, Bill 26-95 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, APPROVING AND ACCEPTING CHANGE ORDER #1 WITH THOMAS CONSTRUCTION FOR THE WATER & SEWER SERVICE LINE REPLACEMENT IN AN AMOUNT OF \$9,519.99.

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

Section 1. The Board of Aldermen hereby approves and accepts Change Order #1 with Thomas Construction, attached hereto as “Exhibit A” and incorporated herein by reference.

Section 2. Total expenditures or liability authorized under previously enacted Ordinance 26.61 together with Change Order #1 shall not exceed Three Hundred Nineteen Thousand Five Hundred Eighty-Five Dollars and Ninety-Nine Cents (\$319,585.99)

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. 26.95 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Interim City Attorney

I hereby approve Ordinance No. 26.95.

Richard Ross, Mayor

Date

Tara Berreth, City Clerk

PROJECT NO.: OB-05-26

1. DESCRIPTION AND REASON FOR CHANGE: (ATTACH SUPPLEMENTAL SHEETS IF REQUIRED)								
Repairs to Sewer main not in original scope								
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
		Core and Main Parts/Material	0	1			\$2,536.57	
		Vac Truck Cost	0	6		\$75	\$450	
		Excavator	0	1		\$55	\$165	
		Labor	0	28			\$2,276.68	
		AA Septic	0	1			\$2850.00	
		Overhead, Misc equipment	0				\$1,241.74	
TOTALS							\$9519.99	

1. CONTRACT AMOUNT	\$310,066.00	4. COMMENTS: These items are additional work that was uncovered while working in the area of Dogwood Lane.
2. OVERRUN THIS ORDER (H-I)	\$9,519.99	
3. OVERRUN PREVIOUS (LINES 4 ON PREV. ORDERS)		
4. TOTAL OVERRUN TO DATE (2 + 3)		
5. TOTAL (1 + 4)	\$319,585.99	

City Administrator _____ DATE _____



City of Osage Beach

1000 City Parkway · Osage Beach, MO 65065
Phone (573) 302-2000 · Fax (573) 302-2039 · www.OsageBeach.org

Dear Thomas Construction Representatives,

Regarding OB-05-26

The City has approved the attached change order (CO) as it understands there are unforeseen challenges with this sort of project. The City has also shared its concerns with you regarding the slow progress, much of which is as a result of inexperience with large scale projects of this nature, which was discussed in the meeting on July 2, 2026 meeting at Public Works. At that time, staff was told Thomas had secured a vac-truck to help expedite progress and that an additional laborer was to be added to the one crew performing the work. It does appear the vac-truck is valuable, but the additional laborer has yet to be seen.

Staff remains concerned with progress as plans to re-surface and treat these roads in early September are at risk of being delayed and possibly even delayed until next year. Any delays, especially into 2027, may cause increases in costs to the City. Staff will continue to help wherever possible and are working with the road contractors on the logistics of being ready as your work is complete.

Staff does appreciate the positive relationship to this point and look forward to a solid outcome.

Sincerely,

Colten Wright
Project Manager

Email: cwright@osagebeach.org

Phone: 573-302-2000 Ext 1062

City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Ron White, Building Official

Agenda Item:

Resolution 2026 - 22 - A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, stating facts and reasons for approving a budget amendment for Fiscal Year 2026 to increase appropriations for Building Department Professional Services.

Requested Action:

Resolution #2026-22

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:

Budgeted Item:

Budget Line Information (if applicable):

Budget Amendment

Account Number & Title	Original Budget	Amended Budget
10-08-733800 Professional Services	\$50,000.00	\$59,917.00

Department Comments and Recommendation:

A BUDGET AMENDMENT IS NECESSARY TO ACCOUNT FOR THE PLAN REVIEW FEES INCURRED FOR THE OASIS MARRIOTT HOTEL AND THE OASIS INDOOR WATER PARK. PER CITY ORDINANCE, THE PLAN REVIEW FEES COLLECTED ARE 50% OF THE BUILDING PERMIT FEE. THE TOTAL UPFRONT PLAN REVIEW FEES COLLECTED FOR THE TWO PROJECTS EQUALS \$157,480.00, MORE THAN OFFSETTING THE PLAN REVIEW FEES INCURRED TO DATE OF \$59,917.00. THE THIRD-PARTY PORTIONS OF THE PLAN REVIEWS HAVE BEEN COMPLETED AND THE INVOICE IS ATTACHED. THE REMAINDER OF THE PERMIT FEES

COLLECTED STAY IN THE GENERAL FUND - LICENSES & PERMITS REVENUE ACCOUNT.

City Attorney Comments:

Per City Code 110.230, Resolution 2026-22 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

RESOLUTION 2026-22

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI, STATING FACTS AND REASONS FOR APPROVING A BUDGET AMENDMENT FOR FISCAL YEAR 2026 TO INCREASE APPROPRIATIONS FOR BUILDING DEPARTMENT PROFESSIONAL SERVICES.

WHEREAS, the Board of Aldermen desires to set forth the facts and reasons necessitating an amendment to increase certain expenditures in the Fiscal Year 2026 annual budget; and

WHEREAS, Section 135.020 of the Code of Ordinances of the City of Osage Beach requires approval of the Board of Aldermen for the budget amendment contemplated herein; and

WHEREAS, Sections 67.010 through 67.040, RSMo, govern the preparation, adoption, revision, and administration of budgets of political subdivisions, and Section 67.030, RSMo, authorizes the governing body to revise, alter, increase, or decrease budget items, subject to the limitations provided therein; and

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

Section 1. Budget Amendment. The Fiscal Year 2026 Budget is hereby amended by increasing the appropriation for Professional Services by Nine Thousand Nine Hundred and Seventeen Dollars (\$9917.00). The City Administrator, City Treasurer, and City Clerk are hereby authorized and directed to make the necessary budgetary and accounting adjustments and to take such actions as are necessary to implement this Resolution.

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

I hereby certify that the above Resolution 2026-22 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows.

Ayes:

Nays:

Abstain:

Absent:

Date

Tara Berreth, City Clerk

Approved as to Form:

Interim City Attorney

10-08 733800
Professional Services

RW



INVOICE

9801 Renner Boulevard
Lenexa, KS 66219
913-492-0400

August 13, 2026

Project No: 17070.00

Invoice No: 94659

Invoice Total

\$59,917.00

Ron White
Building Official
City of Osage Beach, MO
1000 City Pkwy
Osage Beach, MO 65065

City of Osage Beach, MO

Professional Services through August 10, 2026

Task 0001 26-1047_Marriott Osage Beach
Fee

Billing Phase	Fee	Percent Complete	Earned
Marriott Osage Beach	52,185.00	100.00	52,185.00
Total Fee	52,185.00		52,185.00
	Previous Fee		0.00
	Billing		
	Current Fee		52,185.00
	Billing		
	Total Fee		52,185.00
		Total this Task	\$52,185.00

Task 0002 26-1060_Oasis Waterpark
Fee

Billing Phase	Fee	Percent Complete	Earned
Oasis Waterpark	7,732.00	100.00	7,732.00
Total Fee	7,732.00		7,732.00
	Previous Fee		0.00
	Billing		
	Current Fee		7,732.00
	Billing		
	Total Fee		7,732.00
		Total this Task	\$7,732.00

Project	17070.00	City of Osage Beach, MO BCS	Invoice
---------	----------	-----------------------------	---------

Total this Invoice **\$59,917.00**

	Current	Prior	Total
Billings to Date	59,917.00	0.00	59,917.00

GEORGE BUTLER ASSOCIATES, INC.



Joseph Kmetz, PE
Building Code Services Lead



City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Motion to approve the 2027 Boards and Commissions Meeting Calendar

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

Per Ordinance 26.73 - The City Clerk shall present to the Board at the first meeting in September of each year a tentative calendar for the next calendar year of regular Board of Aldermen meetings, regular Planning Commission meetings and regular Board of Adjustments meetings for their approval. The Board reserves the right to amend this schedule as circumstances require.

City Attorney Comments:

City Administrator Comments:

I concur with the department's recommendation.

2027

January						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

July						
Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

October						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

February						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

May						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

August						
Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

March						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

June						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

September						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

December						
Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Board Meetings	Planning Commission	BZA Meeting	Holidays
5:30 PM	5:30pm	4:00pm	

June 19th is on Saturday – City closed June 18
Move BOA meeting to June 16.

2027 Meeting Schedule

January

- [News Year's Day: Jan 1](#)
- BOA (1st Thu): Jan 7
- Planning Commission (2nd Tue): Jan 12
- [Martin Luther King: Jan 18](#)
- BZA (3rd Wed): Jan 20
- BOA (3rd Thu): Jan 21

February

- BOA (1st Thu): Feb 4
- Planning Commission (2nd Tue): Feb 9
- [Presidents Day: Feb 15](#)
- BZA (3rd Wed): Feb 17
- BOA (3rd Thu): Feb 18

March

- BOA (1st Thu): Mar 4
- Planning Commission (2nd Tue): Mar 9
- BZA (3rd Wed): Mar 17
- BOA (3rd Thu): Mar 18

April

- BOA (1st Thu): Apr 1
- Planning Commission (2nd Tue): Apr 13
- BOA (3rd Thu): Apr 15
- BZA (3rd Wed): Apr 21

May

- BOA (1st Thu): May 6
- Planning Commission (2nd Tue): May 11
- BZA (3rd Wed): May 19
- BOA (3rd Thu): May 20
- [Memorial Day: May 31](#)

June

- BOA (1st Thu): Jun 3
- Planning Commission (2nd Tue): Jun 8
- BZA (3rd Wed): Jun 16
- BOA (3rd Thu): Jun 17
- [Juneteenth: Jun 18](#)

July

- BOA (1st Thu): Jul 1
- [Independence Day: Jul 5](#)
- Planning Commission (2nd Tue): Jul 13
- BOA (3rd Thu): Jul 15
- BZA (3rd Wed): Jul 21

August

- BOA (1st Thu): Aug 5
- Planning Commission (2nd Tue): Aug 10
- BZA (3rd Wed): Aug 18
- BOA (3rd Thu): Aug 19

September

- BOA (1st Thu): Sep 2
- [Labor Day: Sep 6](#)
- Planning Commission (2nd Tue): Sep 14
- BZA (3rd Wed): Sep 15
- BOA (3rd Thu): Sep 16

October

- BOA (1st Thu): Oct 7
- [Columbus Day: Oct 11](#)
- Planning Commission (2nd Tue): Oct 12
- BZA (3rd Wed): Oct 20
- BOA (3rd Thu): Oct 21

November

- BOA (1st Thu): Nov 4
- Planning Commission (2nd Tue): Nov 9
- [Veterans Day: Nov 11](#)
- BZA (3rd Wed): Nov 17
- BOA (3rd Thu): Nov 18
- [Thanksgiving: Nov 25 & 26](#)

December

- BOA (1st Thu): Dec 2
- Planning Commission (2nd Tue): Dec 14
- BZA (3rd Wed): Dec 15
- BOA (3rd Thu): Dec 16
- [Christmas: Dec. 23 & 24](#)

Blue: Holiday Closures

City of Osage Beach
Agenda Item Summary

Date of Meeting: September 3, 2026
Originator: Kegan Powers, Deputy City Clerk
Presenter: Richard Ross

Agenda Item:

Motion to Approve appointment(s) by Mayor Ross to the Lakeport Oasis CID and TDD Board

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Deadline for Action:

Budgeted Item:

Budget Line Information (if applicable):

Department Comments and Recommendation:

1. Richard Ross (Mayor) term expiring December 31, 2029
2. Justin Hoffman (Alderman) term expiring December 31, 2029
3. April White replacement for Devin Lake term expiring December 31, 2029
4. Al Mers (Skyview Partners) replacement for Jeff Tegethoff term expiring December 31, 2027
5. Fred Ross (no action needed) expiring December 31, 2027

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation.