

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 FAX 573/302-0528
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

September 6, 2018 – 6:00 P.M.
CITY HALL

***** Note: Make sure your cell phone is turned off or on a silent tone only. Please sign the attendance sheet located at the podium if you desire to address the Board. Agendas and packets are available on the back table and on the City's website at www.osagebeach.org.

CALL TO ORDER
Pledge of Allegiance
Roll Call

MAYOR'S COMMUNICATIONS

- Presentation – Certificate of Appreciation – Steve & Sydney Happel (Page 1)
- Proclamation – Dan Field (Page 3)

CITIZENS' 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. The Board will not take action on any item not listed on the agenda, but the Mayor and Board welcome and value input and feedback from the public. Speakers will be restricted to three minutes unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

APPROVAL OF CONSENT AGENDA

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

- Minutes of Regular Board Meeting of August 16, 2018 (Page 6)
- Bills List (Page 12)

UNFINISHED BUSINESS.

- A. **Bill 18-44**. An Ordinance of the City of Osage Beach, Missouri, Establishing Policies Concerning Insurance Requirements for Contractors to Obtain a City Contractor License to do Business Within the City.
Second Reading. (Page 28)

NEW BUSINESS

- A. **Bill 18-45**. An Ordinance of the City of Osage Beach, Missouri, Authorizing the Expenditure of Funds for Bikefest 2018 Event Support Request.
First and Second Readings. (Page 36)
- B. **Bill 18-46**. An Ordinance of the City of Osage Beach, Missouri, Establishing a Pro Tem Municipal Judge to Serve in the Event the Duly Appointed Municipal Judge is Unavailable or Temporarily Unable to Serve.
First Reading. (Page 45)
- C. **Bill 18-47**. An Ordinance of the City of Osage Beach, Missouri, Authorizing the Mayor to Execute Amendment No. 1 to State Block Grant Agreement, Project No. 17-046B-1 With the Missouri Highways and Transportation Commission.
First Reading. (Page 52)
- D. **Bill 18-48**. An Ordinance of the City of Osage Beach, Missouri, Authorizing the Mayor to Execute Engineering Contract AEOB18-009, Task Order No. 3 with HDR Engineering, Inc., for the West Side Water Well.
First Reading. (Page 65)
- E. **Resolution 2018-04**. A Resolution of the Board of Aldermen of the City of Osage Beach, Missouri, Supporting Proposition D that refers House Bill 1460 to Missouri Voters on November 6, 2018. (Page 75)
- F. **Motion**. Approving a Revised Version of the City's Policy for using Tax Increment Financing. (Page 78)
- F. **Motion**. Approving Staff to Work on Sidewalk Grant Application for Osage Beach Parkway between Barry Prewitt and Route 42 for the Osage Beach Special Road District. (Page 104)
- G. **Motion**. Authorizing the Purchase of Crack Seal Material through a Cooperative Purchase from SASCO in the Amount Not to Exceed \$31,000. (Page 106)

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

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

Cynthia Lambert, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 ex 230

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 hours in advance of the meeting at the above telephone number.

City of Osage Beach

Agenda Item Summary

Date of Board of Aldermen Meeting: 09/06/18

Originator: *(Name/Title)* Jeana Woods/City Administrator

Date Submitted: 08/27/18

Agenda Item Title:

Presentation - Mayor's Certificate of Appreciation to Steve & Sydney Happel.

Presented by: *(Name/Title)* John Olivarri/Mayor

Requested Action:

- ☐ Motion to Approve
- ☐ First Reading of Bill # _____
- ☐ Second Reading of Bill # _____
- ☐ Resolution # _____

- ☐ Proclamation
- ☐ Public Hearing
- ☒ Other (Describe)

Presentation

Ordinance Reference for Action: *(i.e. RSMo Section, Ordinance # & Title)*

N/A

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:

Not Applicable ☒

Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY ____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Certificate of Appreciation

Department Comments and Recommendation:

City Administrator Comments and Recommendation:

Steve & Sydney Happel were nominated for a Mayor's Certificate of Appreciation by Gary Hamner.

Gary contacted Alderman Marose & Alderman Bethurem advising them the couple walk their dog daily from Shoreline Ranch Subdivision to Osage Beach Elementary and on each walk they bring along a trash bag, picking up trash along Nichols Road and taking it back to their home to be disposed of. Approximately one year ago, the Happel's dog passed away, since the passing of their beloved pet, they now take two of their neighbor's pets on their walks, alternating between the two dogs.

Gary stated the Happel's have done this for years and "...display a community type of pride that is not only silent, but very visible and meaningful to those of us who travel Nichols Road."



CITY OF OSAGE BEACH

CERTIFICATE OF APPRECIATION

Awarded to

STEVE & SYDNEY HAPPEL

**FOR HELPING MAKE OSAGE BEACH
A BETTER PLACE TO LIVE, VISIT AND WORK**

SEPTEMBER 6, 2018

MAYOR JOHN OLIVARRI

WARD I

GREG MASSEY

KEVIN RUCKER

WARD II

JEFF BETHUREM

PHYLLIS MAROSE

WARD III

RICHARD ROSS

TOM WALKER

City of Osage Beach

Agenda Item Summary

Date of Board of Aldermen Meeting: 09/06/18

Originator: *(Name/Title)* Jeana Woods, City Administrator

Date Submitted: 08/27/18

Agenda Item Title:

Authorizing the Mayor to proclaim appreciation to Dan Field for his outstanding job of reporting on the City of Osage Beach Board of Aldermen Meetings.

Presented by: *(Name/Title)* Mayor John Olivarri

Requested Action:

☐
☐
☐
☐

Motion to Approve

First Reading of Bill # _____

Second Reading of Bill # _____

Resolution # _____

☒
☐
☐

Proclamation

Public Hearing

Other (Describe) _____

Ordinance Reference for Action: *(i.e. RSMo Section, Ordinance # & Title)*

In accordance with section 110.040, the Mayor shall have the power to issue proclamations, call mass meetings and regular and special elections in such a manner as this Code or other ordinance or State law may provide.

Deadline for Action: YES ☐ NO ☒

If yes, explain: _____

Fiscal Impact:

Not Applicable ☒

Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY _____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Proclamation

Department Comments and Recommendation:

N/A

City Administrator Comments and Recommendation:

We were fortunate to work with Dan Field during his career reporting and commenting on the news for the Lake, specifically providing a valuable service to the City of Osage Beach reporting fair and balance information on our Board of Aldermen meetings and other City activities. We now recognize Dan for that outstanding work and thank him for his partnership and the relationship we built over the years.



APPRECIATION

Whereas, Dan Field has spent his career in the newspaper business starting at the Hamburg Reporter, a community paper owned/run by his parents for over 64 years in Iowa; and

Whereas, Dan Field, as a graduate of the University of Missouri School of Journalism, successfully transitioned from his initial Royal Typewriter and the Letter Press era to today's Digital World of Social Media; and

Whereas, Dan Field has done an outstanding job of reporting and/or commenting on the news for the Lake of the Ozarks Area since moving here in 2001 as a working Editor and Reporter; and

Whereas, Dan Field has been a valuable asset to the Osage Beach Community by reporting fair and balanced information on our Board of Aldermen Meetings, community events/activities and Lake Area and World News; and

NOW THEREFORE, I, John Olivarri, Mayor of the City of Osage Beach, do hereby extend the gratitude of the City of Osage Beach, and thank Dan Field for his outstanding news reporting and want him to know his writing skills with honesty and humor are already missed!

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Osage Beach to be affixed this 6th day of September 2018.

ATTEST:

John Olivarri, Mayor

Cynthia Lambert, City Clerk

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

August 16, 2018

The Board of Aldermen of the City of Osage Beach, Missouri, met to conduct a Regular Meeting on Thursday, August 16, 2018, at 6:00 p.m. at City Hall. The following were present: Mayor John Olivarri, Alderman Richard Ross, Alderman Kevin Rucker, Alderman Jeff Bethurem, Alderman Richard Ross, Alderman Phyllis Marose, and Alderman Kevin Rucker. Cynthia Lambert, City Clerk, was present and performed the duties of that office.

Mayor's Communications.

Mayor Olivarri read a Proclamation for National Aviation Day being observed August 19, 2018.

Citizens Communications.

No one was present who wished to speak during this portion of the meeting.

Consent Agenda.

Alderman Bethurem moved to approve the Consent Agenda which included the Minutes of the Regular Board Meeting of August 2, 2018, the Bills List, and a Liquor License for Pablito's Taqueria, LLC. Mayor Olivarri asked Alderman Walker if everything was in order with respect to the liquor license application. In response to Alderman Rucker's inquiry it was noted that Pablito's Taqueria is located at 5896 Osage Beach Parkway. Alderman Walker stated that everything was in order with Pablito's Taqueria, LLC liquor license. The motion was seconded by Alderman Rucker. The motion was voted on and unanimously passed on a voice vote.

Unfinished Business.

BILL 18-39 – An Ordinance of the City of Osage Beach, Missouri, Authorizing the Mayor to Execute Contract OB18-003 with Travis Hodge Hauling, LLC for Bentwood Road Repair.

Public Works Director Nick Edelman stated that the first reading of Bill 18-39 was approved by the Board at their meeting on August 2, 2018.

Mayor Olivarri presented the second reading of Bill No. 18-39 to become Ordinance 18.39 by title only. It was noted that Bill No. 18-39 to become Ordinance 18.39 had been available for public review.

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Alderman Bethurem moved to approve the second reading of Bill No. 18-39 to become Ordinance 18.39 as presented. Alderman Massey seconded the motion. The following roll call vote was taken to approve the second and final reading of Bill No. 18-39 and to pass same into ordinance: “Ayes”: Alderman Rucker, Alderman Bethurem, Alderman Massey, Alderman Marose, Alderman Walker, and Alderman Ross. “Nays”: None. Bill No. 18-39 was passed and approved as Ordinance No. 18.39.

BILL 18-40 – An Ordinance of the City of Osage Beach, Missouri, Amending the Osage Beach Design Guidelines, Section 3, and Drawings No. III-7 and III-8, Sewerage Design.

Public Works Director Nick Edelman stated that the first reading of Bill 18-40 was approved by the Board at their meeting on August 2, 2018.

Mayor Olivarri presented the second reading of Bill No. 18-40 to become Ordinance 18.40 by title only. It was noted that Bill No. 18-40 to become Ordinance 18.40 had been available for public review.

Alderman Bethurem moved to approve the second reading of Bill No. 18-40 to become Ordinance 18.40 as presented. Alderman Ross seconded the motion. The following roll call vote was taken to approve the second and final reading of Bill No. 18-40 and to pass same into ordinance: “Ayes”: Alderman Bethurem, Alderman Massey, Alderman Marose, Alderman Walker, Alderman Ross, and Alderman Rucker. “Nays”: None. Bill No. 18-40 was passed and approved as Ordinance No. 18.40.

BILL 18-41 – An Ordinance of the City of Osage Beach, Missouri, Repealing Sections 215.050 through 215.190 of the Osage Beach Code of Ordinances and Reenacting New Sections 215.050 through 215.190 Dealing with Litter and Trash in the City.

City Attorney Ed Rucker stated that the first reading of Bill 18-41 was approved by the Board at their meeting on August 2, 2018, and he has received no comments or feedback since then.

Mayor Olivarri presented the second reading of Bill No. 18-41 to become Ordinance 18.41 by title only. It was noted that Bill No. 18-41 to become Ordinance 18.41 had been available for public review.

Alderman Bethurem moved to approve the second reading of Bill No. 18-41 to become Ordinance 18.41 as presented. Alderman Marose seconded the motion. The following roll call vote was taken to approve the second and final reading of Bill No. 18-41 and to pass same into ordinance: “Ayes”: Alderman Massey, Alderman Marose, Alderman Walker, Alderman Ross, Alderman Rucker, and Alderman Bethurem. “Nays”: None. Bill No. 18-41 was passed and approved as Ordinance No. 18.41.

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BILL 18-42 – An Ordinance of the City of Osage Beach, Missouri, Establishing a New Section 505.140 Open Burning, Which Enacts Policies and Restrictions on the Open Burning of Trash, Rubbish and Waste within the City.

City Attorney Ed Rucker stated that the first reading of Bill 18-42 was approved by the Board at their meeting on August 2, 2018. City Attorney Rucker stated had been in contact with Fire Chief Dorhauer and advised him of tonight's Board meeting.

Mayor Olivarri presented the second reading of Bill No. 18-42 to become Ordinance 18.42 by title only. It was noted that Bill No. 18-42 to become Ordinance 18.42 had been available for public review.

Alderman Rucker moved to approve the second reading of Bill No. 18-42 to become Ordinance 18.42 as presented. Alderman Ross seconded the motion. The following roll call vote was taken to approve the second and final reading of Bill No. 18-42 and to pass same into ordinance: "Ayes": Alderman Walker, Alderman Marose, Alderman Massey, Alderman Bethurem, Alderman Rucker, and Alderman Ross. "Nays": None. Bill No. 18-42 was passed and approved as Ordinance No. 18.42.

New Business.

PRESENTATION – Buxton – A Company Providing Expertise in Retail Site and Market Analysis.

City Administrator Jeana Woods stated that one economic development strategy within the Parkway West Study was a Market Assessment. City Administrator Woods gave a brief background of Buxton and their analytic services and introduced Chris Gracela and Cody Howell who made a presentation. Mr. Gracela gave a brief background of the company as well as what services and opportunities their company could provide. General discussion followed regarding different facets of the services provided by Buxton.

Mayor Olivarri thanked Chris Gracela and Cody Howell with Buxton for their presentation to the Board.

BILL 18-44 – An Ordinance of the City of Osage Beach, Missouri, Establishing Policies Concerning Insurance Requirements for Contractors to Obtain a City Contractor License to do Business within the City.

City Attorney Ed Rucker stated he prepared this Bill amending insurance requirements by raising the minimum insurance to \$1 million, requiring the City to be named as an additional insured, and adding that the City be notified of any insurance cancellation for contractor licenses at the request of Alderman Bethurem. General discussion followed as to the objective and the need for these new requirements versus the citizens' responsibility to ensure one's contractor has adequate insurance.

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Mayor Olivarri presented the first reading of Bill No. 18-44 to become Ordinance 18.44 by title only. It was noted that Bill No. 18-44 to become Ordinance 18.44 had been available for public review.

Alderman Bethurem moved to approve the first reading of Bill No. 18-44 to become Ordinance 18.44 as presented. Alderman Ross seconded the motion. The motion passed on the following roll call vote: "Ayes" Alderman Massey, Alderman Bethurem, Alderman Ross and Alderman Walker. "Nays": Alderman Marose and Alderman Rucker.

MOTION – Approving Staff to Work on Rowan Road for the Osage Beach Special Road District.

Public Works Director Nick Edelman stated that the Osage Beach Special Road District would like to utilize the City's Public Works Department to design and inspect the Rowan Road Improvement which is a private road off of Osage Beach Parkway adjacent to the Post Office.

Alderman Marose moved to approve staff working on Rowan Road for the Osage Beach Special Road District. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Discussion – Vision and Strategic Planning

City Administrator Jeana Woods stated that included in the packet were summaries of the last two Advanced Sessions of the Board along with the Mission Statement. Alderman Ross stated he had developed the draft that was in the packet as a starting point as he felt an actual Strategic Plan needed to be developed by the Board. The Board went over Strategic Initiatives First Draft presented by Alderman Ross providing input and suggesting changes. City Administrator Woods stated she would take the information from the discussion and bring forward an updated 2018 List of Strategic Initiatives for the Board to consider.

Discussion – Pre-Budget

City Administrator Jeana Woods stated that the various budget items received from Board members were included in the packet. Discussion followed on several of the items including those that City Administrator Woods requested clarification on.

Communications from Members of the Board of Aldermen.

Alderman Rucker encouraged participation in the Next Generation Mentoring Program at the School of the Osage which is providing mentoring services for our youth who are matched up with mentors through the area. City Administrator Woods noted that last year she, along with Alderman Ross, IT Manager Kellie Atkins, and Officer Matt Schwenn

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participated and that she hoped to encourage additional participation by staff this year. Alderman Rucker inquired if a Resolution concerning Proposition D would be brought to the Board in the near future. City Administrator Woods stated the Resolution should be on a September Agenda. Alderman Rucker noted that the Lake Area Annual Chamber Dinner is scheduled for October 25th which conflicts with one of the City's Budget Work Sessions. General Discussion followed regarding moving the Work Session date. City Administrator Woods stated she would e-mail out available dates to move the Work Session to and would let the Board note what date works best to reschedule the Budget Work Session.

Alderman Ross commended the Police Department's participation in the Lip Sync challenge. Alderman Ross highlighted the recently held National Night Out at the City Park and thanked Park Manager Matt Vandevoort for the great shape of the park grounds.

Alderman Marose stated that the upcoming Fall Festival Wine Trail is scheduled for September 22. Alderman Marose wished Alderman Walker a speedy recovery on his upcoming surgery.

Staff Communications.

Assistant City Administrator Mike Welty stated he was looking forward to budget season.

Police Lt. O'Day thanked everyone who was able to come out to the National Night Out which was an excellent event despite the weather. Mayor Olivarri agreed and stated he was proud of all the hard work put into the event.

HR Generalist Cindy Leigh noted there are several positions which the City is taking applications for at this time, however, 911 operator positions have been filled at this time.

Airport Manager Ty Dinsdale thanked the Parks Department for their assistance in setting up for the Young Eagle Days at the Grand Glaize Airport on August 11th. Dinsdale noted that there were not as many participants as in the past which may have happened because it coincided with the beginning of school.

IT Manager Kelli Atkins stated that the City's new IT Specialist, Mikeal Bean, had recently begun working for the City and is doing a great job.

Adjourn.

There being no further business to come before the Board, the meeting adjourned at 8:30 p.m.

Minutes
Board of Aldermen

08/16/18
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I, Cynthia Lambert, 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, held on August 16, 2018.

Cynthia Lambert, City Clerk

John Olivarri, Mayor

**CITY OF OSAGE BEACH
BILLS LIST
September 6, 2018**

Bills Paid Prior to Board Meeting	337,805.02
Payroll Paid Prior to Board Meeting	127,523.19
SRF Transfer Prior to Board Meeting	242,866.71
TIF Transfer Dierbergs	10,422.96
TIF Transfer Prewitt's Pt	148,006.88
Bills Pending Board Approval	349,146.26
Total Expenses	<u>1,215,771.02</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE FAMILY SUPPORT PAYMENT CENTER	JULY CVC COLLECTIONS	805.69
			Case #81106219	150.00
		MO DEPT OF REVENUE	Case #31550944	138.46
			Cse #16CMDR00112	173.08
		MO TREASURER BUDGET DIRECTOR	State Withholding	2,810.00
			JULY PEACE OFFICER TRAININ	113.00
		INTERNAL REVENUE SERVICE	Fed WH	9,761.80
			FICA	6,958.76
		ICMA	Medicare	1,627.50
			Loan Repayment	365.59
			Loan Repayment	170.36
			Loan Repayment	182.93
			Loan Repayment	233.04
			Loan Repayment	63.78
			Retirement 457 &	900.61
			Retirement 457	1,250.00
			Loan Repayments	81.88
			Loan Repayments	889.43
			Loan Repayments	207.35
			Loan Repayments	144.72
			Loan Repayments	432.53
			Loan Repayments	209.74
			Loan Repayments	16.99
			Loan Repayments	47.57
			Loan Repayments	351.32
			Retirement Roth IRA %	164.31
			Retirement Roth IRA	290.00
		CAMDEN COUNTY ASSOC COURT	OTHER AGENCY CASH BOND	500.00
			OTHER AGENCY CASH BOND	500.00
			OTHER AGENCY CASH BOND	500.00
			TRIAL DE NOVO FILING FEE	35.00
		CITIZENS AGAINST DOMESTIC VIOLENCE	JULY CADV COLLECTIONS	226.00
			HSA Contribution	135.00
		HSA BANK	HSA Family/Dep. Contributi	1,852.66
		SHERIFFS RETIREMENT SYSTEM	JULY COLLECTIONS	333.50
			#1028145744	321.47
		US DEPARTMENT OF EDUCATION	Bond Refund:170488011-01	140.00
			Bond Refund:180096537-01	312.50
			Bond Refund:170487619-01	527.50
			Bond Refund:170487619-01	130.00
		LACLEDE COUNTY CIRCUIT KENNETH OUTLEY	LACLEDE COUNTY CIRCUIT COU	200.00
			KENNETH OUTLEY:OVERPAYMENT	10.00
			TOTAL:	34,264.07
Mayor & Board	General Fund	WALMART COMMUNITY/GEGRB	CONGRATS CARD	3.97
			CONGRATS CARD	4.27
			CONGRATS CARD REFUND	4.27
		INTERNAL REVENUE SERVICE	FICA	168.43
			Medicare	39.42
		ICMA	Retirement 401	163.00
		BANKCARD SERV 7514	MML CONF-G. MASSEY	600.00
			TOTAL:	974.82
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	6.20
			Medicare	1.45
			TOTAL:	7.65

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	405.71
			Medicare	94.88
			OMB GRANT INT CNTRL-M.WELT	261.00
			ICMA CONF-M.WELTY	730.00
			ICMA CONF-J.WOODS	889.00
			AIRFARE ICMA CONF-M.WELTY	310.28
			AIRFARE ICMA CONF-J.WOODS	310.28
			CA REGIONAL MEETING-J.WOOD	24.46
			ICMA Retirement 401	402.62
			HSA BANK HSA Family/Dep. Contributi	150.00
			TOTAL:	3,578.23
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	221.62
			Medicare	51.83
			Retirement 401	223.08
			HSA BANK HSA Family/Dep. Contributi	75.00
			BANKCARD SERV 7514 MML CONF-C.LAMBERT	626.00
			IIMC CERTIFICATION-C.LAMBE	115.00
			MILEAGE REIMB-MOCCFOA MTG	80.77
			TOTAL:	1,393.30
City Treasurer	General Fund	BANKCARD SERV 3333	CAFR APP	435.00
			INTERNAL REVENUE SERVICE FICA	564.38
			Medicare	131.99
			ICMA Retirement 401	556.54
			HSA BANK HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
			TOTAL:	1,875.41
Municipal Court	General Fund	TAYLOR, MICHELLE	MILEAGE REIMB 8/10/18 MCEC	164.59
			INTERNAL REVENUE SERVICE FICA	80.94
			Medicare	18.93
			ICMA Retirement 401	83.35
			HSA BANK HSA Family/Dep. Contributi	75.00
			TOTAL:	422.81
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	331.14
			Medicare	77.44
			ICMA Retirement 401	323.99
			HSA BANK HSA Family/Dep. Contributi	75.00
			TOTAL:	807.57
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	406.25
			Medicare	95.01
			ICMA Retirement 401	402.32
			LOWE'S LEVEL	18.99
			FIRE EXTINGUISHER	75.88
			BANKCARD SERV 7663 DIAGNOSTIC CHECK - BD 2	85.00
			HAMMERDRILL & DRILL BIT	138.97
			SMOKE DETECTOR CHECKER	39.97
			MABFO CONF-R.WHITE	825.00
			WEX INC BLDG DEPT FUEL	150.27
			BLDG-VEH MAINT	8.00
			HSA BANK HSA Contribution	37.50
			HSA Family/Dep. Contributi	187.50
			TOTAL:	2,470.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 7/15-8/13/18	23.34
			CITY HALL 7/15-8/13/18	7,066.70
		INTERNAL REVENUE SERVICE	FICA	53.94
			Medicare	12.62
		LOWE'S	SINK SPRAYER	6.64
		BANKCARD SERV 7663	BLACK SHELF	9.98
		EDWARD A BARCHENSKI JR DBA CJ ELEC	CHNG LIGHT IN COURTROOM TO	350.00
			TOTAL:	7,523.22
Parks	General Fund	FECHTEL BEVERAGE & SALES INC	BEER FOR CONCESSIONS	181.00
		INTERNAL REVENUE SERVICE	FICA	382.79
			Medicare	89.53
		ICMA	Retirement 401	232.69
		LOWE'S	SANDING BELT	18.58
			SANDING BELT	18.58
			PAINT ROLLS & LINCH PIN	4.52
			SANDING BELT	13.84
			BEE SPRAY	5.64
			PLYWOOD	3.94
			MENDING PLATE,SAFETY GLASS	54.87
			CUTOFF WHEEL & BLADES	55.96
			MR CLEAN	7.59
			TAPE	7.59
			CABLE TIES	7.02
		WEX INC	PARK DEPT FUEL	758.37
		AMEREN MISSOURI	LOWER DIAMOND LTS 7/8-8/6/	77.87
			PARK RD SIGN 7/15-8/13/18	107.99
			PARK MAINT BLDG 7/16-8/13/	21.70
			PARK DISPLAY C 7/16-8/13/1	11.24
			SOCCER FIELDS 7/16-8/13/18	21.43
			PARK DISPLAY D 7/15-8/13/1	11.24
			BALL FIELDS 7/16-8/13/18	858.15
			PARK DISPLAY B 7/16-8/13/1	12.29
			PARK DISPLAY A 7/16-8/13/1	11.24
			PEANICK BALL LTS 7/8-8/6/1	18.20
			PARK IRRG PUMP 7/15-8/13/1	11.46
		WEST, GREG	UMPIRE 2 GAMES 8/1/18	50.00
			UMPIRE 3 GAMES 8/8/18	75.00
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	75.00
		SHACKELFORD, ETHAN	UMPIRE 3 GAMES 8/15/18	60.00
		BLAIR, JERRY LYNN JR	UMPIRE 3 GAMES ON 8/1/18	60.00
			UMPIRE 3 GAMES 8/8/18	60.00
			UMPIRE 3 GAMES 8/15/18	60.00
			TOTAL:	3,520.32
Human Resources	General Fund	HY-VEE FOOD & DRUG STORES INC	RETIREMENT PARTY-J.BLACKBU	12.44
			RETIREMENT PARTY-J.BLACKBU	133.31
			PRISONER WORK RELEASE TRNG	73.90
			END SEASON PARK SAFETY REV	34.04
		INTERNAL REVENUE SERVICE	FICA	138.98
			Medicare	32.50
		ICMA	Retirement 401	140.51
		BANKCARD SERV 0833	J. BLACKBURN RETIREMENT PA	19.35
		HSA BANK	HSA Family/Dep. Contributi	75.00
		McCROREY, BOBBY	TUITION REIMBURSEMENT	1,830.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	2,490.03
Overhead	General Fund	AT & T/CITY HALL	SERV 8/5-9/4/18	1,983.42
		CHARTER COMMUNICATIONS HOLDING CO LLC	SERV 8/1-8/31/18	51.15
		WEX INC	UNASSIGNED DEPT FUEL	36.50
			CITY HALL GPS	350.00
			TOTAL:	2,421.07
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	2,983.07
			Medicare	697.67
		PETTY CASH	RANGE TIME	15.00
			PRISONER MEAL	3.21
			PRISONER MEAL	3.86
			PRISONER MEAL	5.03
			PRISONER MEAL	7.41
			PRISONER MEAL	6.20
			PRISONER MEAL	4.23
			PRISONER MEAL	8.26
		LEYVA, PETER	MEALS-SEX CRIME INVESTGN C	120.00
		ICMA	Retirement 401	2,979.80
		BANKCARD SERV 0833	REFUND OF TAX	7.76
			LECC CONF-T.ROBINETT	130.00
			SEX CRIMES SEMINAR-P.LEYVA	325.00
			POSTAGE	7.20
			AIRFARE LETR-MORLEY,MULLET	781.92
			KWIK KAR WASH CLUB-T.DAVIS	26.00
		KING, GINA	MEAL REIMB IAPE CONFERENCE	80.00
		GORSLINE, TOM	MILEAGE REIMB 7/27-8/3/18	24.74
			MEAL REIMB-INTERNATIONAL C	100.00
		WEX INC	POLICE DEPT FUEL	5,715.12
			POLICE DEPT CAR WASHES	197.38
		HSA BANK	HSA Contribution	187.50
			HSA Family/Dep. Contributi	1,350.73
			TOTAL:	15,751.57
911 Center	General Fund	INTERNAL REVENUE SERVICE	FICA	788.16
			Medicare	184.33
		PETTY CASH	PARKING FEES	8.00
		ICMA	Retirement 401	722.04
		CHARTER COMMUNICATIONS HOLDING CO LLC	SERV 8/1-8/31/18	104.41
			SERV 8/1-8/31/18	25.56
		BANKCARD SERV 0833	KEY CABINET TAGS	12.02
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	374.27
			TOTAL:	2,331.29
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	186.86
			Medicare	43.70
		ICMA	Retirement 401	184.90
		HSA BANK	HSA Family/Dep. Contributi	112.50
			TOTAL:	527.96
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	240.29
			Medicare	56.20
		ICMA	Retirement 401	131.83
		AT&T INTERNET/IP SERVICES	SERV 8/5-9/4/18	128.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		CHARTER COMMUNICATIONS HOLDING CO LLC	SERV 8/1-8/31/18	284.40
		HSA BANK	HSA Family/Dep. Contributi	75.00
			TOTAL:	916.69
Emergency Management	General Fund	BANKCARD SERV 0833	EMERGENCY MANAGEMENT	71.90
			TOTAL:	71.90
Economic Development	General Fund	WOODS, JEANA	MEAL REIMB-LOREDC MEETING	14.12
		BANKCARD SERV 7564	LOREDC LUNCH MTG-J.WOODS	14.45
			GO TO MEETING	37.97
		ONE TIME VENDOR CCDDR	CCDDR:SPONSORSHIP	100.00
			TOTAL:	166.54
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	204.08
		INTERNAL REVENUE SERVICE	Fed WH	831.11
			FICA	783.72
			Medicare	183.28
		ICMA	Retirement 457 &	376.99
			Retirement 457	213.21
			Loan Repayments	44.36
			Loan Repayments	33.64
			Retirement Roth IRA	65.80
		HSA BANK	HSA Contribution	33.50
			HSA Family/Dep. Contributi	318.22
		DENNIS J BARTON III	18ML-AC00021, 18-GARN931	76.13
			TOTAL:	3,164.04
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	783.70
			Medicare	183.32
		ICMA	Retirement 401	759.24
		LAKE COLLISION REPAIR	TRACTOR ACCIDENT	1,039.63
		LOWE'S	THERMOSTAT & SPLICE-PEBBLE	22.58
			PARTS FOR PEBBLE	3.09
			SUPPLIES FOR BENTWOOD	43.81
			PARTS FOR BENTWOOD	12.30
			PARTS FOR BENTWOOD	14.22
			IRRG HEAD FOR BENTWOOD	6.06
		BANKCARD SERV 5106	FUEL FOR INTERNATIONAL TRA	159.53
		PETTY CASH	STREET TRUCK WASH	5.00
			STREET TRUCK WASH	6.00
			STREET TRUCK WASH	6.00
			MARKING CHALK	1.59
			POSTAGE - MACE RD	20.25
			GLOVES	17.00
			STAMPS	10.00
		DONALD MAGGI, INC	MACE RD IMPROVEMENTS	71,052.45
			RACE ROAD IMPROVEMENTS	19,494.00
		WEX INC	ENG -TRANS FUEL	37.20
			TRANS DEPT FUEL	2,973.79
			TRANS GPS	316.75
		AMEREN MISSOURI	PW CT MTR 7/16-8/14/18	406.54
		AMEREN MISSOURI	792 PASSOVER ST LTS 7/15-8	68.20
			1075 NICHOLS ST LTS 7/16-8	191.90
			872 PASSOVER ST LTS 7/15-8	68.92
			KK DR LTG 7/2-8/1/18	118.52
			680 PASSOVER LT CNTL 7/15-	13.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW SALT BLDG 7/9-8/7/18	11.24
			STREET LTG SERV 7/1-8/1/18	4,006.53
			CUST OWNED LTG 7/1-8/1/18	1,504.44
		HSA BANK	HSA Contribution	50.25
			HSA Family/Dep. Contributi	324.75
		STOUFER, TOMMIE L	CDL PERMIT REIMBURSEMENT	32.50
			TOTAL:	103,764.43
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	WATER SALES TAX	3,977.91
			State Withholding	176.14
		INTERNAL REVENUE SERVICE	Fed WH	733.74
			FICA	699.50
			Medicare	163.61
		ICMA	Retirment 457 &	54.87
			Retirement 457	126.46
			Loan Repayments	58.43
			Loan Repayments	16.08
			Loan Repayments	24.02
			Loan Repayments	52.79
			Loan Repayments	9.88
			Retirement Roth IRA	64.35
		HSA BANK	HSA Contribution	8.25
			HSA Family/Dep. Contributi	53.46
		DENNIS J BARTON III	18ML-AC00021, 18-GARN931	76.13
		ONE TIME VENDOR MONCRIEF, AUBREY	01-3490-00	23.20
		LAKE REGIONAL HEALTH	07-0850-01	75.48
			TOTAL:	6,394.30
Water	Water Fund	INTERNAL REVENUE SERVICE	FICA	699.50
			Medicare	163.63
		ICMA	Retirement 401	695.18
		BRENNTAG MID SOUTH INC	CHLORINE & FLUORIDE	1,400.00
		CAMDEN COUNTY RECORDER OF DEEDS	LIEN RELEASE	12.50
		LOWE'S	LIGHTS FOR TOWERS	13.29
			PARTS FOR PEANICK PARK LEA	26.16
			PARTS FOR PEANICK PARK LEA	1.22
		BANKCARD SERV 5106	WATER FILTERS	97.70
		AT&T	CLAIM FOR DAMAGES	616.84
		WEX INC	ENG -WATER FUEL	37.20
			WATER DEPT FUEL	1,073.19
			WATER GPS	141.75
		AMEREN MISSOURI	PW CT MTR 7/16-8/14/18	406.54
		AMEREN MISSOURI	PARKVIEW WELL 7/15-8/13/18	1,103.06
			BLUFF WATER TWR 7/9-8/7/18	5,050.72
			COLLEGE WELL 7/8-8/6/18	3,187.28
			WELL #2 6/27-7/29/18	2,748.49
			SWISS VILG WELL 6/27-7/29/	4,950.98
			COLUMBIA CLG WELL 7/15-8/1	59.46
			COLUMBIA CLG TWR 7/15-8/13	21.60
		MANKEY, KYLE	MILEAGE REIMB 7/31-8/7/18	81.75
		HSA BANK	HSA Contribution	49.88
			HSA Family/Dep. Contributi	324.01
		PATTERSON, JOHN	MILEAGE REIMB 8/4-8/17/18	75.21
		CARLSON, CHAD	MILEAGE REIMB 8/15-8/21/18	32.70
		SES INFRASTRUCTURE SERVICES LLC	WATER TOWER IMPOVEMENTS	45,326.02
			TOTAL:	68,395.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE INTERNAL REVENUE SERVICE	State Withholding	452.78
			Fed WH	1,476.83
		ICMA	FICA	1,049.26
			Medicare	245.41
			Retirement 457 &	75.19
			Retirement 457	228.52
			Loan Repayments	45.71
			Loan Repayments	21.11
			Loan Repayments	21.24
			Loan Repayments	104.27
			Retirement Roth IRA	64.85
		HSA BANK	HSA Contribution	8.25
		DENNIS J BARTON III	HSA Family/Dep. Contributi	350.31
			18ML-AC00021, 18-GARN931	78.43
			TOTAL:	4,222.16
Sewer	Sewer Fund	INTERNAL REVENUE SERVICE	FICA	1,049.28
			Medicare	245.35
		ICMA	Retirement 401	1,039.75
			LIEN RELEASE	12.50
		CAMDEN COUNTY RECORDER OF DEEDS LOWE'S	BAG FOR PUMP TRK & WRENCH-	52.22
			SUBMERSIBLE SUMP PUMP	118.32
			6 IN 1 CHANGE OVER NOZZLE	28.49
			RETURN TURBO NOZZLES	47.47
			TURBO NOZZLES & SAFETY GLA	61.69
			BAND SAW	179.95
			SEWER TRUCK WASH	5.00
			PARTS FOR ODOR CONTROL	21.37
			SEWER POSTAGE	13.12
			STAMPS	10.00
		TRAVIS HODGE HAULING LLC	GRINDER PUMP 889 REPLACEME	17,313.47
			MILEAGE REIMB 8/1-8/8/18	37.06
			MILEAGE REIMB 8/8-8/15/18	103.05
			ENG -SEWER FUEL	37.20
			SEWER DEPT FUEL	2,043.32
		AMEREN MISSOURI	SEWER GPS	216.50
			CLEARWOOD LN 7/4-8/2/18	13.25
			42 RV PARK 7/9-8/7/18	18.88
			4631 WINDSOR DR 7/15-8/13/	11.59
			PREWITTS PT 7/8-8/6/18	61.68
			PW LIFT STN 7/16-8/14/18	14.72
			PW CT MTR 7/16-8/14/18	406.54
			PA HE TSI 7/9-8/7/18	13.47
			GRINDER PUMPS & LIFT STATI	5,538.25
			1089 OB RD 7/15-8/13/18	11.46
		HSA BANK	GRINDER STATIONS & LIFT PU	9,840.53
			1075 RUNABOUT RD 6/26-7/26	19.56
			5707 OB PKWY 7/15-8/13/18	13.33
			GRINDER PUMPS & LIFT STATI	5,075.13
			GRINDER PUMPS & LIFT STATI	9,221.62
		WALKER, DUSTIN	HSA Contribution	87.37
			HSA Family/Dep. Contributi	476.24
			MILEAGE REIMB 8/1-8/8/18	21.80
			MILEAGE REIMB 8/8-8/15/18	8.17
			MILEAGE REIMB 8/4-8/17/18	50.14
		PATTERSON, JOHN	TOTAL:	53,443.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE INTERNAL REVENUE SERVICE	State Withholding	287.00
			Fed WH	859.85
			FICA	746.78
			Medicare	174.66
			Retirement 457 &	74.25
		ICMA	Retirement 457	15.00
			Loan Repayments	122.24
			Loan Repayments	14.14
			Case No. #11LA-AC00632	85.74
			Case No., . 14LA-AC00228	77.17
		LACLEDE COUNTY CIRCUIT CLERK	HSA Family/Dep. Contributi	125.00
			TOTAL:	2,581.83
		HSA BANK	LAUNDRY SOAP & DRYER SHEET	20.15
			FICA	746.78
			Medicare	174.66
			Retirement 401	574.62
			SERV 8/1-8/31/18	25.58
Ambulance	Ambulance Fund	WALMART COMMUNITY/GEGRB INTERNAL REVENUE SERVICE	JULY AMBULANCE REIMBURSEME	1,767.44
			EMS CONF-C.SWEEZER	290.00
			HOTEL - C. SWEEZER	208.98
			AMB FUEL	583.04
			HSA Contribution	75.00
		ICMA	HSA Family/Dep. Contributi	150.00
			PARKING REIMB-MO EMS CONF	36.00
			TOTAL:	4,652.25
		CHARTER COMMUNICATIONS HOLDING CO LLC AMBULANCE REIMBURSEMENT SYSTEMS INC BANKCARD SERV 0833	LCF SALES TAX	4,859.17
			State Withholding	63.80
			Fed WH	225.53
			FICA	306.60
			Medicare	71.70
		WEX INC	Retirement 457	89.00
			Loan Repayments	38.55
			TOTAL:	5,654.35
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE INTERNAL REVENUE SERVICE	LCF RD WELL 7/10-8/8/18	11.24
			LCF RUNWAY LTS 6/27-7/29/1	54.53
			LCF FIREHOUSE 6/27-7/30/18	35.26
			LCF TERMINAL BLDG 7/10-8/8	496.65
			LCF HANGAR 2 7/10-8/8/18	22.27
		ICMA	LCF NEW AP HANGAR 7/10-8/8	60.51
			FICA	306.60
			Medicare	71.70
			Retirement 401	277.31
			SERV 8/29-9/28/18	79.03
		WEX INC	GROUND PLUG & CORD	21.86
			PRIVACY DOOR LEVER	62.99
			LCF FUEL	111.94
			LCF GPS	50.00
			HSA Contribution	37.50
Lee C. Fine Airport	Lee C. Fine Airpor	WALMART COMMUNITY/GEGRB	HSA Family/Dep. Contributi	120.00
		AMEREN MISSOURI	ICE	14.80
			ICE	17.76
			OFFICE SUPPLIES	42.26
			ICE	14.80
			LCF RD WELL 7/10-8/8/18	11.24
		INTERNAL REVENUE SERVICE	LCF RUNWAY LTS 6/27-7/29/1	54.53
			LCF FIREHOUSE 6/27-7/30/18	35.26
			LCF TERMINAL BLDG 7/10-8/8	496.65
			LCF HANGAR 2 7/10-8/8/18	22.27
			LCF NEW AP HANGAR 7/10-8/8	60.51
		ICMA	FICA	306.60
			Medicare	71.70
			Retirement 401	277.31
			SERV 8/29-9/28/18	79.03
			GROUND PLUG & CORD	21.86
		LOWE'S	PRIVACY DOOR LEVER	62.99
			LCF FUEL	111.94
			LCF GPS	50.00
			HSA Contribution	37.50
			HSA Family/Dep. Contributi	120.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	1,909.01
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	GG SALES TAX	164.23
			State Withholding	41.20
		INTERNAL REVENUE SERVICE	Fed WH	167.17
			FICA	211.19
			Medicare	49.39
		ICMA	Retirement 457	30.00
			TOTAL:	663.18
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	SERV 6/25-7/25/18	54.12
		WALMART COMMUNITY/GEGRB	SUPPLIES FOR YOUNG EAGLES	80.44
			ICE	30.74
		AMEREN MISSOURI	GG AP HANGAR 6/27-7/29/18	45.13
			GG AP 6/27-7/29/18	349.64
			GG AP SHOP 6/27-7/29/18	31.23
			957 AP RD 6/27-7/29/18	11.95
			GG AP TBLC EXT D 6/27-7/29	17.31
			GG AP HANGAR 6/27-7/29/18	50.71
			GG AP SLEEPY 6/27-7/29/18	26.58
		INTERNAL REVENUE SERVICE	FICA	211.19
			Medicare	49.39
		ICMA	Retirement 401	185.71
		LOWE'S	U JOINT & SAFETY GATE HOOK	12.31
		CHARTER COMMUNICATIONS HOLDING CO LLC	SERV 8/16-9/15/18	83.15
		WEX INC	GG GPS	25.00
		HSA BANK	HSA Family/Dep. Contributi	180.00
			TOTAL:	1,444.60

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

10	General Fund	81,515.11
20	Transportation	106,928.47
30	Water Fund	74,790.16
35	Sewer Fund	57,666.06
40	Ambulance Fund	7,234.08
45	Lee C. Fine Airport Fund	7,563.36
47	Grand Glaize Airport Fund	2,107.78

GRAND TOTAL:	337,805.02
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Mayor & Board	General Fund	JANINE'S FLOWERS INC	FLOWERS-D.HAYES	83.00
		STAPLES BUSINESS ADVANTAGE	CALCULATOR	15.05
			CATALOG	0.02
			TOTAL:	98.07
City Administrator	General Fund	DELL MARKETING LP	TONER CARTRIDGES	500.62
			TONER WASTE CONTAINER	23.74
		STAPLES BUSINESS ADVANTAGE	WITE OUT & POST-ITS	5.30
			TOTAL:	529.66
City Clerk	General Fund	STAPLES BUSINESS ADVANTAGE	ERASER & FILE FOLDERS	22.26
			POST-ITS & PENS	36.42
			TOTAL:	58.68
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	HP PRINTER TONER	35.83
			TOTAL:	35.83
Municipal Court	General Fund	STAPLES BUSINESS ADVANTAGE	ERASER	2.60
			REGISTER RECEIPT PAPER	20.72
			POST-ITS & PENS	10.34
			TOTAL:	33.66
City Attorney	General Fund	THOMSON REUTERS - WEST	JULY INFORMATION CHARGES	330.00
			TOTAL:	330.00
Building Inspection	General Fund	STAPLES BUSINESS ADVANTAGE	LAMINATOR	62.01
		AMAZON CAPITAL SERVICES INC	CORRECTION TAPE	9.50
			ELECTRONIC TYPEWRITER	136.12
			CALCULATOR RIBBON	16.77
			TOTAL:	224.40
Building Maintenance	General Fund	EZARDS	MINERAL SPIRITS	13.99
		GB MAINTENANCE SUPPLY	TOWELS, MOPS, TP, URINAL S	351.19
		O'REILLY AUTOMOTIVE STORES INC	CLEANER	10.99
		CONSOLIDATED ELECTRICAL DISTR, INC	LIGHT BULBS	128.25
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE	135.70
			WATER FILTER	69.00
		BUTLER SUPPLY CO	ELECTRICAL OUTLETS	19.61
		SHERWIN-WILLIAMS	STAIN & BRUSH	223.34
		SURECUT LAWN CARE LLC	JULY GROUNDS MAINTENANCE	2,186.43
		FOUR SEASONS PLUMBING, LLC	RAN 3/4" LINE FOR GEO-THER	475.05
		STAPLES BUSINESS ADVANTAGE	RETURN CHAIR MAT	49.52
			RETURN CHAIR MATS	238.60
			CHAIR MATS	381.16
			CHAIR MATS	95.29
		CROWN LINEN SERVICE INC	CH FLOOR MATS	33.32
			CH FLOOR MATS	33.32
		CHEM-AQUA INC	WATER TREATMENT PROGRAM	885.60
		GEO SERVICES LLC	WORK ON FLUID COOLER, CONF	446.67
			TOTAL:	5,200.79
Parks	General Fund	OZARKS COCA-COLA/DR PEPPER BOTTLING CO	CONCESSION SUPPLIES	159.03
			CONCESSION SUPPLIES	186.49
		MEEKS BUILDING CENTER	DRILL BIT	4.58
		SYSCO KANSAS CITY INC	DISH SOAP	85.38
			CONCESSION SUPPLIES	714.71

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CONCESSION SUPPLIES	521.72
		TALLMAN COMPANY	PEANICK PARK WATER LEAK FI	29.23
		FORESTRY SUPPLIERS INC	VEHICLE BINDERS	58.94
		O'REILLY AUTOMOTIVE STORES INC	TERMINAL	3.99
			WIPER BLADES, CLEANER,DEGR	65.95
		CAPITAL SAND COMPANY	INFIELD MIX	467.70
			TOTAL:	2,297.72
Human Resources	General Fund	WOODS SUPER MARKETS INC 2068	ICE CREAM	41.49
			TOTAL:	41.49
Overhead	General Fund	XEROX CORPORATION	AUG BASE	294.89
		LAKE SUN LEADER 81525 & 1586450	BID-BANKING SERVICES	63.00
		STAPLES BUSINESS ADVANTAGE	COPY PAPER	112.24
			TOTAL:	470.13
Police	General Fund	PURCELL TIRE & RUBBER CO	NEW TIRE - PD 27	157.92
			TIRE REPAIR-PD 30	21.40
		LEON UNIFORM CO INC	VEST CARRIERS	566.00
		INTOXIMETERS INC	DRY GAS	205.25
		O'REILLY AUTOMOTIVE STORES INC	WIPER BLADES-PD 25	32.15
		DALE A DISTLER DBA	INSTALL REAR LIGHTS-17 & 2	100.00
			REPLACE DOCK STATION-PD 27	35.00
			POUCH FOR MICROPHONES	132.94
		TURN KEY MOBILE INC	REPAIR A/C - PD 22	221.23
		HEDRICK MOTIV WERKS LLC	OIL CHANGE, ROTATE TIRES-P	65.00
			REPLACE BLOWN FUSE-PD 27	6.46
			OIL CHANGE & TIRE ROTATE-P	65.00
			REPAIR POWER WIRE-PD 33	60.00
		STAPLES BUSINESS ADVANTAGE	CD ENVELOPES & DVD-R	48.36
			TONER	134.36
			TONER,BATTERIES,CD APPLICA	195.76
		AMAZON CAPITAL SERVICES INC	CRAYONS	31.02
			EVIDENCE MARKERS	11.88
			ROTARY CUTTER & MAT	27.94
			TOTAL:	2,117.67
911 Center	General Fund	MO STATE HWY PATROL	MULES CHRGS JULY - SEPTEMB	210.00
		WEST SAFETY SOLUTIONS CORP	V-VAAS MONTHLY FEE 8/3-9/2	3,525.00
			TOTAL:	3,735.00
Information Technology	General Fund	TYLER TECHNOLOGIES INC	INCODE YEARLY MAINT ALIGNM	2,000.00
			INCODE YRLY MAINT 8/18-7/1	43,526.85
			INCODE YEARLY MAINT ALIGNM	424.28-
			INCODE YEARLY MAINT ALIGNM	1,814.33-
			INCODE YEARLY MAINT ALIGNM	1,023.83-
			INCODE YEARLY MAINT ALIGNM	974.84-
			INCODE YEARLY MAINT ALIGNM	647.38-
			INCODE YEARLY MAINT ALIGNM	709.63-
			INCODE YEARLY MAINT ALIGNM	6,558.68-
			INCODE YEARLY MAINT ALIGNM	1,833.33-
			INCODE YEARLY MAINT ALIGNM	771.33-
			EXECUTIME TRAINING	250.00
			EXCUTIME TRAINING	218.75
		CONSOLIDATED ELECTRICAL DISTR, INC	600 AMP CLAMP	104.76
		ALEXANDER OPEN SYSTEMS INC	FIXING DOMAIN MIGRATION	757.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			FIXING DOMAIN MIGRATION	536.25
			REBUILD VDI SERVERS-OUTAGE	2,848.13
			NEW VDI FIXES	490.00
		SHI INTERNATIONAL CORP	MICROSOFT OFFICE 365 LICEN	37,418.83
			TOTAL:	73,393.44
Economic Development	General Fund	RHONDA BARKER DBA PROMO 4 U	EVENT STAFF SHIRTS	323.97
		AMAZON CAPITAL SERVICES INC	GARAGE SALE STAMPS	14.94
			TOTAL:	338.91
Transportation	Transportation	PURCELL TIRE & RUBBER CO	NEW TIRE FOR LAWN MOWER	104.98
			NEW TIRES ON TRAILER 9	100.16
		SCHEPPERS INTERNATIONAL TRUCK CENTER I	DRUM WHEEL BRK, SHOE KIT-TR	471.44
		XEROX CORPORATION	JULY BASE AND PRINT CHARGE	55.57
			AUG BASE CHARGE	45.05
		FASTENAL CO	PARTS FOR FINISH MOWER	5.25
			PARTS FOR FINISH MOWER	8.19
			TAP FOR SIGNS	7.68
		ARAMARK UNIFORM & CAREER APPAREL GROUP	TRANS DEPT UNIFORMS	47.32
			TRANS DEPT FLOOR MATS	11.10
			TRANS DEPT UNIFORMS	48.32
			TRANS DEPT FLOOR MATS	11.10
		GB MAINTENANCE SUPPLY	TOILET PAPER & PAPER TOWEL	39.60
		ECONO SIGNS & BARRICADE LLC	SCHOOL CROSSING SIGNS	123.06
		NU WAY CONCRETE FORMS CENTRAL INC	ASPHALT RAKE	113.22
		O'REILLY AUTOMOTIVE STORES INC	BREAK CALIPERS- TRUCK 54	232.14
			CORE RETURNS	73.34
			AIR FILTER -TRUCK 59	40.60
			BULB FOR KUBOTA TRACTOR	4.98
			TRACTOR FLUID, WIPES & TOW	125.96
			HOSE BARB & CLAMPS FOR WEL	6.29
		CONSOLIDATED ELECTRICAL DISTR, INC	BREAKER FOR STREET LIGHTS	10.50
			PHOTOCONTROL-LTS ON PASSOV	31.55
		PRAIRIEFIRE COFFEE & ROASTERS	PW WATER COOLER RENTAL	35.00
			COFFEE & HOT COCOA	25.27
			WATER FILTER	23.00
		CROWN POWER & EQUIPMENT	PART FOR CHAINSAW	24.99
			LINE FOR WEEDEATERS	36.99
		DULLE OVERHEAD DOORS INC	ADJUST LIMITS	33.33
		PRECISION AUTO & TIRE SERVICE LLC	REPAIR A/C - TRUCK 55	309.14
		MAGRUDER LIMESTONE CO INC	GRAVEL FOR SHOP	155.01
		CHASE CO INC	MOWER BELT & LABOR	234.52
		STAPLES BUSINESS ADVANTAGE	COPY PAPER & PENS	23.69
		CAPITAL PAVING & CONSTRUCTION LLC	NICHOLS RD OVERLAY	101,565.56
		BARTLETT & WEST INC	OB MACE RD 3/31-4/27/18	2,962.21
			OB MACE RD IMPROV 6/30-7/2	409.42
			MACE RD PHASE 2 6/30-7/27/	4,238.70
		AMAZON CAPITAL SERVICES INC	BELT FOR FINISH MOWER	69.87
		HERITAGE TRACTOR INC	FIX A/C IN JOHN DEERE TRAC	985.14
			TOTAL:	112,702.56
Water	Water Fund	EZARDS	HAND TOOL	5.78
			PARTS FOR WELLS	11.96
		PURCELL TIRE & RUBBER CO	NEW TIRES ON TRAILER 9	100.17
		XEROX CORPORATION	JULY BASE AND PRINT CHARGE	55.56
			AUG BASE CHARGE	45.04

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ARAMARK UNIFORM & CAREER APPAREL GROUP	WATER DEPT UNIFORMS	28.64
			WATER DEPT FLOOR MATS	11.09
			WATER DEPT UNIFORMS	28.64
			WATER DEPT FLOOR MATS	11.09
		GB MAINTENANCE SUPPLY	TOILET PAPER & PAPER TOWEL	39.61
		GOEHRI, GEORGE	SEPTEMBER INS PREMIUM	49.70
		MO ONE CALL SYSTEM INC	LOCATES	78.00
		SCHULTE SUPPLY INC	METER GASKETS	82.00
		O'REILLY AUTOMOTIVE STORES INC	VENT DIFFUSER & WIPES	20.97
			OIL	59.88
			SOCKET ADAPTER	6.99
			TOW STRAP	28.99
			WD-40	7.49
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE & HOT COCOA	25.26
			WATER FILTER	23.00
		DULLE OVERHEAD DOORS INC	ADJUST LIMITS	33.33
		CORE & MAIN LP	TUBING	48.00
			BILGE PUMP	39.70
			CONCRETE BLADE	177.42
		MAGRUDER LIMESTONE CO INC	GRAVEL FOR SHOP	47.10
		STAPLES BUSINESS ADVANTAGE	COPY PAPER & PENS	23.69
		SIDENER ENVIRONMENTAL SERVICES INC	NUT, LOCK, MAVV, FLEXCON, PVC,	32.32
			TOTAL:	1,121.42
Sewer	Sewer Fund	EZARDS	TANK SPRAYER	55.97
		PURCELL TIRE & RUBBER CO	NEW TIRES ON TRAILER 9	100.17
			TIRE REPAIR - TRUCK 67	21.40
		XEROX CORPORATION	JULY BASE AND PRINT CHARGE	55.56
			AUG BASE CHARGE	45.05
		PLUMB SUPPLY CO	PLUMBING FITTINGS	113.89
			90' ELL	59.76
		FASTENAL CO	3/8 HELICOIL PARTS	29.20
			TAP TO FIX PUMP	14.12
			SAWZALL BLADES & BOLTS	77.55
			WIRE TERMINALS	51.64
		ARAMARK UNIFORM & CAREER APPAREL GROUP	SEWER DEPT UNIFORMS	42.96
			SEWER DEPT FLOOR MATS	11.09
			SEWER DEPT UNIFORMS	42.96
			SEWER DEPT FLOOR MATS	11.09
		GB MAINTENANCE SUPPLY	TOILET PAPER & PAPER TOWEL	39.61
		MO ONE CALL SYSTEM INC	LOCATES	78.00
		EWI HOLDINGS III CORP	ODOR CONTROL	750.00
			ODOR CONTROL	1,025.00
		TALLMAN COMPANY	PIPE THREADING SUPPLIES	959.13
			PLUMBING PARTS	865.98
			PLUMBING FITTINGS	121.37
			PLUMBING PARTS	7.98
			PLUMBING PARTS	65.54
		MUNICIPAL EQUIPMENT CO	FOG RODS	5,871.00
		NORTHERN SAFETY CO INC	SAFETY HARNESS	224.08
			JUMPSUITS	394.76
		O'REILLY AUTOMOTIVE STORES INC	OIL FOR BOTH PUMP TRUCKS	79.99
		PRAIRIEFIRE COFFEE & ROASTERS	COFFEE & HOT COCOA	25.27
			WATER FILTER	23.00
		LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	JULY MONTHLY FLOWS	40,156.78
		BUTLER SUPPLY CO	CLAMP METER	124.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			SPLICE KIT	109.08
		R MILLER COMPANIES LLC	SURVEY OF ANTIOCH ROAD	1,200.00
		DULLE OVERHEAD DOORS INC	ADJUST LIMITS	33.34
		CORE & MAIN LP	GLOVES	45.30
			GLOVES	40.40
		PRECISION AUTO & TIRE SERVICE LLC	OIL CHANGE - TRUCK 67	43.95
			OIL CHANGE - TRUCK 75	43.95
			OIL CHG, TIRE ROTATE, INSP	91.90
			OIL CHANGE & TIRE INSTALL-	206.95
			REPAIR A/C - TRUCK 71	110.60
		JCI INDUSTRIES INC	PUMP REPAIR	285.00
			PUMP REPAIR	380.00
			PUMP REPAIRS	285.00
			PUMP REPAIRS	285.00
			PUMP REPAIR	760.00
		TRAVIS HODGE HAULING LLC	GRINDER PUMP 889 REPLACEME	911.23
		CORROSION TECHNOLOGIES INC	CALIBRATION SERVICES	532.98
		STAPLES BUSINESS ADVANTAGE	COPY PAPER & PENS	23.69
		LO ENVIRONMENTAL LLC	WATER TESTING	100.00
			OVER CHARGED FOR WATER TES	80.00-
		CLIFFORD POWER SYSTEMS	GENERATOR MAINT ON KK3-7	1,110.22
			GENERATOR MAINT ON TRAILER	1,080.23
			TOTAL:	59,143.59
Ambulance	Ambulance Fund	STRYKER SALES CORP	BATTERY FOR COT	375.08
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	38.75
			MEDICAL SUPPLIES	1,073.09
			MEDICAL SUPPLIES	343.98
			TOTAL:	1,830.90
Lee C. Fine Airport	Lee C. Fine Airpor	EZARDS	BULBS	23.98
		PURCELL TIRE & RUBBER CO	EMERGENCY TIRE SERV-FUEL T	379.02
		GB MAINTENANCE SUPPLY	PAPER TOWELS	60.10
		NAEGLER OIL CO	LCF JET FUEL	11,356.38
			LCF JET FUEL	20,196.67
			LCF AV GAS	13,975.63
		EDMO DISTRIBUTORS INC	AVIATION RADIOS & WINDSOCK	628.70
		EDWARD A BARCHENSKI JR DBA CJ ELEC	REPAIR SECURITY LIGHTS-LCF	643.00
		BURNS & MCDONNELL ENGINEERING COMPANY	COST ANALYSIS-LCF RECONSTR	3,000.00
			TOTAL:	50,263.48
Grand Glaize Airport	Grand Glaize Airpo	EZARDS	PROPANE FOR YOUNG EAGLE EV	18.99
			ROPE, WINDEX & LIGHT BULB	54.98
		NAEGLER OIL CO	GG AV GAS	15,722.56
		EDMO DISTRIBUTORS INC	AVIATION RADIOS & WINDSOCK	296.61
			AVIATION RADIOS & WINDSOCK	628.70
		CRAWFORD, MURPHY & TILLY INC	GG PAVEMENT MAINT 5/26-6/3	18,457.02
			TOTAL:	35,178.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====			
10	General Fund	88,905.45	
20	Transportation	112,702.56	
30	Water Fund	1,121.42	
35	Sewer Fund	59,143.59	
40	Ambulance Fund	1,830.90	
45	Lee C. Fine Airport Fund	50,263.48	
47	Grand Glaize Airport Fund	35,178.86	

	GRAND TOTAL:	349,146.26	

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Ed Rucker/City Attorney for Alderman BethuremDate Submitted: 08/17/18**Agenda Item Title:**

Bill 18-44 An Ordinance of the City of Osage Beach, Missouri, Establishing Policies Concerning Insurance Requirements for Contractors to Obtain a City Contractor License to do Business within the City.

Presented by: *(Name/Title)* Ed Rucker / City Attorney**Requested Action:**☐

Motion to Approve

☐

First Reading of Bill # _____

☒Second Reading of Bill # 18-44☐

Resolution # _____

☐

Proclamation

☐

Public Hearing

☐

Other (Describe) _____

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

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

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☒Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY ____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Bill 18-44; Current ordinance vs. proposed changes; supplemental information on current licenses

Department Comments and Recommendation:

This ordinance amends the Osage Beach Code of Ordinances concerning insurance for contractors

Prior to receiving a new or renewed contractor license, contractors are required to provide a current insurance certificate which includes liability coverage with a minimum aggregate limit of \$1,000,000 per occurrence and names the City as additional insured. Further the insurance company will notify the City at least thirty days before any change in, or cancellation of, the policy, or ten days in the event of cancellation due to nonpayment of premium. This is a policy decision within the board's discretion.

City Administrator Comments and Recommendation:

Per City Code 110.230, Bill 18-44 is in correct form as per City Attorney.

The first reading was read and passed by the Board of Aldermen (vote was 4 - 2) on August 16, 2018.

This bill was created at the request of Alderman Bethurem and includes proposed changes to our current ordinance; 1) an increase to general liability minimum aggregate coverage to \$1,000,000, and 2) requiring the Certificate of Insurance to name the City of Osage Beach, MO as additional insured with notification of changes and cancellations. Attached is a comparison of current ordinance and proposed changes.

As of August 8, 2018, the City has 376 active Contractors Licenses. Contractor Licenses are due January 1 of each year and are valid, unless revoked, for a calendar year; fee is \$35. The City Clerk's Office collects a Certificate of Liability Insurance from each contractor with license application as currently required and that certificate states the insurer's coverages including the required Worker's Compensation (unless a signed and notarized Affidavit of Exemption is provided) and Commercial General Liability. Upon a contractor receiving a building permit, the Office of the Building Official confirms a valid contractors license.

If these changes are enacted, this may be a significant change to both internal operations and to the business community, specifically the contractors in our City. Because of this I reached out to the Missouri City/County Manager Association, MML, and our insurance provider for a variety of information to better assist the entire Board in making a decision and staff in possibly accommodating operational changes. For example, what other cities have this requirement, what issues this requirement solved for those cities, best practices operationally, etc. I found that this is not a standard requirement and I found no other city, except Kansas City, MO, who has this requirement. At the time of this report, I had not yet made contact with a Kansas City, MO. representative.

Below are a few items to consider regarding the issue. If the Board chooses to move forward, I request an effective date of no earlier than January 1, 2019. The draft bill reflects this request. This will give staff time to formulate processes and procedures, give notice to the community, etc. For example, internally, this will most likely add administrative costs and resources to administer; staff will need time to prepare additional procedures and processes; community outreach on the change in procedure and requirements will be important - communicating to our community WHY we are doing this and WHAT to expect and WHEN.

Items to consider in making this change:

- *There will be a financial effect to our contractor community; increased cost of insurance, etc.
- *What problem are we attempting to solve? Are there other solutions?
- *What liability interest does the City have between two private parties that this is necessary?

Update:

Additional information is being included regarding samples of our current license holders for 2018. 1) Information via email from Richard Ross, and 2) further details on the sample provided by the City Clerk's Office. During discussions with the City Clerk's Office, regardless of the action(s) taken on this bill, a few adjustments to our practice will be made to ensure, at minimum, our current intention of our ordinances are reflected. More details on our current practice can be explained at the meeting, if need be.

BILL NO. 18-44

ORDINANCE NO. 18.44

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ESTABLISHING POLICIES CONCERNING INSURANCE REQUIREMENTS FOR CONTRACTORS TO OBTAIN A CITY CONTRACTOR LICENSE TO DO BUSINESS WITHIN THE CITY

WHEREAS, the Board of Aldermen hereby finds it in the public interest to regulate the insurance requirements for contractors obtain a city business license:

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

Section 1. That Section 605.030 F be and is hereby repealed.

Section 2. That a new Section 605.030 F be and is enacted as follows:

605.030 F Prior to receiving a new or renewed contractor license all applicants for such a license shall:

1. Provide a current insurance certificate which includes general liability coverage with a minimum aggregate limit of \$1,000,000 per occurrence.
2. The insurance certificate shall name the City of Osage Beach, Missouri, as additional insured.
3. The insurance certificate shall require that the insurance company shall notify the City of Osage Beach, Missouri, at least thirty days before any change in, or cancellation of, the policy, or ten days in the event of cancellation due to nonpayment of premium.

Section 3. Severability

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

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

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

recovered as fully as if this ordinance or provisions had continued in force, unless it shall be therein otherwise expressly provided.

Section 5. That this Ordinance upon passage and approval of the Mayor shall become effective January 1, 2019.

READ FIRST TIME: August 16, 2018 READ SECOND TIME: _____

I hereby certify that Ordinance No. 18.44. 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

Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No.18.44.

John Olivarri, Mayor

Date

Cynthia Lambert, City Clerk

Proposed language:

605.030 F Prior to receiving a new or renewed contractor license all applicants for such a license shall:

1. provide a current insurance certificate which includes general liability coverage with a minimum aggregate limit of \$1,000,000 per occurrence
2. The insurance certificate shall name the City of Osage Beach, Missouri, as additional insured.
3. The insurance certificate shall require the insurance company shall notify the City of Osage Beach, Missouri, at least thirty days before any change in, or cancellation of, the policy, or ten days in the event of cancellation due to nonpayment of premium.

Current Language

605.030. F No license as a contractor shall be issued to any firm, person or corporation without proof of general liability insurance in the form of a Certificate of Insurance providing for limits of not less than three hundred thousand dollars (\$300,000.00) for a single incident. Said coverage shall be kept in full force and effect for the duration of the contractor license.

From: [Richard Ross](#)
To: [Cynthia Lambert](#); [Edward Rucker](#); [Gregory Massey](#); [Jeana Woods](#); [Jeff Bethurem](#); [John olivarri](#); [Kevin Rucker](#); [Phyllis Marose](#); [Richard Ross](#); [Tom Walker](#)
Subject: Information on Contractor Insurance
Date: Friday, August 24, 2018 7:11:52 AM

During the last Board meeting there were questions around the amount of insurance contractors should be required as well as the need to monitor insurance expirations. I decided to review a sampling of the license packets to better understand the insurance information we have on file. Below is what I found.

1. I reviewed 55 of ~375 licenses or about 15% of the license packets.
2. 96% of the insurance certificates showed \$1,000,000 in per incident liability coverage (the remaining 4% listed \$500,000).
3. 55% of the certificates expired in the first two quarters of 2018.
4. 14% expired by 1/31/18.
5. 10% expired by 1/1/18.

Jeanna/Cynthia – Can you please ensure this information is included in the next BOA packet?

Thanks,

Richard

Communication made through e-mail and messaging systems shall in no way be deemed to constitute legal notice to the City of Osage Beach or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action against the City or any of its agencies, officers, employees, agents or representatives, where notice to the City is required by any federal, state or local laws, rules or regulations.

Sample of Current Licenses

CONTRACTOR	CERTIFICATE HOLDER - CITY	ADDITIONAL INSURED	DATE LICENSE APPLIED FOR	INSURANCE TERMINATION DATE	NO CITY CERTIFICATE HOLDER	\$300,000/ \$500,000 COVERAGE	\$1,000,000+ COVERAGE
1	1		7/10/2018	1/25/2019			1
2	1		12/18/2017	5/11/2019			1
3	1		11/17/2017	10/4/2018			1
4			11/15/2017	8/20/2018	1		1
5			6/21/2018	10/20/2018	1	1	
6	1		5/25/2018	1/1/2019			1
7		1	11/28/2017	10/16/2018			1
8	1		5/22/2018	9/1/2018		1	
9			2/21/2018	10/3/2018	1		1
10		1	11/29/2017	4/1/2019			1
11	1		11/21/2017	10/1/2018			1
12	1		11/12/2017	5/11/2018			1
13	1		1/24/2018	10/1/2018			1
14	1		1/9/2018	9/5/2018			1
15	1		1/17/2018	12/23/2018			1
16			12/21/2017	8/21/2018	1		1
17	1		11/9/2017	8/18/2018			1
18			2/28/2018	2/20/2019	1		1
19	1		2/9/2018	1/3/2019			1
20	1		11/13/2017	9/21/2018			1
21	1		11/8/2017	5/13/2019			1
22			2/9/2018	10/5/2018	1		1
23		1	11/8/2017	7/1/2018			1
24	1		11/17/2017	2/6/2018		1	
25		1	11/28/2017	5/1/2019			1
26			2/19/2018	11/9/2018	1		1
27			11/8/2018	4/1/2018	1		1
28	1		11/18/2018	11/21/2018			1
29	1		3/12/2018	8/18/2018			1
30			11/17/2018	2/14/2018	1		1
31	1		11/16/2017	4/5/2019			1
32	1		2/2/2018	10/1/2018			1
33	1		8/21/2018	7/3/2019			1
34	1		11/21/2017	3/8/2018		1	
35	1		6/2/2018	4/13/2019		1	
36	1		11/2/2018	7/1/2018			1
37	1		11/21/2017	9/22/2018		1	
38	1		1/16/2018	4/20/2018			1
39	1		11/13/2017	5/14/2018			1
40	1		1/22/2018	3/3/2018			1
41	1		12/21/2017	12/31/2018			1
42	1		12/27/2017	6/16/2018			
43	1		11/10/2017	10/4/2018			1
44	1		11/20/2017	9/16/2018			1
45	1		11/29/2017	4/1/2017			1
46	1		1/8/2018	7/21/2019			1
47		1	11/20/2017	5/1/2018			1
48	1		11/22/2017	9/29/2018			1
49	1		11/20/2018	1/1/2019			1
50	1		3/8/2018	8/1/2018			1
51	1		2/9/2018	1/1/2019			1
52			11/20/2017	12/6/2017	1		1
53			11/7/2017	2/22/2018	1		1
54	1		4/25/2018	10/21/2018			1

Key

2	2017	2%
12	1st Q	13%
17	2nd Q	18%
18	3rd Q	19%
23	4th Q	25%
21	2019	23%
93		

55	1		12/7/2017	12/1/2018			1
56			12/11/2017	3/22/2018	1		1
57	1		7/23/2018	10/26/2018			1
58			11/30/2017	2/27/2018	1		1
59			12/13/2017	4/22/2018			1
60			11/15/2017	1/1/2018	1		1
61	1		11/20/2017	4/1/2018			1
62	1		11/9/2017	10/1/2018			1
63			12/12/2017	1/4/2018		1	
64	1		11/9/2017	7/29/2018			1
65	1		1/23/2018	1/15/2019			1
66	1		11/10/2017	5/7/2018			1
67	1		1/2/2018	6/9/18			1
68			12/19/2017	6/28/18			1
69			1/18/2018	10/1/18	1		1
70	1		1/2/2018	12/11/18			1
71	1		11/20/2017	8/1/2019			1
72	1		12/6/2017	3/1/2019			1
73	1		12/13/2017	4/30/2018			1
74	1		1/24/2018	10/1/2018			1
75	1		12/4/2017	12/30/2018			1
76	1		12/14/2017	3/1/2018			1
77	1		11/27/2017	4/1/2018			1
78	1		11/20/2017	11/13/2018			1
79	1		12/8/2017	3/1/2019			1
80	1		11/13/2017	5/10/2019			1
81	1		11/14/2017	5/10/2019			1
82	1		11/18/2017	7/16/2018			1
83	1		11/15/2017	1/1/2019			1
84	1		5/15/2018	5/15/2019			1
85	1		11/13/2017	7/16/2018			1
86	1		11/9/2017	7/11/2019			1
87	1		3/20/2018	5/1/2018			1
88	1		11/10/2017	1/1/2018			1
89	1		12/13/2017	4/21/2018			1
90	1		12/20/2017	3/30/2018			1
91	1		11/13/2017	5/1/2018			1
92	1		12/28/2017	4/6/2018		1	
93	1		11/7/2017	2/15/2018			1
70		5			15	8	84

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Jeana Woods, City AdministratorDate Submitted: 08/27/18**Agenda Item Title:**

Bill 18-45 - An Ordinance of the City of Osage Beach, Missouri, Authorizing the Expenditure of Funds for Bikefest 2018 Event Support Request.

Presented by: *(Name/Title)* Jeana Woods, City Administrator**Requested Action:**☐

Motion to Approve

☒First Reading of Bill # 18-45☒Second Reading of Bill # 18-45☐

Resolution # _____

☐

Proclamation

☐

Public Hearing

☐

Other (Describe) _____

Ordinance Reference for Action: *(i.e. RSMo Section, Ordinance # & Title)*

Per Section 110.300, Board approval required by ordinance for the distribution of funds from the Community Promotions - Community Event Support account.

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☐Budgeted Item: YES ☒ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: 10-21-754250 Community PromotionsFY 18 Budgeted Amount: \$ 65,000.00Expenditures to Date 08/27/18: (\$ 17,889.00)Available: \$ 47,111.00Requested Amount: \$ 5,000.00Attachments: YES ☒ NO ☐

If yes, list attachments:

Bill 18-45; Request for Event Support Application

Department Comments and Recommendation:

N/A

City Administrator Comments and Recommendation:

Per City Code 110.230, Bill 18-45 is in correct form as per City Attorney.

In the Economic Development Department, within account 10-21-754250 Community Promotions, \$10,000 is budgeted for event support. Per City Code 110.300, the intent is for the purpose of supporting event activities that bring visitors, trade, and business into the City. Applications are submitted and Board approval is required.

To date the following activity has occurred:

2018 Budget for Event Support	\$10,000
Aquapalooza - 06/21/2018 (requested \$2,000-Board Approved \$3,000)	(\$3,000)
Remaining Available Balance	\$7,000

Enclosed is Bikefest's Event Support Form with supplemental information submitted to me on August 15, 2018. The request is for \$5,000 for the 2018 Lake of the Ozarks Bikefest to be held on September 12 - 16, 2018. Due to the timing of the upcoming event, this is a request for 1st and 2nd reading.

This event draws an estimated 60,000 motorcycles and 90,000 bikers to the Lake for up to 5 days. This is an event that we have sponsored through the Community Event Support program in the past.

Please note- The Missouri Symphony Pops Concert held on June 30, 2018, was an event supported by the City at \$2,000; this was a FY2017 budgeted approved expenditure carryover into FY2018.

BILL NO. 18-45

ORDINANCE NO. 18.45

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS FOR PROMOTIONAL EFFORTS TO SUPPORT THE LAKE OF THE OZARKS BIKEFEST 2018 EVENT SUPPORT REQUEST

WHEREAS, the Board of Aldermen find that the Lake of the Ozarks Bikefest is a annual promotion of the Lake area and the event creates clear and direct benefits to the businesses and citizens of Osage Beach in terms on increased tourism, sales, and publicity for the City and the Lake area and the board wishes to support this public event which promotes our community:

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

Section 1. That the expenditure of funds for advertising in an amount of five thousand dollars (\$5,000.00) is hereby authorized for the 2018 Lake of the Ozarks Bikefest to be held September 12 – 16, 2018.

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

Section 3. Severability

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

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

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

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

READ FIRST TIME: _____

READ SECOND TIME: _____

Bill No. 18-45
Page 2

Ordinance No. 18.45

I hereby certify that the above Ordinance No. 18.45 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

Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 18.45.

Date

John Olivarri, Mayor

ATTEST:

Cynthia Lambert, City Clerk



City of Osage Beach
REQUEST FOR EVENT SUPPORT
Exhibit A to City Code Section 110.300

Requested Amount: \$5,000 Date of Request: 8-15-18

Organization Information:

Organization Name: Bikefest Co
Address: P.O. Box 1498 Osage Beach, MO 65065
Phone # 573-348-1599 Fax # 573-348-2293
Contact Name: Tim Jacobsen
Phone # (cell) 573-216-4023 (Other) timefunlake.com

Is the organization a not-for-profit? ☒ YES ☐ NO

If yes, is it a registered 501(c)3 or other designation? ☒ YES ☐ NO (If yes, attach IRS classification)

If yes, is the organization a local not-for-profit or national not-for-profit organization? National

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

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

Event Information:

Event Name: Lake of the Ozarks Bikefest
Event Dates: Wednesday, September 12 - Sunday, September 16, 2018
Event Location: Lake wide
Description of event: 60,000 motorcycles + 90,000 bikers rally at Lake of the Ozarks for 5 days w/ live entertainment, vendor village areas, scenic rides + biker events.

How will the proceeds of this event be used? promotional efforts

How will the City be recognized through this event? logo on promotional collateral

Is the event open to the public? ☒ YES ☐ NO If no, explain: _____

Is there an entry fee or requirement to purchase a ticket, etc.? ☐ YES ☒ NO

If yes, explain: _____

Total budget for the event: \$58,000

(Attach details of your budget-include all sources of funding and expenses.)

In the case of a budget shortfall, how will the loss be covered? CVB/ TCLA

How many years has this event been held? 11 years

Estimated attendance this year? 70K Last year's attendance, if applicable? 60K

Applicant:

Application Completed By: Tim Jacobsen

Contact Phone/Cell: 573-348-1599-office 573-216-4023-cell



Signature

Tim Jacobsen, Executive Dir

Print Name

8-15-18

Title

Date

Send Completed Application and Attachments To:

Email: jwoods@osagebeach.org

Mail: City of Osage Beach

Jeana Woods, City Administrator

1000 City Parkway

Osage Beach, MO 65065

Internal Use

Date Application Received: 8/15/18 By: Jeana Woods

Date Board Approved/Declined: _____ Amount Approved: _____

Other Information: _____



Income	
Starting Balance	\$ 5,784.00
TCLA	\$ 10,000.00
City of Osage Beach - proposed	\$ 5,000.00
Leather Man	\$ 2,000.00
Sponsor @ \$500 X 9	\$ 4,500.00
Passport Stop Part \$600 X 23	\$ 13,800.00
Featured Lodging \$500 X 3	\$ 1,500.00
Passport Sales 763 X \$20 - estimate	\$ 15,260.00
T-Shirt Sales (Vendor Donation) - estimate	\$ 669.00
Total Income	\$ 58,513.00
Expenses	
Board Insurance	\$ 744.00
Event Insurance	\$ 600.00
Secretary of State-Annual Fees	\$ 60.00
Bank Charges	\$ 25.00
Mobil AdMessenger	\$ 5,000.00
MSW Social Media/ Hosting	\$ 3,341.00
Cycle Fish Banner Ad	\$ 400.00
Let it Ride Event Listing	\$ 20.00
LOTO Restaurant Guide	\$ 925.00
Hot Summer Nights - 1/2 pg Ad	\$ 195.00
Mid Am Freedom Rally- 1 pg Ad + Banner	\$ 350.00
Full Throttle Magazine - 10 Issues	\$ 2,400.00
Get Down Guide	\$ 650.00
Thunder Press - 4 issues	\$ 8,200.00
Joint Chamber Guide - Full Page Ad	\$ 750.00
Sponsorship Commission	\$ 3,500.00
50 K Post Card Mailing - 300 Locations	\$ 3,450.00
10 K Sponsor Postcards	\$ 463.00
30 - 2' x 3' Event Banners	\$ 464.00
Event Street Banner	\$ 533.00
Passports & Maps	\$ 2,150.00
Passport Stamps (3)	\$ 35.00
Passport Outdoor Signage (25)	\$ 253.00
Passport Stop \$5 x 479	\$ 2,395.00
CMA \$5 x 284 + \$1 x 763 =	\$ 2,183.00
Passport Commission	\$ 4,600.00
Security	\$ 1,500.00
Event Permit - Lake Ozark	\$ 250.00
Port o Potties	\$ 1,200.00
Banner Hanging	\$ 100.00
HD Motorcycle - Passport Give-A-Way	\$ 10,600.00
Total Expenses	\$ 57,336.00
Profit	\$ 1,177.00

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

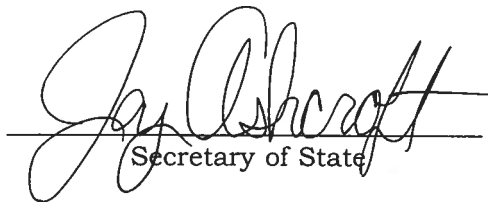
CERTIFICATE OF RESCISSION

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, hereby certify that the forfeiture/administrative dissolution entered against

BIKE FEST CO.
N00823633

on 1/3/2018, as provided in the State of Missouri Nonprofit Corporation Act was this day rescinded, and said corporation was on this date hereby restored to good standing in the records of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 14th day of March, 2018.


Secretary of State





SEPTEMBER 12-16

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Convention & Visitor Bureau



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Bike Giveaway**

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FXDL 103 Dyna Low Rider
at Harley-Davidson on 9/16/18

funlake.com

LakeBikefest.com



City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Ed Rucker City AttorneyDate Submitted: 08/15/18**Agenda Item Title:**

Bill 18-46 - An Ordinance of the City of Osage Beach, Missouri, Establishing a Pro Tem Municipal Judge to Serve in the Event the Duly Appointed Municipal Judge is Unavailable or Temporarily Unable To Serve.

Presented by: *(Name/Title)* Ed Rucker City Attorney**Requested Action:**☐

Motion to Approve

☒First Reading of Bill # 18-46☐

Second Reading of Bill # _____

☐

Resolution # _____

☐

Proclamation

☐

Public Hearing

☐

Other (Describe) _____

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

Board of Aldermen approval required per Section 110.230. Ordinances, Resolutions, Etc. – Generally and Section 110.240 Adoption of Ordinances & 79.130 R.S.Mo. and SB 5 (2015) and SB572 (2016)

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☒Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Bill 18-46; Letter to Judge Hayden and response.

Department Comments and Recommendation:

This bill will create an ordinance to authorize the Mayor, with the advice and consent of the Board of Aldermen, to appoint a suitable person as Municipal Judge Pro Tem. Such individual shall have and hold all the qualifications as the duly appointed Municipal Judge for the Osage Beach Municipal Division.

The Municipal Judge Pro Tem shall serve in the event the Municipal Judge is unavailable, upon the request of the Municipal Judge or the Presiding Judge of the 26th Judicial Circuit Court.

The 26th Judicial Circuit Court of which our Municipal Court is a division has been notified and has no objection to the city proceeding with this position.

The Municipal Judge Pro Tem will be paid only for those times he/she may serve when Judge Washburn is not available.

The City Attorney recommends adoption of this bill.

City Administrator Comments and Recommendation:

Per City Code 110.230, Bill 18-46 is in correct form as per City Attorney.

This bill creates a new section within our City Code Chapter 130 creating the position of a Municipal Judge Pro Tem to serve in the event our Municipal Judge is unavailable.

I concur with the City Attorney's recommendation.

BILL NO. 18-46

ORDINANCE NO. 18.46

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ESTABLISHING A PRO TEM MUNICIPAL JUDGE TO SERVE IN THE EVENT THE DULY APPOINTED MUNICIPAL JUDGE IS UNAVAILABLE OR TEMPORARILY UNABLE TO SERVE.

WHEREAS, the Board of Aldermen desires to create the position of Municipal Judge Pro Tem, to serve in the Osage Beach Municipal Division of the 26th Judicial Circuit Court in the event the designated municipal judge is, unavailable or temporarily unable to serve:

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

Section 1 A new Section 130.065 of the Osage Beach Code of Ordinances be and is hereby enacted as follows:

Section 130.065. Appointment of Municipal Judge Pro Tem.

- A. The Mayor, with the advice and consent of the Board of Aldermen, shall appoint a suitable person as Municipal Judge Pro Tem, who shall hold office at the pleasure of the Board of Aldermen and until a successor is appointed and qualified. Such individual shall have and hold all the qualifications as the duly appointed Municipal Judge for the Osage Beach Municipal Division.
- B. The Municipal Judge Pro Tem shall serve only upon the request of the Municipal Judge or the Presiding Judge of the 26th Judicial Circuit Court, in the event the Municipal Judge is unavailable or temporarily unable to serve.
- C. Appointments shall be for a term of two (2) years commencing July first (1st) of each even-numbered year.
- D. Appointments to complete a portion of a term shall be for the remainder of the original term and an additional two (2) year period.

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.18.46 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

Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No.18.46

John Olivarri, Mayor

Date

Cynthia Lambert, City Clerk



City of Osage Beach
1000 City Parkway • Osage Beach, MO 65065
Phone [573] 302-2000 • Fax [573] 302-0528 • www.OsageBeach.org

January 26, 2018

Judge Kenneth Hayden
Presiding Judge
26th Judicial Circuit Court
One Court Circle
Camdenton Missouri

Re: Creation of Municipal Judge Pro Tem
for the Osage Beach Municipal Division.

Dear Judge Hayden,

The City of Osage Beach is contemplating creating the position of Municipal Judge Pro Tem for the Osage Beach Municipal Division to serve when our regular Judge Bill Washburn is unavailable.

Before we go any further in this process Mayor Olivarri asked me to contact you to let you know we are considering this action. I have attached to this letter a copy of the draft ordinance. The qualifications of the Municipal Judge Pro Tem will be the same requirements as those for our regular judge.

This letter is to let you and the rest of the court know we are anticipating creating this position and inquire if the court has any questions, concerns, or additional requirements we should consider.

I hope to present this to the Board of Aldermen at their Meeting on March 1, 2018. If there is something I am missing or misunderstanding about this process please let me know. If we do not make contact and I do not hear any concerns from the Court by March 1, 2018 we will proceed on the assumption there is nothing else we need to do to meet the Court's requirements.

Thank you for your time and attention in this matter.

Sincerely,



Edward B. Rucker #26200
City Attorney
573-302-2000 ext. 398
erucker@osagebeach.org

cc. Mayor Olivarri
City Administrator

EBR/mtf
Encl. Draft Ordinance

Edward Rucker

From: Carla.Fiene@courts.mo.gov
Sent: Friday, February 2, 2018 3:02 PM
To: Edward Rucker
Subject: Municipal Judge Pro Tem for Osage Beach Municipal Division

Dear Mr. Rucker:

I am in receipt and review of your letter dated January 26, 2018. This matter was discussed at the meeting of the Circuit Court En Banc today. The Circuit Court En Banc has no objection to the city proceeding as outlined in your letter to me dated January 26, 2018.

Sincerely,

Kenneth M. Hayden
 Presiding Judge

+++++

CARLA FIENE
 PRESIDING JUDGE'S SECRETARY
 1 COURT CIRCLE, SUITE 9
 CAMDENTON, MO 65020
 (573) 346-5160
 (573) 346-0369 (fax)
 carla.fiene@courts.mo.gov

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Ty Dinsdale, Airport ManagerDate Submitted: 08/23/18**Agenda Item Title:**

Bill 18-47 – An Ordinance of the City of Osage Beach, Missouri, Authorizing the Mayor to Execute Amendment No. 1 to State Block Grant Agreement, Project No. 17-046B-1 with the Missouri Highways and Transportation Commission.

Presented by: *(Name/Title)* Ty Dinsdale, Airport Manager**Requested Action:**

- ☐ Motion to Approve
- ☒ First Reading of Bill # 18-47
- ☐ Second Reading of Bill # _____
- ☐ Resolution # _____

- ☐ Proclamation
- ☐ Public Hearing
- ☐ Other (Describe) _____

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

Board of Aldermen approval required for purchases over \$15,000 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales.

Deadline for Action: YES ☒ NO ☐

If yes, explain:

This agreement needs to be signed and back to MoDOT no later than October 1, 2018.

Fiscal Impact:Not Applicable ☒Budgeted Item: YES ☐ NO ☒

If no, provide funding source: _____

Budget Line Item/Title: _____

FY____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Bill 18-47; Grant Agreement; Grant Assurances

Department Comments and Recommendation:

This Grant Agreement provides the City reimbursements for the engineering and construction services for Phase 2 of the Lee C. Fine Taxiway Project. This agreement has been written for \$1,648,705 in addition to the original \$156,661 in federal dollars. These dollars will utilize \$129,572 of the Airport's 2017 non-primary entitlement funds and \$1,478,162 of the Airport's 2018 Discretionary funds and \$40,971 of the Airport's 2018 non-primary entitlement funds. This is a FAA 90/10 funded project through MoDOT and the City will be responsible for \$183,190.

The Airports and Public Works Department recommends approval.

City Administrator Comments and Recommendation:

Per City Code 110.230, Bill 18-47 is in correct form as per City Attorney.

This is the Grant Agreement for Phase 2 of the Lee C Fine Taxiway Reconstruction Project providing and ensuring MoDOT / FAA funding. Phase 1 of the project was completed in FY2017. The engineering contract for Phase 2 was awarded in February 2018 to CMT and is a FY2018 budgeted item. The construction for Phase 2 was awarded in May 2018 to Lehman Construction and will be a FY2019 budgeted item.

I concur with the departments' recommendation.

BILL NO. 18-47

ORDINANCE NO. 18.47

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT NO. 1 TO STATE BLOCK GRANT AGREEMENT, PROJECT NO. 17-046B-1 WITH THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION.

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

WHEREAS, the City of Osage Beach entered into an agreement with the Missouri Highways and Transportation Commission in February 27, 2018, in which the Commission granted the sum not to exceed one hundred fifty-six thousand six hundred sixty-one dollars (\$156,661.00) to assist with Design Parallel Taxiway Phase 2 Reconstruction; and

WHEREAS, the Commission agrees an additional sum not to exceed one million six hundred forty-eight thousand seven hundred five dollars (\$1,648,705) for Design and Construct Parallel Taxiway Phase 2 Reconstruction is granted.

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

Section 1. That the Board of Aldermen has determined it is in the best interest of the City to authorize Amendment No. 1 to the Missouri Highways and Transportation Commission State Block Grant Agreement, Project No. 17-046B-1.

Section 2. That the Board of Aldermen agrees to the terms and conditions as set out in the attached as Exhibit A and included herein as Amendment No. 1 to the Missouri Highways and Transportation Commission State Block Grant Agreement, Project No. 17-046B-1, and further agrees to provide matching funds of not less than one hundred eighty-three thousand one hundred ninety dollars (\$183,190), and further authorizes the Mayor to execute same on behalf of the City of Osage Beach.

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 Ordinance No. 18.47 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:

Bill No. 18-47
Page 2

Ordinance No. 18.47

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

Date

Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 18.47.

John Olivarri, Mayor

Date

ATTEST:

Cynthia Lambert, City Clerk

CCO Form: MO18

Approved: 05/94 (MLH)

Revised: 03/17 (MWH)

Modified:

Sponsor: City of Osage Beach (Lee C. Fine)

Project No.: 17-046B-1

CFDA Number: CFDA #20.106

CFDA Title: Airport Improvement Program

Federal Agency: Federal Aviation Administration, Department of Transportation

**MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION
AMENDMENT TO STATE BLOCK GRANT AGREEMENT**

AMENDMENT #1

THIS AGREEMENT AMENDMENT is entered into by the Missouri Highways and Transportation Commission (hereinafter, "Commission") and the City of Osage Beach (hereinafter, "Sponsor").

WITNESSETH:

WHEREAS, the parties entered into an Agreement executed by the Sponsor on February 16, 2018, and executed by the Commission on February 27, 2018, (hereinafter, "Original Agreement") under which the Commission granted the sum not to exceed One Hundred Fifty-Six Thousand Six Hundred Sixty-One Dollars (\$156,661) to the Sponsor to assist with Design Parallel Taxiway Phase 2 Reconstruction; and

WHEREAS, the Commission previously approved funds for Design and Construct Parallel Taxiway Phase 2 Reconstruction; and

WHEREAS, the level of funding originally approved is not sufficient to cover the costs associated with Design and Construct Parallel Taxiway Phase 2 Reconstruction.

WHEREAS, the Commission has sufficient funds to increase the grant amount for Design and Construct Parallel Taxiway Phase 2 Reconstruction.

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations in this Agreement, the parties agree as follows:

(1) **ADDITIONAL GRANT:** The Commission grants to the Sponsor an additional sum not to exceed One Million Six Hundred Forty-Eight Thousand Seven Hundred Five Dollars (\$1,648,705) for Design and Construct Parallel Taxiway Phase 2 Reconstruction subject to the following conditions:

(A) The Sponsor shall provide matching funds of not less than One Hundred Eighty-Three Thousand One Hundred Ninety Dollars (\$183,190) toward the project in addition to those previously committed by the Sponsor in the Original Agreement.

(B) The project will be carried out in accordance with the assurances (Exhibit 1) given by the Sponsor to the Commission as specified in the Original Agreement.

(C) This Amendment shall expire and the Commission shall not be obligated to pay any part of the costs of the project unless this grant amendment has been executed by the Sponsor on or before October 1, 2018, or such subsequent date as may be prescribed in writing by the Commission.

(D) Based upon the revised project schedule, the original project time period of September 30, 2018, will be extended to May 1, 2020, to allow for completion of the work. Paragraph (2) of the Original Agreement is hereby amended accordingly.

(E) All other terms and conditions of the Original Agreement entered into between the parties shall remain in full force and effect.

(2) CONSTRUCTION OBSERVATION/INSPECTION REQUIREMENTS: In conjunction with submittal of the construction bid tabulation, the Sponsor shall provide a construction observation/inspection program setting forth a format for accomplishment of resident observation, construction inspection and overall quality assurance.

(3) CONSTRUCTION PROGRESS AND INSPECTION REPORTS: The Sponsor shall provide and maintain adequate, competent and qualified engineering supervision and construction inspection at the project site during all stages of the work to ensure that the completed work conforms with the project plans and specifications. Project oversight by the Commission's project manager or other personnel does not relieve the Sponsor of this responsibility.

(A) The Sponsor shall require the resident project representative to keep daily construction records and shall submit to the Commission a weekly construction progress and inspection report on the FAA Form 5370-1 ("Construction Project and Inspection Report"), completed by the resident project representative. A weekly summary of tests completed shall be included.

(B) Prior to final acceptance, the Sponsor shall provide to the Commission a testing summary report bearing the engineer's seal and including a certification from the engineer that the completed project is in compliance with the plans and specifications.

(4) WAGE LAWS: The Sponsor and its contractors and subcontractors shall pay the prevailing hourly rate of wages for each craft or type of worker required to execute this project work as determined by the Department of Labor and Industrial Relations of Missouri, and they shall further comply in every respect with the minimum wage laws of Missouri and the United States. Federal wage rates under the Davis-Bacon or other federal acts apply to and govern this Agreement also for such work which is performed at the jobsite, in accord with 29 CFR Part 5. Thus, this Agreement

is subject to the "Contract Work Hours and Safety Standards Act", as amended (40 U.S.C. Sections 327, *et seq.*), and its implementing regulations. The Sponsor shall take the acts which may be required to fully inform itself of the terms of, and to comply with, state and federal laws.

(5) COMPETITIVE SELECTION OF CONTRACTOR: Construction that is to be accomplished by contract is to be competitively bid in accordance with federal procurement requirements, located at 49 CFR Part 18. Bid notices should be published in a qualified (local or area) newspaper or other advertisement publication located in the same county as the airport project as a minimum.

(6) REVIEW OF BIDS AND CONTRACT AWARD: The Commission shall review all contractors' bids and approve the selection of the apparent successful bidder prior to the Sponsor awarding the construction contract.

(7) NOTICE TO PROCEED: After the Commission receives copies of the executed construction contract between the Sponsor and the contractor, the performance and payment bonds and any other documentation as required by this Agreement, the Commission will authorize the Sponsor to issue a notice to proceed with construction.

(A) Notice to proceed shall not be issued until the Sponsor has provided satisfactory evidence of acceptable title to the land on which construction is to be performed. Ownership status of existing airport property as well as any land or easements acquired under this project must be included in a Certificate of Title tied to a current Exhibit "A" property map.

(B) The Sponsor shall issue a notice to the contractor within ten (10) days of authorization by the Commission, unless otherwise approved by the Commission.

(C) Any construction work performed prior to the Sponsor's issuance of a Notice to Proceed shall not be eligible for funding participation.

(8) DISADVANTAGED BUSINESS ENTERPRISES - CONSTRUCTION: The Sponsor shall notify prospective bidders that DBEs will be afforded full and affirmative opportunity to submit bids in response to the invitation and will not be discriminated against on grounds of race, color, sex or national origin in consideration for an award.

(A) The goal for this project to be awarded to DBE firms shall be established by the Commission based on the engineer's construction cost estimate included in the design report. The goal will be a percentage of the federal portion of the contract costs less the amount expended for land, easements, the Sponsor's in-house administration, force account work and any noncontractual costs. Failure to meet the DBE goal can render a bid proposal nonresponsible at the Commission's discretion.

(B) The Sponsor shall conduct field reviews and interviews with

workers to ensure that the portion of the work identified in the construction contract to be performed by DBE firms is so performed. Results of these interviews shall be submitted to the Commission with the weekly construction progress reports.

(9) LABOR STANDARDS INTERVIEWS: The Sponsor shall conduct periodic random interviews with the workers to assure that they are receiving the established prevailing wages. Results of these interviews shall be submitted to the Commission with the weekly construction progress reports.

(10) AIR AND WATER QUALITY STANDARDS: Approval of the project is conditioned on the Sponsor's compliance with the applicable air and water quality standards in accomplishing project construction and in operating the airport. Failure to comply with this requirement may result in suspension, cancellation or termination of federal assistance under this Agreement.

(11) FILING NOTICE OF LANDING AREA PROPOSAL: When a project involving changes to the runway will be implemented at an airport, the Sponsor must submit FAA Form 7480-1 ("Notice of Landing Area Proposal") to the FAA not less than one hundred twenty (120) days prior to commencement of any construction or alteration. A copy of the form as filed with the FAA and the FAA airspace determination letter must be provided to the Commission. This form must be submitted for any projects that involve the widening, lengthening or reconstruction of an existing runway or construction of a new runway. When the funded project is strictly a master plan/site selection, this form will be submitted for the final three proposed sites prior to development of the ALP.

(12) FILING NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION: When a development project that does not involve changes to the runway will be implemented at an airport, the Sponsor must submit FAA Form 7460-1 ("Notice of Proposed Construction of Alteration") to the FAA not less than one hundred twenty (120) days prior to commencement of any construction or alteration. A copy of the form as filed with the FAA and the FAA airspace determination letter must be provided to the Commission. This form must be submitted for construction of any permanent structures on the airport, temporary structures over 20 feet in height or use of construction equipment over 20 feet tall. It is not necessary for routine construction projects, unless they include above ground installations.

(13) CHANGE ORDERS/SUPPLEMENTAL AGREEMENTS: All change orders/supplemental agreements must be submitted to the Commission for approval prior to implementation to ensure funding eligibility. Requests for additional work for items not included in the original bid must be accompanied by a cost analysis to substantiate the proposed costs.

(14) RESPONSIBILITY FOR PROJECT SAFETY: During the full term of the project, the Sponsor shall be responsible for the installation of any signs, markers or other devices required for the safety of the public. All markers or devices required shall conform with all applicable FAA regulations or specifications.

(A) The Sponsor shall ensure that a safety plan is included in the contract documents and that the Contractor complies with the safety plan during construction.

(B) It is also the responsibility of the Sponsor to issue, through the applicable FAA Flight Service Station, any and all Notices to Airmen that may be required. Copies of notices shall also be sent to the Commission as soon as they are filed with the FAA.

(15) RECORD DRAWINGS: The Sponsor shall provide one (1) set of blue line or black line as-built construction plans and two (2) sets of the updated ALP with a narrative report to the Commission upon project completion. The Sponsor understands and agrees to update the ALP to reflect the construction to standards satisfactory to the Commission and submit it in final form to the Commission. It is further mutually agreed that the reasonable cost of developing said ALP Map is an allowable cost within the scope of this project. The Commission will forward one (1) set of the approved updated ALP to the FAA Central Region office.

(16) PAVEMENT MAINTENANCE MANAGEMENT PROGRAM: The Sponsor agrees that it will implement an effective airport pavement maintenance management program as required by Grant Assurance Pavement Preventive Management. The Sponsor agrees that it will use the program for the useful life of any pavement constructed, reconstructed, or repaired with federal financial assistance at the airport. The Sponsor further agrees that the program will:

(A) Follow FAA Advisory Circular 150/5380-6, "Guidelines and Procedures for Maintenance of Airport Pavements", for specific guidelines and procedures for maintaining airport pavements, establishing an effective maintenance program, specific types of distress and its probable cause, inspection guidelines, and recommended methods of repair;

(B) Detail the procedures to be followed to assure that proper pavement maintenance, both preventive and repair, is performed;

(C) Include a Pavement Inventory, Inspection Schedule, Record Keeping, Information Retrieval, and Reference, meeting the following requirements:

1. Pavement Inventory. The following must be depicted in an appropriate form and level of detail:

- a. Location of all runways, taxiways, and aprons;
- b. Dimensions;
- c. Types of pavement; and

d. Year of construction or most recent major rehabilitation.

2. Inspection Schedule.

a. Detailed Inspection. A detailed inspection must be performed at least once a year. If a history of recorded pavement deterioration is available, i.e., Pavement Condition Index (PCI) survey as set forth in the Advisory Circular 150/5380-6, the frequency of the inspections may be extended to three years.

b. Drive-By Inspection. A drive-by inspection must be performed a minimum of once per month to detect unexpected changes in the pavement condition. For drive-by inspections, the date of inspection and any maintenance performed must be recorded.

(D) Record Keeping. Complete information on the findings of all detailed inspections and on the maintenance performed must be recorded and kept on file for a minimum of five years. The type of distress, location, and remedial action, scheduled or performed, must be documented. The minimum information is:

1. Inspection date;
2. Location;
3. Distress types; and
4. Maintenance scheduled or performed.

(E) Information Retrieval System. The Sponsor must be able to retrieve the information and records produced by the pavement survey to provide a report to the Commission as may be required.

(17) MAINTENANCE PROJECT LIFE: The Sponsor agrees that pavement maintenance is limited to those aircraft pavements that are in sufficiently sound condition that they do not warrant more extensive work, such as reconstruction or overlays in the immediate or near future. The Sponsor further agrees that AIP funding for the pavements maintained under this project will not be requested for more substantial type rehabilitation (more substantial than periodic maintenance) for a five year period following the completion of this project unless the Commission determines that the rehabilitation or reconstruction is required for safety reasons.

(18) PROJECTS WHICH CONTAIN PAVING WORK IN EXCESS OF \$250,000: The Sponsor agrees to:

(A) Furnish a construction management program to the Commission prior to the start of construction which details the measures and procedures to be used to comply with the quality control provisions of the construction contract, including, but

not limited to, all quality control provisions and tests required by the Federal and/or Commission specifications. The program must include at a minimum:

1. The name of the person representing the Sponsor who has overall responsibility for contract administration for the project and the authority to take necessary actions to comply with the contract;
2. Names of testing laboratories and consulting engineer firms with quality control responsibilities on the project, together with a description of the services to be provided;
3. Procedures for determining that the testing laboratories meet the requirements of the American Society of Testing and Materials Standards on laboratory evaluation referenced in the contract specifications (D 3666, C 1077);
4. Qualifications of engineering supervision and construction inspection personnel;
5. A listing of all tests required by the contract specifications, including the type and frequency of tests to be taken, the method of sampling, the applicable test standard, and the acceptance criteria or tolerances permitted for each type of test; and
6. Procedures for ensuring that the tests are taken in accordance with the program, that they are documented daily, and that the proper corrective actions, where necessary, are undertaken.

(B) Submit at completion of the project, a final test and quality control report documenting the results of all tests performed, highlighting those tests that failed or that did not meet the applicable test standard. The report must include the pay reductions applied and the reasons for accepting any out-of-tolerance material. An interim test and quality control report must be submitted, if requested by the Commission.

(C) Failure to provide a complete report as described in Subparagraph (B) above, or failure to perform such tests, will, absent any compelling justification, result in a reduction in Federal participation for costs incurred in connection with construction of the applicable pavement. Such reduction will be at the discretion of the Commission and will be based on the type or types of required tests not performed or not documented and will be commensurate with the proportion of applicable pavement with respect to the total pavement constructed under the grant agreement.

(D) The Commission, at its discretion, reserves the right to conduct independent tests and to reduce grant payments accordingly if such independent tests determine that sponsor test results are inaccurate.

(19) SMALL AIRPORT FUND: The source of this grant may include funding

from the Small Airport Fund.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date last written below:

Executed by the Sponsor this ____ day of _____, 20____.

Executed by the Commission this ____ day of _____, 20____.

**MISSOURI HIGHWAYS AND
TRANSPORTATION COMMISSION**

Title _____

Secretary to the Commission

Approved as to Form:

Commission Counsel

CITY OF OSAGE BEACH

By _____

Title _____

By _____

Title _____

Approved as to Form:

Title _____

Ordinance No. _____
(if applicable)

CERTIFICATE OF SPONSOR'S ATTORNEY

I, _____, acting as attorney for the Sponsor do hereby certify that in my opinion the Sponsor is empowered to enter into the foregoing grant Agreement under the laws of the State of Missouri. Further, I have examined the foregoing grant Agreement and the actions taken by said Sponsor and Sponsor's official representative have been duly authorized and that the execution thereof is in all respects due and proper and in accordance with the laws of the said state and the Airport and Airway Improvement Act of 1982, as amended. In addition, for grants involving projects to be carried out on property not owned by the Sponsor, there are no legal impediments that will prevent full performance by the Sponsor. Further, it is my opinion that the said grant constitutes a legal and binding obligation of the Sponsor in accordance with the terms thereof.

CITY OF OSAGE BEACH

Name of Sponsor's Attorney (typed)

Signature of Sponsor's Attorney

Date _____

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Nicholas Edelman, Public Works DirectorDate Submitted: 08/27/18**Agenda Item Title:**

Bill 18 - 48 - Authorization to allow Mayor to execute Engineering Contract AEOB18-009, Task Order No. 3 with HDR Engineering, Inc., for the West Side Water Well.

Presented by: *(Name/Title)* Nicholas Edelman, Public Works Director**Requested Action:**☐

Motion to Approve

☒First Reading of Bill # 18-48☐

Second Reading of Bill # _____

☐

Resolution # _____

☐

Proclamation

☐

Public Hearing

☐

Other (Describe)

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

Board of Aldermen approval required for purchases over \$15,000 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales.

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☐Budgeted Item: YES ☒ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: 30-00-773100 EngineeringFY 18 Budgeted Amount: \$ 80,000.00Expenditures to Date 07/31/18: (\$ 0.00)Available: \$ 80,000.00Requested Amount: \$ 99,250.00Attachments: YES ☒ NO ☐

If yes, list attachments:

Bill 18-48; Task Order No. 3 Contract

Department Comments and Recommendation:

This project is for engineering design and surveying of a 3rd water well and well house on the west side of Osage Beach, near the Swiss Village Elevated Storage Tank.

HDR Engineering, Inc. was selected as most qualified firm for this project. There were eight firms that submitted on this project.

A 3rd water well is required to meet growing water demands of the City's water system, and the well is the first priority identified in the 2017 Water System Master Plan. The well is proposed to be located on property owned by the Osage Beach Fire Protection District.

The attached Task Order No. 3 with HDR Engineering, Inc. includes topographic and property survey work, engineering design for the water well, well house, approx. 1200 feet of water main alignment, site work, electrical and controls, associated design drawings and technical specifications.

The negotiated price for this work is \$99,250.00. We budgeted \$80,000 for this work. We have Restricted - Other Funds available that may go toward the additional funds needed for this proposed engineering services contract. Within the Restricted - Other Funds we have self-restricted funds specifically for this well project as this has been an anticipated and planned need within the department.

The engineering services will be completed in six months, which will extend into next year around the March/April time frame.

We have done work with HDR Engineering, Inc. in the past, including the 2017 Water System Master Plan, with good results and recommend approval of this contract.

City Administrator Comments and Recommendation:

Per City Code 110.230, Bill 18-48 is in correct form as per City Attorney.

I concur with the Public Works Director's recommendation.

BILL NO. 18-48

ORDINANCE NO. 18.48

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE ENGINEERING CONTRACT AEOB18-009, TASK ORDER NO. 3 WITH HDR ENGINEERING, INC., FOR THE WEST SIDE WATER WELL.

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 HDR Engineering, Inc. fundamentally and substantially the same as under the terms set forth in Exhibit 1.

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed ninety-nine thousand two hundred fifty (\$99,250.00).

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. 18.48 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_____
Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 18.48.

Date

John Olivarri, Mayor

ATTEST:

Cynthia Lambert, City Clerk

TASK ORDER

This Task Order pertains to an Agreement by and between City of Osage Beach, Missouri, (“OWNER”), and HDR Engineering, Inc. (“ENGINEER”), dated _____, 20____, (“the Agreement”). Engineer shall perform services on the project described below as provided herein and in the Agreement. This Task Order shall not be binding until it has been properly signed by both parties. Upon execution, this Task Order shall supplement the Agreement as it pertains to the project described below.

TASK ORDER NUMBER: 03

PROJECT NAME: 2018 Well and Well House Swiss Village Well No. 3.

PART 1.0 PROJECT DESCRIPTION:

The City of Osage Beach operates 2 wells near the Swiss Village Elevated Storage Tank. A 3rd well is required to meet the growing water demands of the City’s water system. This well is proposed to be located on or adjacent to property owned by the Osage Beach Fire Protection District, near the Swiss Village Elevated Storage Tank, with which the well will feed.

Key Assumptions:

- One design package will be provided that includes the well, well house, raw water line, site work, and electrical & controls.
- A topographic and property survey will be performed and property legal description and easement legal descriptions (if required) will be provided.

PART 2.0 SCOPE OF SERVICES TO BE PERFORMED BY ENGINEER ON THE PROJECT:

TASK A – TOPOGRAPHIC AND PROPERTY SURVEY

ENGINEER will perform tasks for Topographic and Property Survey work, including:

1. Perform topographic and property site survey of the proposed well site and water main alignment for up to 1200 feet (0.23 miles) of proposed water main to convey water from the well to the Swiss Village Elevated Storage Tank.
 - a. Obtain buried utility locations based upon marked location by the utility companies in the field.
 - b. Identify existing obstructions in the proposed alignment path including culvert type and size, driveway type and width, signs, mailboxes, water meters, utility poles, guy wires, fences, etc.
 - c. Establish the road right-of-way line, and property lines within 100 feet of the well site and proposed water main alignment, and develop a property model in order to draft easement descriptions.
2. Prepare survey base site drawings.

3. Prepare the legal description of the well site for OWNER to include in property acquisition documents for the well site.
4. Prepare temporary easement descriptions for the adjacent 50 feet of area contiguous to the well site for use by the contractor for staging and other construction activities and up to two (2) permanent easements for the raw water line.

TASK B – DESIGN

1. Pre-design meeting with OWNER to confirm well site selection with City engineering staff and Osage Beach Fire Protection District.
2. Develop design drawings for the new production well. The anticipated sheet list is provided below:
 - Coversheet
 - Legend/General Notes
 - Site General Layout Plan
 - Water Main Plan and Profile Drawing
 - Water Main and Appurtenances Detail Drawing
 - Site Plan Civil/Grading/Drainage Plan
 - Site Piping/Electrical Plan
 - Production Well Plan and Elevation Drawing
 - Well House Plan and Details
 - Well House Structural Foundation Plan and Details
 - Well House Mechanical/Electrical Details (1)
 - Electrical Service Diagram
 - Well House Process/Controls Plan
 - Fence/Security Details
3. Draft technical specifications complete with front end bidding and construction contract documents.
4. Perform quality assurance and quality control review.
5. Review plans and specifications with the OWNER.
6. Issue 3 sets of ½ size plan sheets (11x17 inch, ledger size) and 1 set of full size (22x34 inch) plan sheets and 1 set of contract documents and technical specifications to OWNER for review.
7. Revise plans and specifications to address OWNER review comments.
8. Submit plans and specifications along with the construction permit application to Missouri Department of Natural Resources (MDNR), for final review and approval.
9. Provide responses to any MDNR comments during review and approval of the construction permit by MDNR.

PART 3.0 OWNER'S RESPONSIBILITIES:

OWNER shall furnish the following:

1. Provide asbuilt plans of existing water mains, sewer mains and pump stations in the project vicinity.
2. Acquisition of the well site property and easements required for the project, including drafting deeds and easement conveyance documents, as well as recording the executed documents at the county recorders office.

The above owner furnished items are specifically excluded from the ENGINEER'S scope of services within this Agreement, unless added by written amendment signed by both OWNER and ENGINEER.

PART 4.0 PERIODS OF SERVICE:

Upon receipt of written authorization to proceed, ENGINEER shall perform the services

Tasks A and B shall be complete within 180 days from the date of the Agreement execution.

Unless otherwise stated in this Agreement, the rates of compensation for ENGINEER'S services have been agreed to in anticipation of the orderly and continuous progress of the project through completion. If any specified dates for the completion of ENGINEER'S services are exceeded through no fault of the ENGINEER, the time for performance of those services shall be automatically extended for a period which may be reasonably required for their completion and all rates, measures and amounts of ENGINEER'S compensation shall be equitably adjusted.

PART 5.0 PAYMENTS TO ENGINEER:

Compensation for ENGINEER'S services under this Agreement shall be on an hourly not-to exceed basis as follows:

Task A – Survey & Property/Easement Legal Description Preparation	\$ 11,400
<u>Task B – Design Phase – Plans, Specifications & Contract Documents</u>	<u>\$ 87,850</u>
Total	\$ 99,250

Additional easement document preparation beyond the amount included in Section I – Scope of Services, are not included in the fee under the Section IV Compensation, and will be \$500 per additional easement document preparation.

The total not-to-exceed amounts for completion of services cannot be exceeded except by an amendment to this Agreement. The Fee Estimate and Hourly Rate Schedule are attached as Exhibit A. The Hourly Rate Schedule will be updated on an annual basis.

Bills will be submitted to OWNER by ENGINEER monthly for services provided. Bills will be due and payable by the OWNER in accordance with their monthly appropriations cycle.

PART 6.0 SPECIAL PROVISIONS

This Task Order is executed this _____ day of _____, 20____.

_____	HDR ENGINEERING, INC.
"OWNER"	"ENGINEER"
BY: _____	BY:  Joseph Drimmel (Aug 13, 2018)
NAME: _____	NAME: <u>Joseph E. Drimmel, P.E.</u>
TITLE: _____	TITLE: <u>Senior Vice President</u>
ADDRESS: _____	ADDRESS: <u>4435 Main St., Suite 1000</u> <u>Kansas City, MO 64111</u>

Exhibit A
City of Osage Beach
Well #3 - Swiss Village - 8/6/18

			Kalis	Worth	Wiseman	Tony Hopson	Riley	Boyd	Haney	Fleming	Graham	Keyhill	Admin	Devies	Mynatt	Johany Yable	Survey Crew 2 man	Survey Tech	HDR Expenses	Total
	Task Start Date	Task End Date	Principal	Sr. Mechanical Eng.	Sr. Structural	Structural Eng.	Sr. Electrical	Electrical Eng.	Sr. Hydrologist	Sr. Project Manager	ETT	Sr. CAD	Admin	Senior Support Staff	Senior Support Staff	Survey Mgr	Survey Crew 2 man	Survey Tech		
Hourly Rate			250.00	160.00	235.00	135.00	210.00	135.00	180.00	186.00	110.00	125.00	70.00	80.00	80.00	150.00	165.00	100.00		
TASKS																				
Task 1 - Survey	10/1/2018	6/1/2019																		
1 Property Field Survey of Well Site and adjacent 50 feet for temporary easement staging areas along with up to 1200 feet along road/highway Right-of-way for water supply main between the well site and Swiss Village Elevated Storage Tank																3	6	6	\$470	\$2,510
2 Topographic Field Survey of Well Site and adjacent 50 feet for temporary easement staging areas along with up to 1200 feet along road/highway Right-of-way for water supply main between the well site and Swiss Village Elevated Storage Tank										1			1	1	1	1	24	10	\$1,274	\$6,800
3 Draft Legal Descriptions for Well Site and Temp Easement (2 legal descriptions total)																8	30	24	\$90	\$2,090
Subtotal Hours			0	0	0	0	0	0	0	1	0	0	1	1	1	12	30	24		
Subtotal Dollars			0	0	0	0	0	0	0	186	0	0	70	80	80	1800	4950	2400	1834	\$11,400
Total Task 1																				\$11,400
Task 2 - Design	10/1/2018	6/1/2019																		
1 Project Admin - Proj Guide, 0" review, Safety Plan, Etc						1		1	1	1	2			1	2				100	\$1,196
2 Preliminary Site Review Meeting with City and Fire District (confirm well site is acceptable to all parties)								6		6		2	1	1	1				\$200	\$2,606
3 Cover Sheet (1 Sheet) & Legend/Notes Sheet (1)										3	4	16							100	\$3,098
4 Site Layout (1 Sheet)										6	6	16		1					100	\$3,956
5 Water Main Plan & Profile (1 Sheet)			1							4	8	16		1					100	\$4,054
6 Water Main and Appurtenances Detail Sheet (1 Sheet)										2	2	12		1					100	\$2,272
7 Site Plan Civil			1		1	2				7	8	16		1					100	\$5,117
8 Site Plan - Piping/Electrical			1		1	4	4	4		4	4	16		1					100	\$5,769
9 Code/Life Safety Plan			1		1		2	4		4	6	16							100	\$4,949
10 Well Elevation Plan (1 Sheet)						2			3	4	4	16							100	\$4,094
11 Well House Structural Foundation Plan, Wall and Roof Plan & Detail Sheet (2 Sheets)					8	16				1	2	16		1					100	\$6,626
12 Electrical Service Diagram and Details (1 Sheet)							6	8		1	2	16		1					100	\$4,926
13 Well House Process/Controls Plan (1 Sheet)			1	6			4	8		2	2	16		1					100	\$5,902
14 Well House Mechanical/Electrical Details (1 Sheet)							6	8		2	2	16							100	\$5,032
15 Fence Detail (1 Sheet)										1	2	12							100	\$2,006
16 Specifications			1	6	4	8	8	8	6	8	16		40	1					200	\$13,398
17 Quality Control			2							4	8	14	10		1				150	\$4,804
18 Review w/ City after providing 1 half size and 1 full size set of plans and specs & Address City Review Comments			1							8	8	12	8	1					425	\$5,183
19 MDNR Permit Application and Address MDNR review Comments										2	8	6	8	1					220	\$2,862
Subtotal Hours			9	12	15	33	30	47	10	70	94	234	67	13	4	0	0	0		
Subtotal Dollars			2250	1920	3525	4455	6300	6345	1800	13020	10340	29250	4690	1040	320	0	0	0	2595	\$87,850
Total Task 2																				\$87,850
Total Hours			9	12	15	33	30	47	10	71	94	234	68	14	5	12	30	24		708
Total			\$2,250	\$1,920	\$3,525	\$4,455	\$6,300	\$6,345	\$1,800	\$13,206	\$10,340	\$29,250	\$4,760	\$1,120	\$400	\$1,800	\$4,950	\$2,400	\$4,429	\$99,250



FEE SCHEDULE

(JANUARY 1, 2018 – DECEMBER 31, 2019)*

PROJECT PRINCIPAL/TECHNICAL EXPERT/QA/QC	\$200.00 - \$275.00
SENIOR PROJECT MANAGER	\$180.00 - \$230.00
PROJECT MANAGER	\$130.00 - \$180.00
SENIOR PROJECT ENGINEER	\$150.00 - \$225.00
PROJECT ENGINEER	\$105.00 - \$150.00
ASSISTANT PROJECT ENGINEER	\$80.00 - \$120.00
SENIOR REGULATORY ENGINEER	\$160.00 - \$250.00
REGULATORY ENGINEER	\$100.00 - \$160.00
SENIOR STRUCTURAL ENGINEER	\$150.00 - \$245.00
STRUCTURAL ENGINEER	\$100.00 - \$150.00
SENIOR ELECTRICAL ENGINEER	\$150.00 - \$225.00
ELECTRICAL ENGINEER	\$100.00 - \$150.00
SENIOR MECHANICAL ENGINEER	\$150.00 - \$190.00
MECHANICAL ENGINEER	\$105.00 - \$150.00
SENIOR HYDROLOGIST	\$150.00 - \$200.00
HYDROLOGIST	\$100.00 - \$150.00
SENIOR CAD TECHNICIAN	\$110.00 - \$135.00
CAD TECHNICIAN	\$80.00 - \$110.00
SENIOR DRAFTER	\$80.00 - \$110.00
DRAFTER	\$40.00 - \$80.00
SURVEY MANAGER	\$110.00 - \$165.00
2-MAN SURVEY CREW	\$140.00 - \$170.00
SURVEY TECHNICIAN	\$70.00 - \$110.00
SENIOR SUPPORT STAFF	\$75.00 - \$110.00
ADMINISTRATION PERSONNEL	\$40.00 - \$75.00

REIMBURSABLES:

PRINTING & REPRODUCTION	COST
TRAVEL	CURRENT IRS RATE
PHONE	COST
MAPPING	COST
SUBCONSULTANTS	COST

*HOURLY RATES SHALL BE UPDATED ANNUALLY

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Jeana Woods, City AdministratorDate Submitted: 08/28/18**Agenda Item Title:**

Resolution 2018-04. A resolution of the Board of Aldermen of the City of Osage Beach, Missouri, supporting Proposition D that refers House Bill 1460 to Missouri voters on November 6, 2018.

Presented by: *(Name/Title)* Mayor John Olivarri**Requested Action:**
☐
☐
☐
☒

Motion to Approve

First Reading of Bill # _____

Second Reading of Bill # _____

Resolution # 2018-04
☐
☐
☐

Proclamation

Public Hearing

Other (Describe)

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

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

Deadline for Action: YES ☒ NO ☐

If yes, explain:

Issue is on the upcoming November 6, 2018 ballot.

Fiscal Impact:Not Applicable ☒Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

Resolution

Department Comments and Recommendation:

N/A

City Administrator Comments and Recommendation:

N/A

**RESOLUTION 2018-04
OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI,
SUPPORTING MISSOURI PROPOSITION D.**

WHEREAS, Missouri's state highways, county roads, municipal streets and bridges are transportation, economic and public safety lifelines, and

WHEREAS, Missouri has 33,856 miles of state highways, 73,698 miles of county roads, 23,000 miles of city streets, 10,400 state-owned bridges and 14,089 bridges owned by local governments, and

WHEREAS, Missouri has not raised its state motor fuels tax since 1996, and has in the ensuing 22 years seen erosion in its purchasing power for road and bridge construction and maintenance, and

WHEREAS, there is a growing awareness among Missouri citizens that our state and local roads and bridges need repair; and

WHEREAS, the Missouri General Assembly moved in 2018 to address the state's road and bridge funding crisis by referring House Bill 1460 to the voters, to empower Missouri citizens to have the final say on raising the state motor fuels tax to restore purchasing power and accelerate road and bridge projects, and

WHEREAS, Proposition D will improve the safety of state highways and local streets and bridges; and

WHEREAS, Proposition D will, after full implementation, produce more than \$124 million in new annual funding for local streets and bridges statewide, and

WHEREAS, the Missouri Department of Transportation estimates that the City of Osage Beach upon full implementation will receive \$68,437 in new annual revenue from Proposition D for city street and bridge projects, and

WHEREAS, the combined positive impact of increased purchasing power for projects, safer roads and bridges, and improved transportation routes to strengthen Missouri's geographical advantages in business, agriculture, tourism and international commerce, will advance Missouri's economy and quality of life, therefore

NOW, BE IT RESOLVED that the Board of Alderman of Osage Beach hereby supports Proposition D that will be presented to Missouri voters on November 6, 2018.

I hereby certify that the above Resolution 2018-04 was duly passed on September 6, 2018, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

Date

Cynthia Lambert, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

John Olivarri, Mayor

Date

ATTEST:

Cynthia Lambert, City Clerk

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Ed Rucker / City AttorneyDate Submitted: 08/21/18**Agenda Item Title:**

Motion to Approve - Revised version of the City's policy for using Tax Increment Financing.

Presented by: *(Name/Title)* Ed Rucker / City Attorney**Requested Action:**☒

Motion to Approve

☐

First Reading of Bill # _____

☐

Second Reading of Bill # _____

☐

Resolution # _____

☐

Proclamation

☐

Public Hearing

☐

Other (Describe)

Ordinance Reference for Action: *(i.e. RSMo Section, Ordinance # & Title)*

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

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☒Budgeted Item: YES ☐ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: _____

FY _____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☒ NO ☐

If yes, list attachments:

1. Draft TIF policy with changes and staff suggested targets in RED.
2. Redline comparison of TIF policy with suggested changes.

Department Comments and Recommendation:

At the July 5, 2018 Board meeting and discussion, the Board focused on paragraph 18 which deals with requesting a reuse analysis in the event the project falls short of meeting its goals. Included below are options for Section 18 and instructions to amend the policy as the Board so desires.

This is the first draft of paragraph 18 that was not accepted and for which the Board requested some alternatives.

"Projects based on retail sales should include a plan for reuse or alternative use in the event the retail tenants or sales in the development do not meet at least 50% of the projections for the life of the TIF Project. Reuse and conversion of retail space must be considered and addressed in the TIF Application in order that the City is not confronted with a marginal retail project within the possible 23 years life of the TIF Project. Such reuse analysis should address the physical reuse of the property, rezoning if necessary and the appropriate financing as applicable."

Here are several draft paragraphs with new language for the Reuse Consideration paragraph in TIF Policy Section 18:

1. The City will look upon an application for a retail sales-based project with greater interest if reuse of the buildings is addressed in the application should projected EATS Revenue fall ____% short of projected income in year ____ after the issuance of the Certificate of Substantial Completion.
2. Reuse of TIF projects based on Sales Tax Revenue which falls ____% short of projected EATS income ____ years after the issuance of the Certificate of Substantial Completion must be addressed in the application.
3. TIF applications for sales tax reliant projects should also consider the possible reuse of a project if EATS revenue fails to meet ____% of the projected revenue after year ____.
4. Projects based on retail sales should include a plan for reuse or alternatives if EATS in the development do not meet 50% of the projections after year ____ of the TIF Project. Reuse analysis should address the commercial reuse of the property, rezoning if necessary and the appropriate financing as applicable.
5. Projects based on retail sales that by year ____ (6) of the plan do not meet at least 50% of the projections for the TIF Project must be reviewed by the City and the developer.
6. The application and plan must address reuse of the project area or renegotiation of the development agreement if a TIF project revenue fails to meet ____% of projected revenue after year ____ following the issuance of the Certificate of Substantial Completion.
7. Reuse and conversion of retail space must be considered and addressed in the TIF Application in order that the City is not confronted with a failed or marginally performing retail TIF Project. Such reuse analysis should address the physical reuse of the property, rezoning if necessary and the appropriate financing as applicable.
8. Projects based on retail sales must address reuse of the project area or renegotiation of the development agreement if a TIF project revenue fails to meet ____ of projected revenue after year ____ following the issuance of the Certificate of Substantial Completion.

To amend the draft policy in the packet:

1. An Alderman makes a Motion to Amend the draft by deleting the current section 18 language and inserting new wording from option ____ (or some new language not described herein). If you move to amend by using a suggestion from above, please be sure to include a numerical value to fill in any blanks.

2. An Alderman seconds the Motion to Amend.
3. The Board votes on the Motion to Amend.
4. If the Motion to Amend results in a draft an Alderman wants to adopt, the Aldermen makes a Motion to Adopt the policy, (either as originally drafted or as amended)
5. An Alderman seconds the Motion to Adopt the policy
6. The Board votes on the Motion to Adopt the policy.

To remind everyone of the primary changes in this new draft, as compared to the original policy adopted in 2008, the original information summary sheet concerning these changes is set out below:

The major TIF Policy Amendments are the inclusion of the following sections:

Developers should be aware the City expects the public to directly benefit from its support of the project and the TIF Application should address key performance standards as follows:

1. Completion Performance

- Developer must construct at least 90% of the square feet planned to receive a Certificate of Substantial Completion.
- Developer receives no TIF reimbursement until a Certificate of Substantial Completion has been issued by the City.

2. City Revenue Protection

- In the 4th year after the Contract is executed and for a period of 10 years, if actual sales are not at least 75% of the projections in the TIF Plan, then the City may withhold from reimbursement the difference up to \$30,000 (depends on the size of the project and total reimbursement) per year.
- This amount will be paid to the City as an assignment of Developer's right to receive reimbursement.

3. Pay-As-You-Go Reimbursement PAYG No Bonds

- Reimbursement is Pay-As-You-Go, meaning that Developer is reimbursed as the TIF Plan generates revenues over time. The City does not plan to issue bonds but may do so at the City's sole discretion.

4. Public Participation/Profit Limit

- If the Developer's annual rate of return exceeds 12%, then the principal amount of TIF reimbursement is reduced to achieve a 12% maximum return.

5. Limitation on Interest Accrual

- No interest on Reimbursable Project Costs will begin to accrue until a Certificate of Substantial Completion has been issued by the City (after at least 90% of the planned square feet have been constructed).

6. Shifting Reimbursement

- Land reimbursement is limited to the budgeted amount.
- Off-Site Development reimbursement is limited determined on a project basis.
- On-Site Development reimbursement is limited determined on a project basis and Developer might be allowed to shift some reimbursement internally between the On-Site Development line-items.
- Soft Costs reimbursement is limited to \$__8%__, and Developer may shift reimbursement internally between the Soft Costs line-items.

7. Tax Protection During Construction

- If there is a dip in property valuation during construction, Developer pays the difference to the City which will be distributed to the taxing districts in proportion to their tax levies.

8. Sale and Assignment Restrictions

- Developer cannot assign its rights under the Contract or transfer more than 49% (or a controlling interest

whichever is less) interest in Developer's membership without prior City approval.

- Developer cannot sell property in the Redevelopment Area without prior City approval.

The original policy was adopted in June 2008. The draft amendments as proposed attempt to align the policy more closely with our current practice and incorporate what we have learned in the Dierberg's, Arrowhead and Osage Beach Commons projects.

The draft is ready for amendment or adoption as written in the discretion of the Board.

City Administrator Comments and Recommendation:

I concur with the comments and information supplied by the City Attorney.

CITY OF OSAGE BEACH, MISSOURI
TAX INCREMENT FINANCING
Application Procedures, Policy Considerations and Application Form

Adopted/Latest Revision September 6, 2018

The City of Osage Beach welcomes inquiries about new business and economic development.
Please call the City Administrator at 573-302-2000

Important Notice and Disclaimer

The attached procedures, policies and forms have been prepared by the City of Osage Beach, Missouri (the "City") and the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the "TIF Commission") to assist private developers in the consideration of whether Tax Increment Financing ("TIF") for prospective projects is a realistic possibility pursuant to the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act"). The authority to make the legislative findings and determinations necessary for the compliance with the TIF Statutes is vested solely and only in the Board of Aldermen. Applicants and Projects are cautioned that the attached materials have been prepared primarily for informational purposes to inform applicants of the types of projects the City would consider for TIF assistance. The City reserves the right to reject any and all projects, even those which satisfy all of the attached criteria for the use of TIF for any reason whatsoever, without regard for the viability of the project. Furthermore, the City reserves the right to waive any non-conformance to these policies and approve any project the City deems favorable to the City.

Overview of the TIF Process

1. An Application is submitted by private developer applicant to City Administrator or his or her designee.
2. City Staff will review the Application and determine whether the Application is complete and whether the proposed project is eligible under the City's policy and the TIF Act.
3. Within 30 days after the filing of the Application, the City staff will report to the Board of Aldermen its advice whether or not to refer the Application to the TIF Commission for consideration and enter into a funding agreement with the private developer applicant. The funding agreement sets out the developer's responsibility for paying the City's costs for expert legal counsel and financial consultants.
4. If the Board of Aldermen refers the Application to the TIF Commission, the TIF Commission will conduct a hearing on the proposed Redevelopment Plan in accordance with requirements of the TIF Act.
5. Consideration will be given to material the City Staff desires to report.
6. The TIF Commission will make a recommendation to the Board of Aldermen to either approve or deny the Redevelopment Plan. The TIF Commission may recommend changes or conditions for approval of the Redevelopment Plan.
7. The City will consider an Ordinance making necessary findings and approving the Redevelopment Plan and a Redevelopment Agreement.
8. Execution of the Redevelopment Agreement between the City and Applicant.

APPLICATION PROCEDURES

1. APPLICATION:

Submission. The TIF Application form, policies and procedures are available from the City Administrator. Not less than 25 copies of the completed Application should be submitted to the City Administrator together with the required application fee.

Application Fee. Each Application shall be accompanied with a check in the amount of \$15,000 made payable to the City (the "Application Fee"). Applications over 15 acres require a \$20,000 application fee. Applications involving issuance of public bonds require an additional \$10,000 application fee. The Application Fee will be used by the City to pay the costs incurred by the City in the review of the Application. Such costs include the fees and expenses of the City's staff time, Bond Counsel and Financial Advisor. The City may also require a separate Application Fee for significant amendments to an approved Redevelopment Plan which requires a public hearing before the TIF Commission or renegotiation of an executed TIF contract or a contract then under negotiation with the City. In the event costs for third-party services exceed the initial fee collected, the applicant will reimburse the City for said amount prior to final consideration of the Application by the Board of Aldermen. To implement these requirements and as discussed in part 2 below, the applicant may be required to enter into a funding agreement with the City, from which the City's costs and expenses will be reimbursed, and the applicant will be required to replenish the fund to maintain a balance in the amount of the original Application Fee during the City's consideration and review of the Redevelopment Plan application. If the City and the Applicant do not enter into a funding agreement, the unspent portion of the application fee will be refunded to the applicant.

Preliminary Determination of Completeness. Upon submission, the Application will be reviewed by City staff to determine if it is complete. If the Application is determined to be incomplete by City staff or if additional information is needed the applicant will be notified in writing that the Application is not complete, and the reasons will be stated referring to the specific criteria that are not met, additional information required, or financial, legal or planning and development concerns. A public hearing date will not be set and notices will not be issued by the City for a public hearing until the Redevelopment Plan is determined to be complete by the City.

2. STAFF REVIEW:

Review of the Application will be conducted by the City's Finance, Law, Planning departments and Administration, and, when deemed appropriate by the City's Financial Advisor and Bond Counsel. Review time will be approximately 30 days from the date the completed Application is submitted to the City. However, more or less time may be required for particular Applications. Applications that are determined to be complete, consistent with all elements of the City's Comprehensive Plan, and in conformance with the City's policy will be forwarded to the Board of Aldermen for referral to the TIF Commission and the creation of a funding agreement with the applicant.

Prior to making a recommendation to the Board of Aldermen, City staff may require an independent feasibility study by an expert of the City's choosing. The cost of such study shall be paid by the Applicant from the fees set forth in Section 2 above and shall be prepared by a professional consultant selected by the City Administrator. This study will be submitted to the TIF Commission prior to the public hearing by the TIF Commission.

Applications which are determined to be incomplete or do not conform to the City's policy will not be forwarded to the Board of Aldermen. No hearing will be scheduled and no public hearing notices will be issued until the Redevelopment Plan application is deemed complete by the City. Applicants will be notified in writing of a determination that the Application will not be forwarded.

3. TIF COMMISSION CONSIDERATION:

The TIF Commission may desire to hold one or more study sessions before any public hearing is scheduled. During this period, the Applicant may be required to submit a completed Redevelopment Plan. At the public hearing, City Staff will introduce the subject material and the Applicant. The Applicant will make a presentation to the TIF Commission followed by the presentation of any material the City's Staff desires to report. Public comment will then be heard, followed by a response from the Applicant. After TIF Commission discussion, action may be taken to recommend approval or denial of the Redevelopment Plan, or the public hearing may be continued to a date certain for further consideration. The TIF Commission will make the determination of whether the public hearing portion of the case will be closed or continued to a date certain.

Pursuant to TIF Act, the TIF Commission must vote within 30 days of the closing of the public hearing and make a recommendation to the Board of Aldermen. Following a recommendation by the TIF Commission, the TIF Commission will make the findings and determinations required by the TIF Statute. The Application and Redevelopment Plan will be forwarded to the Board of Aldermen.

Legal notices and mailings to taxing districts and property owners as required by statute shall be reviewed by the City's Law Department prior to being mailed or published. The City will mail and publish all required notices unless other arrangements are approved by City staff which allow the Applicant to publish and mail notices.

4. BOARD OF ALDERMEN CONSIDERATION:

The Board of Aldermen may have a study session on the Application and Redevelopment Plan and may hold a public hearing before consideration of an ordinance. The recommendation of the TIF Commission may be approved, denied or amended by the Board of Aldermen. Certain amendments which meet threshold requirements of the TIF Act may require that the TIF Commission hold another public hearing on the proposed amendments.

Section 1. That the Tax Increment Financing (TIF) Policies and Guidelines for Application and Application Procedures are hereby adopted as fully set out herein and the City Administrator is hereby authorized to implement the following procedures and to make such additional changes and clarifications that shall be deemed advisable and in the best interest of the City:

A. General Policy

1. It is the policy of the City to consider the judicious use of TIF for those projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older areas, facilitate economic self-sufficiency, and implement the Comprehensive Plan and economic development strategy of the City.
2. Care will be exercised in the use of TIF to evaluate completely each project to ensure that the benefits which will accrue from the approval of the agreement are appropriate for the costs which will result, and that they are equitable to the City as a whole.
3. The City will charge an administrative fee to partially offset the cost of record keeping, report preparation, and accounting for each approved TIF Project. The fee will be assessed on a monthly basis against the annual increment generated by the TIF Project.

B. Policy Guidelines

The following criteria are to be used by the City's staff to evaluate TIF Applications:

1. TIF Applications may be considered for removal of blight and promote revitalization and/or to provide for public improvements to benefit economic development and employment. The City prefers the use of TIF funds for public improvements that benefit not only the project but also the public at large.
2. The City expects each TIF project to provide immediate benefit to every one of the existing taxing districts and therefore projects with financing that declares Fifty percent (50%) of the Payments In Lieu of Taxes generated by the project, as surplus and available to the taxing districts, will be viewed more favorably. Project proposals that do not meet this standard will have the high burden of persuasion.
3. Each TIF Application must demonstrate that "but for" the use of TIF, the project is not feasible and would not be completed without the proposed TIF assistance.
4. All TIF Applications requesting the issuance of bonds or notes will be required to demonstrate that the payments in-lieu of taxes and/or the economic activity taxes expected to be generated will be sufficient to provide a debt coverage factor of at least 1.25 times the projected debt service prior to the sale of any tax increment bonds or notes. This is a minimum requirement and

developers should be aware that a superior coverage ratio will be looked on with increased favor in the consideration of the Application.

5. The total amount of TIF assistance for project costs for industrial, manufacturing, office, retail, and commercial TIF Applications should not exceed fifteen percent (15%) of the total project costs including all hard and soft costs and Developer fees estimated for the entire project. All other public assistance contemplated or requested for the project must be disclosed in the Application (or added to the Application as soon as they are known) and will be considered by the TIF Commission in evaluating the proposed TIF project and application as a whole.

6. TIF will generally be reserved for projects, which do not qualify for alternative methods of financing or where TIF assistance is deemed by the City to be the preferred method of economic development incentive.

7. Each TIF Application must include evidence that the applicant:

(a) Has the financial ability to complete and operate the project. Developers will be evaluated on their prior record of development, amount of capital committed to the project and overall financial strength. Developers with partners are expected to identify the partners at the beginning of the process.

(b) Will contribute equity of at least Fifteen percent (15%) of the total cost of the project. Projects with equity contributions from the developer in excess of Twenty Five percent (25%) will be viewed more favorably. Equity contributions in cash will be viewed more favorably than “in kind” contributions such as land. This requirement is exclusive of any performance bond required for the project

(c) Has thoroughly explored alternative financing methods.

8. The City will maintain a retainage account consisting of at least the final Five percent (5%) of the financial assistance to the TIF project which funds will not be paid out until the project is completed or the developer satisfies other performance standards as established in the TIF Agreement.

9. TIF Applications for new or expanded retail and service commercial projects will be viewed more favorably than industrial, manufacturing and office projects. TIF projects which create jobs with wages that exceed the community average will be encouraged. Industrial, manufacturing and office developments may be given more favorable consideration than warehouse type uses based upon the projected employment per square foot. Additional consideration will be given to projects where the total project costs are in excess of Twenty-Five million dollars (\$25,000,000) or the development of areas where the project will be a catalyst for further high quality development.

10. To encourage an inflow of customers from outside the City or provide services or fill retail markets that are currently unavailable or in short supply in the City, we encourage TIF Applications for retail and service commercial projects. Additional consideration will be given to

projects where the total project costs are in excess of Twenty-Five million dollars (\$25,000,000) or the development of areas where the project will be a catalyst for further high quality development.

11. TIF Applications for the redevelopment of existing commercial and industrial areas will be viewed favorably. Projects to stabilize current commercial, and industrial areas that have or will likely experience deterioration will be favored.

12. The projected term of the TIF will be a factor, with shorter terms being viewed more favorably than longer terms. TIF Applications which provide for the use of not more than Fifteen (15) years of tax increment financing generated by each redevelopment project will be preferred.

13. TIF projects which are constructed in phases are viewed with greater skepticism. TIF projects that propose a reasonable and certain end date for construction and occupancy and demonstrate clearly and convincingly how those goals will be achieved will be viewed positively.

14. All TIF Applications must clearly comply with the requirements of the TIF Statute.

15. All approved projects must comply with prevailing wage and hour requirements for public works projects, as set forth in 290.210 R.S.Mo. et. seq. for all portions of the project receiving TIF assistance. The developer will be required to indemnify the City for all prevailing wage claims brought against the City for all TIF-funded public works projects that are constructed by or at the direction of the developer. Work to be covered by TIF funds will be identified in the Application.

16. TIF Applications which include the establishment of business areas, or the redevelopment of existing business areas, should include information as to the business type of the major tenants of the TIF area. In addition, a thorough market analysis should be completed which identifies: (1) the population areas that will be drawn from; and, (2) the businesses of similar types which would be competing with the TIF area businesses.

17. Projects with reasonable indications, submitted to the City's TIF Counsel, that upon review indicate a minimum of Fifty percent (50%) of the retail commercial space is committed to viable tenants, which may be supported with signed letters of intent, signed leases or other written verification of such tenants, will be viewed with greater favor by the TIF Commission and the City.

18. Projects based on retail sales should include a plan for reuse or alternative use in the event the retail tenants or sales in the development do not meet at least 50% of the projections for the life of the TIF Project. Reuse and conversion of retail space must be considered and addressed in the TIF Application in order that the City is not confronted with a marginal retail project within the possible 23 years life of the TIF Project. Such reuse analysis should address the physical reuse of the property, rezoning if necessary and the appropriate financing as applicable.

19. Notwithstanding the foregoing, TIF Applications which do not meet any of the above referenced criteria will be viewed favorably by the City if the Application clearly demonstrates

that the project is of vital interest to the City and will significantly assist the City in the elimination of blight, financing desirable public improvements, strengthening the employment and economic base of the City, increasing property values, reducing poverty and creating economic stability.

C. Accountability

TIF Applications are expected to include the following:

1. If the TIF Application is being submitted based upon anticipated revenue criteria, the City may require that language shall be included in the Redevelopment Plan and Contract which stipulates that the City's obligation to the developer may be reduced if satisfactory evidence is not shown that the indicated anticipated revenue has been generated.
2. If the TIF Application is being submitted based upon job creation criteria, language may be included in the Plan which stipulates that the City's obligation to the developer may be reduced if satisfactory evidence is not shown that the indicated number, and quality of jobs have been generated.
3. If businesses are to be relocated from other areas of the City, sufficient justification must be included to indicate why this relocation should be given favorable consideration. If existing businesses are to be relocated to the TIF area, the base year activity for purposes of determining the tax increment for both real property and EATS taxes will be the last twelve-month period at the businesses current location, immediately preceding the relocation.

Developers should be aware the City expects the public to directly benefit from its support of the project and the TIF Application should address key performance standards as follows:

1. Completion Performance
 - Developer must construct at least 85% of the square feet planned to receive a Certificate of Substantial Completion.
 - Developer receives no TIF reimbursement until a Certificate of Substantial Completion has been issued by the City.
2. City Revenue Protection
 - In the 4th year after the Contract is executed and for a period of 10 years, if actual sales are not at least 75% of the projections in the TIF Plan, then the City may withhold from reimbursement an amount depending on the size of the project and total reimbursement per year.
 - This amount will be paid to the City as an assignment of Developer's right to receive reimbursement.
3. Pay-As-You-Go Reimbursement PAYG No Bonds
 - Reimbursement is Pay-As-You-Go, meaning that Developer is reimbursed as the TIF Plan generates revenues over time. The City does not plan to issue bonds, but may do so at the City's sole discretion.

4. Public Participation/Profit Limit

- If the Developer's annual rate of return exceeds 12%, then the principal amount of TIF reimbursement is reduced to achieve a 12% maximum return.

5. Limitation on Interest Accrual

- No interest on Reimbursable Project Costs will begin to accrue until a Certificate of Substantial Completion has been issued by the City.

6. Shifting Reimbursement

- Land reimbursement is limited to the budgeted amount.
- Off-Site Development reimbursement is limited determined on a project basis.
- On-Site Development reimbursement is limited determined on a project basis and Developer might be allowed to shift some reimbursement internally between the On-Site Development line-items.
- Soft Costs reimbursement is limited to \$__8%__, and Developer might shift reimbursement internally between the Soft Costs line-items.

7. Tax Protection During Construction

- If there is a dip in property valuation during construction, Developer pays the difference to the City which will be distributed to the taxing districts in proportion to their tax levies.

8. Sale and Assignment Restrictions

- Developer cannot assign its rights under the Contract or transfer more than 49% (or a controlling interest whichever is less) interest in Developer's membership without prior City approval.
- Developer cannot sell property in the Redevelopment Area without prior City approval.

D. Method of Financing

TIF Applications may request that TIF assistance be provided in one of the following forms:

1. Tax Increment Revenue Bonds or Special Obligation Bond or Note Financing;
2. Direct Reimbursement to the Applicant for hard and soft design and construction costs;
3. Pledge of tax increment financing revenues to pay a portion of private financing in addition to other eligible costs; or,
4. Any combination of the foregoing methods.

In deciding which method of financing to use, the prevailing factor in making the determination will be total costs, the security for the bonds and the duration of the Redevelopment Plan. The City will not provide credit enhancements for the special obligation bonds or notes, however, credit enhancement provided by the developer on any bonds or notes will be viewed favorably. The decision as to what method of financing is selected will be made by the City. The underwriter or purchaser of any publicly sold bonds will be selected by the City.

E. Term

The maximum period for which a TIF can be used is established by the TIF Statute at twenty-three (23) years. The most favorable consideration will be provided for Redevelopment Plans that last no longer than fifteen (15) years.

F. Impact on Schools Districts and Other Public Entities

Before submitting a TIF Application package to the City, Applicants should evaluate and consider any TIF policies adopted by local public school or other taxing districts within the boundaries of the Redevelopment Area and directly address those policies in the application. For developments that add students to the school population the City strongly encourages the incorporation of a distribution of a portion of payments in lieu of taxes (PILOTS) as surplus to taxing districts including public schools in accordance with the applicable school district TIF policy. In addition to such surplus declaration, a capital contribution may be made to a public school or taxing district that incurs additional capital costs that are the result of the redevelopment that occurs pursuant to a Redevelopment Plan.

G. Other Conditions

The City reserves the right to modify or waive any or all of these Policies and Procedures.

CITY OF OSAGE BEACH, MISSOURI
APPLICATION FOR TAX INCREMENT FINANCING ("TIF")

PROJECT NAME:

APPLICANT:

ADDRESS:

PHONE:

FAX:

EMAIL:

CONTACT PERSON:

Application Format: On a separate sheet of paper please answer the following questions. Please type each question prior to the applicable response.

- (1) In no more than three pages provide relevant information on the applicant's background and development experience and financial ability to successfully complete the project. Include resumes of key individuals assigned to the project.
- (2) Identify the applicant's consultants involved or proposed to be involved in the project noting relevant experience on similar projects (i.e., civil engineer, land use planner, applicant's legal counsel, applicant's financial advisor).
- (3) Describe the proposed project, including the size and scope and phasing of the proposed project. Specifically outline residential development, if any, to be included in the project.
- (4) Define the boundaries of the proposed TIF area by address and locator number(s). Include a map of the proposed TIF area.
- (5) Identify the property which is currently in the control of the applicant via ownership or option. If under option note the option expiration date.
- (6) Is the Redevelopment Plan consistent with the City's Comprehensive Plan? If not, an amendment to the Comprehensive Plan may be required in order to allow the Board of Aldermen to make this consistency finding as required by the TIF Act.
- (7) Is the property currently zoned for the proposed use? If not, what zoning change will be required?

- (8) Will the proposed project result in the relocation of residential, commercial or industrial facilities? If so, discuss the nature of any anticipated relocations.
- (9) State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.
- (10) Discuss the condition(s) that would qualify the proposed TIF District as a "blighted area" or "conservation area," as defined under Mo. Rev. Stat. 99.805.
- (11) Identify sources, amounts, and status of all debt financing and/or equity funding available to complete the project. Does the applicant anticipate the debt to be privately financed by the construction lender or developer or publicly sold?
- (12) Provide an outline of the costs associated with the development of the proposed project(s) and related parcel or parcels located within the TIF area. Identify in the outline those costs you would propose to fund with TIF financing and the proposed payback time frame.
- (13) In one page or less, discuss and document information used to describe the market feasibility of each element of the proposed project. If a formal feasibility or comparable studies have been prepared, attach such reports as an appendix to this application.
- (14) On a revenue worksheet estimate the incremental property taxes and economic activity taxes to be generated by the project.
- (15) Identify any proposed tenants of the project. Have leases been negotiated or signed? What type of lease is contemplated?
- (16) Who will own the developed property? How much of the property is intended to be sold after development is complete? Who will manage the property during the life of the Redevelopment Plan and project?
- (17) Briefly describe the "economic and quality of life" benefits of the proposed project to the City.
- (18) Attach a letter from a reputable financial institution indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

CITY OF OSAGE BEACH, MISSOURI
TAX INCREMENT FINANCING
Application Procedures, Policy Considerations and Application Form

Adopted/Latest Revision ~~June~~ September 6, ~~2008~~ 2018

The City of Osage Beach welcomes inquiries about new business and economic development.
Please call the City Administrator at 573-302-2000 ~~ext 254~~.

Important Notice and Disclaimer

The attached procedures, policies and forms have been prepared by the City of Osage Beach, Missouri (the "City") and the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the "TIF Commission") to assist private developers in the consideration of whether Tax Increment Financing ("TIF") for prospective projects is a realistic possibility pursuant to the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act"). The authority to make the legislative findings and determinations necessary for the compliance with the TIF Statutes is vested solely and only in the Board of Aldermen. Applicants and Projects are cautioned that the attached materials have been prepared primarily for informational purposes to inform applicants of the types of projects the City would consider for TIF assistance. The City reserves the right to reject any and all projects, even those which satisfy all of the attached criteria for the use of TIF for any reason whatsoever, without regard for the viability of the project. Furthermore, the City reserves the right to waive any non-conformance to these policies and approve any project the City deems favorable to the City.

Overview of the TIF Process

1. An Application is submitted by private developer applicant to City Administrator or his or her designee.
2. City Staff will review the Application and determine whether the Application is complete and whether the proposed project is eligible under the City's policy and the TIF Act.
3. Within 30 days after the filing of the Application, the City staff will report to the Board of Aldermen its advice whether or not to refer the Application to the TIF Commission for consideration and enter into a funding agreement with the private developer applicant. The funding agreement sets out the developer's responsibility for paying the City's costs for expert legal counsel and financial consultants.
4. If the Board of Aldermen refers the Application to the TIF Commission, the TIF Commission will conduct a hearing on the proposed Redevelopment Plan in accordance with requirements of the TIF Act.
5. Consideration will be given to material the City Staff desires to report.
6. The TIF Commission will make a recommendation to the Board of Aldermen to either approve or deny the Redevelopment Plan. The TIF Commission may recommend changes or conditions for approval of the Redevelopment Plan.
7. The City will consider an Ordinance making necessary findings and approving the Redevelopment Plan and a Redevelopment Agreement.
8. Execution of the Redevelopment Agreement between the City and Applicant.

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Application Procedures
APPLICATION PROCEDURES

1. APPLICATION:

Submission. The TIF Application form, policies and procedures are available from the City Administrator. Not less than 25 copies of the completed Application should be submitted to the City Administrator together with the required application fee.

Application Fee. Each Application shall be accompanied with a check in the amount of \$15,000 made payable to the City (the "Application Fee"). Applications over 15 acres require a \$20,000 application fee. Applications involving issuance of public bonds require an additional \$10,000 application fee. The Application Fee will be used by the City to pay the costs incurred by the City in the review of the Application. Such costs include the fees and expenses of the City's staff time, Bond Counsel and Financial Advisor. The City may also require a separate Application Fee for significant amendments to an approved Redevelopment Plan which requires a public hearing before the TIF Commission or renegotiation of an executed TIF contract or a contract then under negotiation with the City. In the event costs for third-party services exceed the initial fee collected, the applicant will reimburse the City for said amount prior to final consideration of the Application by the Board of Aldermen. To implement these requirements and as discussed in part 2 below, the applicant may be required to enter into a funding agreement with the City, from which the City's costs and expenses will be reimbursed, and the applicant will be required to replenish the fund to maintain a balance in the amount of the original Application Fee during the City's consideration and review of the Redevelopment Plan application. If the City and the Applicant do not enter into a funding agreement, the unspent portion of the application fee will be refunded to the applicant.

Preliminary Determination of Completeness. Upon submission, the Application will be reviewed by City staff to determine if it is complete. If the Application is determined to be incomplete by City staff or if additional information is needed the applicant will be notified in writing that the Application is not complete, and the reasons will be stated referring to the specific criteria that are not met, additional information required, or financial, legal or planning and development concerns. A public hearing date will not be set and notices will not be issued by the City for a public hearing until the Redevelopment Plan is determined to be complete by the City.

2. STAFF REVIEW:

Review of the Application will be conducted by the City's Finance, Law, Planning departments and Administration, and, when deemed appropriate by the City's Financial Advisor and Bond Counsel. Review time will be approximately 30 days from the date the completed Application is submitted to the City. However, more or less time may be required for particular Applications. Applications that are determined to be complete, consistent with all elements of the City's Comprehensive Plan, and in conformance with the City's policy will be forwarded to the Board of Aldermen for referral to the TIF Commission and the creation of a funding agreement with the applicant.

Prior to making a recommendation to the Board of Aldermen, City staff may require an independent feasibility study by an expert of the City's choosing. The cost of such study shall be paid by the Applicant from the fees set forth in Section 2 above and shall be prepared by a professional consultant selected by the City Administrator. This study will be submitted to the TIF Commission prior to the public hearing by the TIF Commission.

Applications which are determined to be incomplete or do not conform to the City's policy will not be forwarded to the Board of Aldermen. No hearing will be scheduled and no public hearing notices will be issued until the Redevelopment Plan application is deemed complete by the City. Applicants will be notified in writing of a determination that the Application will not be forwarded.

3. TIF COMMISSION CONSIDERATION:

The TIF Commission may desire to hold one or more study sessions before any public hearing is scheduled. During this period, the Applicant may be required to submit a completed Redevelopment Plan. At the public hearing, City Staff will introduce the subject material and the Applicant. The Applicant will make a presentation to the TIF Commission followed by the presentation of any material the City's Staff desires to report. Public comment will then be heard, followed by a response from the Applicant. After TIF Commission discussion, action may be taken to recommend approval or denial of the Redevelopment Plan, or the public hearing may be continued to a date certain for further consideration. The TIF Commission will make the determination of whether the public hearing portion of the case will be closed or continued to a date certain.

Pursuant to TIF Act, the TIF Commission must vote within 30 days of the closing of the public hearing and make a recommendation to the Board of Aldermen. Following a recommendation by the TIF Commission, the TIF Commission will make the findings and determinations required by the TIF Statute. The Application and Redevelopment Plan will be forwarded to the Board of Aldermen.

Legal notices and mailings to taxing districts and property owners as required by statute shall be reviewed by the City's Law Department prior to being mailed or published. The City will mail and publish all required notices unless other arrangements are approved by City staff which allow the Applicant to publish and mail notices.

4. BOARD OF ALDERMEN CONSIDERATION:

The Board of Aldermen may have a study session on the Application and Redevelopment Plan and may hold a public hearing before consideration of an ordinance. The recommendation of the TIF Commission may be approved, denied or amended by the Board of Aldermen. Certain amendments which meet threshold requirements of the TIF Act may require that the TIF Commission hold another public hearing on the proposed amendments.

POLICY FOR THE USE OF TAX INCREMENT FINANCING

Section 1. That the Tax Increment Financing (TIF) Policies and Guidelines for Application and Application Procedures are hereby adopted as fully set out herein and the City Administrator is hereby authorized to implement the following procedures and to make such additional changes and clarifications that shall be deemed advisable and in the best interest of the City:

A. General Policy

1. It is the policy of the City to consider the judicious use of TIF for those projects which demonstrate a substantial and significant public benefit by constructing public improvements in support of developments that will, by creating new jobs and retaining existing employment eliminate blight, strengthen the employment and economic base of the City, increase property values and tax revenues, reduce poverty, create economic stability, upgrade older areas, facilitate economic self-sufficiency, and implement the Comprehensive Plan and economic development strategy of the City.
2. Care will be exercised in the use of TIF to evaluate completely each project to ensure that the benefits which will accrue from the approval of the agreement are appropriate for the costs which will result, and that they are equitable to the City as a whole.
3. The City will charge an administrative fee to partially offset the cost of record keeping, report preparation, and accounting for each approved TIF Project. The fee will be assessed on a monthly basis against the annual increment generated by the TIF Project.

B. Policy Guidelines

The following criteria are to be used by the City's staff to evaluate TIF Applications:

1. TIF Applications may be considered for removal of blight and promote revitalization and/or to provide for public improvements to benefit economic development and employment. The City prefers the use of TIF funds for public improvements that benefit not only the project but also the public at large.
2. The City expects each TIF project to provide immediate benefit to every one of the existing taxing districts and therefore projects with financing that declares Fifty percent (50%) of the Payments In Lieu of Taxes generated by the project, as surplus and available to the taxing districts, will be viewed more favorably. Project proposals that do not meet this standard will have the high burden of persuasion.
3. Each TIF Application must demonstrate that "but for" the use of TIF, the project is not feasible and would not be completed without the proposed TIF assistance.
34. All TIF Applications requesting the issuance of bonds or notes will be required to demonstrate that the payments in-lieu of taxes and/or the economic activity taxes expected to be generated will be sufficient to provide a debt coverage factor of at least 1.25 times the projected debt service prior to the sale of any tax increment bonds or notes. This is a minimum

requirement and developers should be aware that a superior coverage ratio will be looked on with increased favor in the consideration of the Application.

45. The total amount of TIF assistance for project costs for industrial, manufacturing, office, retail, and commercial TIF Applications should not exceed fifteen percent (15%) of the total project costs including all hard and soft costs and Developer fees estimated for the entire project. All other public assistance contemplated or requested for the project must be disclosed in the Application (or added to the Application as soon as they are known) and will be considered by the TIF Commission in evaluating the proposed TIF project and application as a whole.

56. TIF will generally be reserved for projects, which do not qualify for alternative methods of financing or where TIF assistance is deemed by the City to be the preferred method of economic development incentive.

67. Each TIF Application must include evidence that the applicant:

(a) Has the financial ability to complete and operate the project. Developers will be evaluated on their prior record of development, amount of capital committed to the project and overall financial strength. Developers with partners are expected to identify the partners at the beginning of the process.

(b) Will contribute equity of at least Fifteen percent (15%) of the total cost of the project. Projects with equity contributions from the developer in excess of Twenty Five percent (25%) will be viewed more favorably. Equity contributions in cash will be viewed more favorably than “in kind” contributions such as land. This requirement is exclusive of any performance bond required for the project

(c) Has thoroughly explored alternative financing methods.

78. The City will maintain a retainage account consisting of at least the final Five percent (5%) of the financial assistance to the TIF project which funds will not be paid out until the project is completed or the developer satisfies other performance standards as established in the TIF Agreement.

89. TIF Applications for new or expanded retail and service commercial projects will be viewed more favorably than industrial, manufacturing and office projects. TIF projects which create jobs with wages that exceed the community average will be encouraged. Industrial, manufacturing and office developments may be given more favorable consideration than warehouse type uses based upon the projected employment per square foot. Additional consideration will be given to projects where the total project costs are in excess of Twenty-Five million dollars (\$25,000,000) or the development of areas where the project will be a catalyst for further high quality development.

910. To encourage an inflow of customers from outside the City or provide services or fill retail markets that are currently unavailable or in short supply in the City, we encourage TIF Applications for retail and service commercial projects. Additional consideration will be given to

projects where the total project costs are in excess of Twenty-Five million dollars (\$25,000,000) or the development of areas where the project will be a catalyst for further high quality development.

~~40~~11. TIF Applications for the redevelopment of existing commercial and industrial areas will be viewed favorably. Projects to stabilize current commercial, and industrial areas that have or will likely experience deterioration will be favored.

~~44~~12. The projected term of the TIF will be a factor, with shorter terms being viewed more favorably than longer terms. TIF Applications which provide for the use of not more than Fifteen (15) years of tax increment financing generated by each redevelopment project will be preferred.

~~42~~13. TIF projects which are constructed in phases are viewed with greater skepticism. TIF projects that propose a reasonable and certain end date for construction and occupancy and demonstrate clearly and convincingly how those goals will be achieved will be viewed positively.

~~43~~14. All TIF Applications must clearly comply with the requirements of the TIF Statute.

~~44~~15. All approved projects must comply with prevailing wage and hour requirements for public works projects, as set forth in 290.210 R.S.Mo. et. seq. for all portions of the project receiving TIF assistance. The developer will be required to indemnify the City for all prevailing wage claims brought against the City for all TIF-funded public works projects that are constructed by or at the direction of the developer. Work to be covered by TIF funds will be identified in the Application.

~~45~~16. TIF Applications which include the establishment of business areas, or the redevelopment of existing business areas, should include information as to the business type of the major tenants of the TIF area. In addition, a thorough market analysis should be completed which identifies: (1) the population areas that will be drawn from; and, (2) the businesses of similar types which would be competing with the TIF area businesses.

~~46~~17. Projects with ~~commitments by tenants by lease or other legally binding contracts for reasonable indications, submitted to the City's TIF Counsel, that upon review indicate~~ a minimum of Fifty percent (50%) of the retail commercial space is committed to viable tenants, which may be supported with signed letters of intent, signed leases or other written verification of such tenants, will be viewed with greater favor by the TIF Commission and the City.

~~47~~18. Projects based on retail sales should include a plan for reuse or alternative use in the event the retail tenants or sales in the development do not meet at least 50% of the projections for the life of the TIF Project. Reuse and conversion of retail space must be considered and addressed in the TIF Application in order that the City is not confronted with a marginal retail project within the possible 23 years life of the TIF Project. Such reuse analysis should address the physical reuse of the property, rezoning if necessary and the appropriate financing as applicable.

19. Notwithstanding the foregoing, TIF Applications which do not meet any of the above referenced criteria will be viewed favorably by the City if the Application clearly demonstrates that the project is of vital interest to the City and will significantly assist the City in the elimination of blight, financing desirable public improvements, strengthening the employment and economic base of the City, increasing property values, reducing poverty and creating economic stability.

C. Accountability

TIF Applications are expected to include the following:

1. If the TIF Application is being submitted based upon anticipated revenue criteria, the City may require that language shall be included in the Redevelopment Plan and Contract which stipulates that the City's obligation to the developer may be reduced if satisfactory evidence is not shown that the indicated anticipated revenue has been generated.
2. If the TIF Application is being submitted based upon job creation criteria, language may be included in the Plan which stipulates that the City's obligation to the developer may be reduced if satisfactory evidence is not shown that the indicated number, and quality of jobs have been generated.
3. If businesses are to be relocated from other areas of the City, sufficient justification must be included to indicate why this relocation should be given favorable consideration. If existing businesses are to be relocated to the TIF area, the base year activity for purposes of determining the tax increment for both real property and EATS taxes will be the last twelve-month period at the businesses current location, immediately preceding the relocation.

Developers should be aware the City expects the public to directly benefit from its support of the project and the TIF Application should address key performance standards as follows:

1. Completion Performance

- Developer must construct at least 85% of the square feet planned to receive a Certificate of Substantial Completion.
- Developer receives no TIF reimbursement until a Certificate of Substantial Completion has been issued by the City.

2. City Revenue Protection

- In the 4th year after the Contract is executed and for a period of 10 years, if actual sales are not at least 75% of the projections in the TIF Plan, then the City may withhold from reimbursement an amount depending on the size of the project and total reimbursement per year.
- This amount will be paid to the City as an assignment of Developer's right to receive reimbursement.

3. Pay-As-You-Go Reimbursement PAYG No Bonds

- Reimbursement is Pay-As-You-Go, meaning that Developer is reimbursed as the TIF Plan generates revenues over time. The City does not plan to issue bonds, but may do so at the City's sole discretion.

4. Public Participation/Profit Limit

- If the Developer's annual rate of return exceeds 12%, then the principal amount of TIF reimbursement is reduced to achieve a 12% maximum return.

5. Limitation on Interest Accrual

- No interest on Reimbursable Project Costs will begin to accrue until a Certificate of Substantial Completion has been issued by the City.

6. Shifting Reimbursement

- Land reimbursement is limited to the budgeted amount.
- Off-Site Development reimbursement is limited determined on a project basis.
- On-Site Development reimbursement is limited determined on a project basis and Developer might be allowed to shift some reimbursement internally between the On-Site Development line-items.
- Soft Costs reimbursement is limited to \$ 8% , and Developer might shift reimbursement internally between the Soft Costs line-items.

7. Tax Protection During Construction

- If there is a dip in property valuation during construction, Developer pays the difference to the City which will be distributed to the taxing districts in proportion to their tax levies.

8. Sale and Assignment Restrictions

- Developer cannot assign its rights under the Contract or transfer more than 49% (or a controlling interest whichever is less) interest in Developer's membership without prior City approval.
- Developer cannot sell property in the Redevelopment Area without prior City approval.

D. Method of Financing

TIF Applications may request that TIF assistance be provided in one of the following forms:

1. Tax Increment Revenue Bonds or Special Obligation Bond or Note Financing;
2. Direct Reimbursement to the Applicant for hard and soft design and construction costs;
3. Pledge of tax increment financing revenues to pay a portion of private financing in addition to other eligible costs; or,

4. Any combination of the foregoing methods.

In deciding which method of financing to use, the prevailing factor in making the determination will be total costs, the security for the bonds and the duration of the Redevelopment Plan. The City will not provide credit enhancements for the special obligation bonds or notes, however, credit enhancement provided by the developer on any bonds or notes will be viewed favorably. The decision as to what method of financing is selected will be made by the City. The underwriter or purchaser of any publicly sold bonds will be selected by the City.

E. Term

The maximum period for which a TIF can be used is established by the TIF Statute at twenty-three (23) years. The most favorable consideration will be provided for Redevelopment Plans that last no longer than fifteen (15) years.

F. Impact on Schools Districts and Other Public Entities

Before submitting a TIF Application package to the City, Applicants should evaluate and consider any TIF policies adopted by local public school or other taxing districts within the boundaries of the Redevelopment Area and directly address those policies in the application. For developments that add students to the school population the City strongly encourages the incorporation of a distribution of a portion of payments in lieu of taxes (PILOTS) as surplus to taxing districts including public schools in accordance with the applicable school district TIF policy. In addition to such surplus declaration, a capital contribution may be made to a public school or taxing district that incurs additional capital costs that are the result of the redevelopment that occurs pursuant to a Redevelopment Plan.

G. Other Conditions

The City reserves the right to modify or waive any or all of these Policies and Procedures.

CITY OF OSAGE BEACH, MISSOURI
APPLICATION FOR TAX INCREMENT FINANCING ("TIF")

PROJECT NAME:

APPLICANT:

ADDRESS:

PHONE:

FAX:

EMAIL:

CONTACT PERSON:

Application Format: On a separate sheet of paper please answer the following questions. Please type each question prior to the applicable response.

(1) In no more than three pages provide relevant information on the applicant's background and development experience and financial ability to successfully complete the project. Include resumes of key individuals assigned to the project.

(2) Identify the applicant's consultants involved or proposed to be involved in the project noting relevant experience on similar projects (i.e., civil engineer, land use planner, applicant's legal counsel, applicant's financial advisor).

(3) Describe the proposed project, including the size and scope and phasing of the proposed project. Specifically outline residential development, if any, to be included in the project.

(4) Define the boundaries of the proposed TIF area by address and locator number(s). Include a map of the proposed TIF area.

(5) Identify the property which is currently in the control of the applicant via ownership or option. If under option note the option expiration date.

(6) Is the Redevelopment Plan consistent with the City's Comprehensive Plan? If not, an amendment to the Comprehensive Plan may be required in order to allow the Board of Aldermen to make this consistency finding as required by the TIF Act.

(7) Is the property currently zoned for the proposed use? If not, what zoning change will be required?

(8) Will the proposed project result in the relocation of residential, commercial or industrial facilities? If so, discuss the nature of any anticipated relocations.

(9) State the need and justification for TIF assistance. Explain how the applicant intends to demonstrate compliance with the "but for" test. Substantiate that other alternative methods of financing have been thoroughly explored.

(10) Discuss the condition(s) that would qualify the proposed TIF District as a "blighted area" or "conservation area," as defined under Mo. Rev. Stat. 99.805.

(11) Identify sources, amounts, and status of all debt financing and/or equity funding available to complete the project. Does the applicant anticipate the debt to be privately financed by the construction lender or developer or publicly sold?

(12) Provide an outline of the costs associated with the development of the proposed project(s) and related parcel or parcels located within the TIF area. Identify in the outline those costs you would propose to fund with TIF financing and the proposed payback time frame.

(13) In one page or less, discuss and document information used to describe the market feasibility of each element of the proposed project. If a formal feasibility or comparable studies have been prepared, attach such reports as an appendix to this application.

(14) On a revenue worksheet estimate the incremental property taxes and economic activity taxes to be generated by the project.

(15) Identify any proposed tenants of the project. Have leases been negotiated or signed? What type of lease is contemplated?

(16) Who will own the developed property? How much of the property is intended to be sold after development is complete? Who will manage the property during the life of the Redevelopment Plan and project?

(17) Briefly describe the "economic and quality of life" benefits of the proposed project to the City.

(18) Attach a letter from a reputable financial institution indicating that the applicant has sufficient financial resources to obtain the private financing for the project.

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Nicholas Edelman, Public Works DirectorDate Submitted: 08/27/18**Agenda Item Title:**

Motion to Approve - Staff to work on Sidewalk Grant Application for Osage Beach Parkway between Barry Prewitt and Route 42 for the Osage Beach Special Road District.

Presented by: *(Name/Title)* Nicholas Edelman, Public Works Director**Requested Action:**
☒
☐
☐
☐

Motion to Approve

First Reading of Bill # _____

Second Reading of Bill # _____

Resolution # _____

☐
☐
☐

Proclamation

Public Hearing

Other (Describe)

Ordinance Reference for Action: (i.e. RSMo Section, Ordinance # & Title)

City Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales. Board approval required for purchases over \$15,000.00

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:Not Applicable ☐Budgeted Item: YES ☐ NO ☒

If no, provide funding source: _____

Budget Line Item/Title: ***Staff Personnel Expenditures***

FY _____ Budgeted Amount: \$ _____

Expenditures to Date _____: (\$ _____)

Available: \$ _____ 0.00

Requested Amount: \$ _____

Attachments: YES ☐ NO ☒

If yes, list attachments:

Department Comments and Recommendation:

The Osage Beach Special Road District would like to utilize the City's Public Works Department to apply for a sidewalk grant on Osage Beach Parkway between Barry Prewitt and Hwy 42. City staff would write the grant and do light engineering to estimate cost for purposes of the grant application. MoDOT will be releasing a call for projects in the next few weeks. This is where MoDOT accept applications for sidewalk grants. This money comes from FHWA and must be used for sidewalks. The City has applied and received these funds multiple times.

If awarded, the Osage Beach Special Road District will fund the required 20% grant match for this project if we are awarded a grant.

We already plan to submit an application, therefore, if this is approved, we will have two applications for this grant funding. Staff is working with HR Green on the sidewalk project over the bridge on Osage Beach Parkway near Mace Road. The Osage Beach Special Road District is involved in this project also.

The Public Works Department recommends approval.

City Administrator Comments and Recommendation:

This is estimated to take up to an equivalent of 40 hours for one person.

I concur with the recommendation of the Public Works Director.

City of Osage Beach**Agenda Item Summary**Date of Board of Aldermen Meeting: 09/06/18Originator: *(Name/Title)* Eric Hibdon, Public Works SupervisorDate Submitted: 08/27/18**Agenda Item Title:**

Motion to Approve - Authorization to purchase crack seal material through a cooperative purchase from SASCO in an amount not to exceed \$31,000.

Presented by: *(Name/Title)* Nick Edelman, Public Works Director

Requested Action:

- ☒ Motion to Approve
- ☐ First Reading of Bill # _____
- ☐ Second Reading of Bill # _____
- ☐ Resolution # _____

- ☐ Proclamation
- ☐ Public Hearing
- ☐ Other (Describe)

Ordinance Reference for Action: *(i.e. RSMo Section, Ordinance # & Title)*

Board of Aldermen approval required for purchases over \$15,000 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales.

Deadline for Action: YES ☐ NO ☒

If yes, explain:

Fiscal Impact:

Not Applicable ☐

Budgeted Item: YES ☒ NO ☐

If no, provide funding source: _____

Budget Line Item/Title: 20-00-761300

FY 18 Budgeted Amount: \$ 20,000.00

Expenditures to Date 07/31/18: (\$ 21,465.00)

Available: \$ (1,465.00)

Requested Amount: \$ 31,000.00

Attachments: YES ☒ NO ☐

If yes, list attachments:

Quote

Department Comments and Recommendation:

This is for the purchase of crack seal material. The Public Works Department would like to purchase a truckload (45,000 lbs) of crack seal material that is a part of MODOT Cooperative Purchase from SASCO in an amount not to exceed \$31,000.

This was going to be requested FY2019 budgeted item but the department would like to get a jump on crack sealing for 2019. We believe with the the Tipton Correctional Center Agreement that we can get some of this work started with the Transportation Department while other resources can accomplish other tasks that are currently accomplished by Transportation Department Personnel.

A budget amendment will be required if this is approved and will be completed upon the invoiced material.

The Public Works Department recommends approval.

City Administrator Comments and Recommendation:

I concur with the recommendation of the Public Works Director. The Transportation Fund has unrestricted funds that can be allocated for the purchase.

From: [Mark Cannefax](#)
 To: [Eric Hibdon](#)
 Subject: SASCO / CRAFCO 515 Crack Sealant Quote
 Date: Monday, August 27, 2018 11:41:06 AM

City of Osage Beach, MO
 Public Works Supervisor
 Mr. Eric Hibdon PE
 573-302-2020 X 604
 ehibdon@osagebeach.org

Good morning Eric,
 Hope things are going well with you.

Regarding the current price for one truckload of the * **Crafco Roadsaver 515** *

The price is the same as the last time (2016) the City purchased Crafco material.

Crafco has held the same price for MoDOT and for the Cooperative Bid Purchase.

For truckload quantities (**45,000 pounds**) the price is **\$ 0.653 per pound.**

Trucking companies are currently charging more for delivery than your last order.

An Estimated delivery charge to 5757 Chapel Drive would be around \$ 1,200.00

Estimated total for 45,000 lbs X \$ 0.653 + \$1,200.00 in freight = \$ 30,585.00

Recommend ordering ahead to get in line so there are no delays, you can request

a delivery date months away, then the City will have 30 days to pay after invoicing.

We have less expensive crack sealant, but **515 is the best.** (Rated #1 DOT Study)

Quoted Price is good until Nov. 30th, 2018 for MoDOT Bid # IFB605CO18000900

Let me know if you have any questions, and **thanks** for considering us for your bid.

Best regards,
Mark Cannefax
SASCO

c 417-840-8736

o 417-862-7237

f 427-862-1287

e markcannefax@yahoo.som