

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

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

TENTATIVE AGENDA

REGULAR MEETING

July 1, 2021 - 6:00 PM
CITY HALL

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR'S COMMUNICATIONS

CITIZEN'S COMMUNICATIONS

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

Visitors attending via online will be in listen only mode. Any questions or comments for the Mayor and Board may be sent to the City Clerk at tberreth@osagebeach.org no later than 10:00

AM on the Board's meeting day (the 1st and 3rd Thursday of each month). Submitted questions and comments may be read during the Citizen's Communications section of the agenda.

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

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

APPROVAL OF CONSENT AGENDA

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

- ▶ Minutes of Board of Aldermen meeting - Special Meeting June 10, 2021 and Regular Meeting June 17, 2021
- ▶ Bills List - July 1, 2021
- ▶ Liquor Licenses - Renewals (See List)

UNFINISHED BUSINESS

- A. Bill 21-34 - An ordinance of the City of Osage Beach, Missouri, amending City Code Chapter 135. Finance and Purchasing. Sections 135.010 Definitions, Chapter 135.020 Budget and Financial Control, Chapter 135.040 Purchasing and Procurement - Competitive Bidding, Chapter 135.050 Purchasing and Procurement - Competitive Proposals, and Chapter 135.070 Purchasing and Procurement - Cooperative Purchasing/Sole Source Procurement/Emergency Purchases. *Second Reading*
- B. Bill 21-36 - An ordinance of the City of Osage Beach, Missouri, terminating the Marina View Tax Increment Financing Project by repealing the following ordinances, 1) Ordinance 07-56 Adopting the TIF Plan, 2) Ordinance 07-76 Authorized the Redevelopment Agreement with JQH-Lake of the Ozarks Development, LLC, 3) Ordinance 07-69 Created the Marina View Community Improvement District and 4) Ordinance 07-70 Authorizing a Cooperation and Development agreement between the city and the Marina View Community Improvement District and JQH - Lake of the Ozarks Development, LLC. *Second Reading*
- C. Bill 21-38 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Best Dam Birthday Bash Event Support Request, in an amount not to exceed \$5,000. *Second Reading*

NEW BUSINESS

- A. Presentation - Central Missouri's Lake of the Ozarks Tri-County Lodging Association (TCLA) Marketing Partnership Program
- B. Motion to proceed with a Cooperative Marketing Partnership with Central Missouri's Lake of the Ozarks Tri-County Lodging Association (TCLA).
- C. Bill 21-40 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 20.83 Adopting the 2021 Annual Budget, Transfer of Funds for Necessary Expenses. *First Reading*

- D. Bill 21-41 - An ordinance of the City of Osage Beach, Missouri, establishing a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials. *First Reading*
- E. Bill 21-42 - An ordinance of the City of Osage Beach, Missouri, authorizing the City Administrator to execute a contract with NextSite LLC for research, marketing, and consulting services for the recruitment of commercial development and redevelopment for an annual amount of \$2,850, plus defined Success Fees. *First Reading*

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

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

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

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

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

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI
June 10, 2021

The Board of Aldermen of the City of Osage Beach, Missouri, conduct a Regular Meeting on Thursday, June 10, 2021, at 3:00 p.m. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Phyllis Marose, Alderman Richard Ross, Alderman Kevin Rucker, Alderman Bob O'Steen. Absent Alderman Walker. Tara Berreth, City Clerk, was present and performed the duties of that office. Appointed and Management staff present were City Administrator Jeana Woods, City Attorney Ed Rucker, Police Chief Todd Davis, Assistant City Administrator Mike Welty, City Planner Cary Patterson, City Treasurer Karri Bell, Airport Manager Ty Dinsdale, Building Official Ron White, Human Resources Generalist Cindy Leigh, Public Works Operations Manager Kevin Crooks, IT Manager Mikeal Bean, Parks Manager Nicole Stacie.

UNFINISHED BUSINESS

None

NEW BUSINESS

Management Team Update:

City Clerk – Currently has 1 ½ employees and 1 Court Clerk. Update on number of licenses generated:

2020 = Business – 546, Contractors – 470, Dog Tags – 9, Liquor – 68 and Taxi – 3.

2021(as of June) = Business – 462, Contractors – 151, Dog Tags – 0, Liquor – 62 (3 out of business and 3 outstanding) and Taxi – 4.

Goals for upcoming year(s) - Work with all departments to make all applications more user friendly on online. Work off my department performance measurements.

City Treasurer – Currently has 3 ½ staff members (Accounts Payable, Accounts Receivable, Utility Billing and Staff Accountant) As the City nears the completion and final payoff of the bonds associated with Prewitt's Point TIF. I would like to share some of the history and information about the City's first TIF project.

- ✓ 1999/2000 Redevelopment plan was presented to the City of Osage Beach and approved by the TIF commission. • Approved by the Board of Aldermen July 6, 2000, Ordinance 00.26
- ✓ Elected Officials that approved the TIF project were Mayor Penny Lyons, Aldermen; Garry Bartles, Rich Martin. Eric Medlock, Charles Peterson, and Nancy Sheely.
- ✓ Plan Amended August 2006 Added \$350,000 project costs to extend water and sewer service to School of the Osage, approve the Transportation Development District (TDD) to keep all the TDD revenue, and increase retail square footage to 680,000.
- ✓ Retail currently open at the Prewitt Point Center: Arris Pizza, Barefoot Floors, Bradbury Fitness, Sunset Tires, Hy Vee, Jo Ann's, Lowest Marshalls, Maurices, Old Navy, Outback Steakhouse, Petco, Ross, Sally Beauty, Shells Pasta, Shoe Carnival, T-Mobile, Steak n Shake, Target, Walgreen, and West Marine.

City Planner

- Reported on City Planner's Office metrics (performance measures) – all centered around tasks of the office,
- Reported that his view in department focus centers on a Complete Community,
- Activity around zoning is up; most variance requests last year than in the past 5 years, activity in 2021 already up,
- Needs include keep up with market data and technology,
- Comprehensive Plan update is not needed at this time.

Building Official

Building Inspection

Number of permits and permit valuation is showing significant improvement:

Year to date (Through May) 2020 = 2.15m

Year to date (Through May) 2021= 11.3m

- Currently reviewing Topsider's first building \$7.5m (40 units), Hobby Lobby \$3m, King's Plaza \$800,000 and a proposed \$2.4m single family residential building.

New code adoption is complete, and we begin enforcement July 1, 2021. No abrupt changes to requirements.

New Building Inspection/Maintenance vehicle was ordered in January 2021 with a projected delivery date of August 2021.

Flood Plain Administrator Training (SEMA)

Challenges/Goals

- Recommend the reimplementation of a second full time inspector (1 Building Inspector, 1 Compliance/Building Inspector). We currently utilize the Public Works Construction Inspector, but that will be limited in the future as City projects come to fruition.
 - o Adding- permit and inspection requirements for water heater and HVAC replacements effective January 1, 2022.
- Realized the value of having an In-house Engineer for plan reviews, day to day inquiries (staff and community members) - frequent phone calls, e-mails, and discussions.
- Archive permit files are busting at the seams. Included in employee goals this year – destruction of old files as per State retention schedule.
- Plan Review Table(s) for electronic submissions and reviews – iPlanTables.com Touchscreen Workstations (Handout included). This technology would allow us to receive, review, and provide comments electronically while providing greater efficiency via electronic storage capabilities.
- Continue professional development training for department staff.

Compliance

Compliance issues remain steady with most cases being reactionary. Over the years we have had varied board opinions and directives regarding compliance, and this is something I would like further direction on. Historically we have taken two different approaches - A much more proactive approach, and a reactive approach. I only wish to mirror the opinion and direction of the board. This is a unique community catering to thousands of vacationers and second-home owners. Public opinion and expectations vary between the approaches.

Building Maintenance

Next 12 months

- Wallpaper replacement throughout the building.
- Concrete repair / replacement (City Hall sidewalks and curbs) historic use of salt has caused significant degradation. We will now pretreat with liquid/non-corrosive (Stand-Up).
- Floor maintenance (carpet cleaning, tile strip and wax)

Future

- Parking lot maintenance
- Continued HVAC maintenance, repair, and replacement.
- Roof inspection, repair/replacement
- 2nd emergency services entrance off Osage Beach Parkway (south side)
- Potential in-house Janitorial / Maintenance position (full time)
- Improved landscape (Bradford Pears, Burning Bushes along sidewalk and in island)
- Elevator Modernization / Maintenance RFP is posted

IT Manager

Successes:

- a. Moved away from the virtual desktop environment to desktop PC's/ laptops last summer improving the reliability of IT equipment city wide while improving employee confidence in the City's IT Department.
- b. The move to laptops for management staff members has provided additional flexibility for the management team during the recent health crisis.

- c. We continue to work with Forward Slash to downsize our IT footprint reducing the number of overall servers moving forward. Excess IT equipment will be sold or scrapped through surplus sales later this year and next year.
- d. New remote access tools provided by Forward Slash have helped improve the user experience and allow remote access back to the city from anywhere in the world.
- e. Upgrades to the video and sound in the board room have greatly improved the City's ability to stream public meetings.
- f. Security upgrades: new secure wireless access points across the city, new switches in PD and PW, and installation of firewalls all to increase security of city assets and data.

Challenges:

- g. We have experienced multiple server crashes early this year. We have redundancies in place where backup servers take over when this happens. While there is no immediate danger, replacements are budgeted in 2022.
- h. Security is an ongoing challenge in IT. Attacks can come through email, firewalls, or wireless connections so staying up to date on all security practices is crucial.

Looking to the 2022 Budget or beyond:

- i. Server replacement in 22,23,24.
- j. File server replacement in 2022.
- k. Our financial software management system (Incode) is scheduled for replacement/upgrade in 2023.
- l. Core Switch replacement is scheduled for 2023.
- m. Continue to be prepared for all upcoming changes throughout many departments that deal directly with IT.

Ongoing Research/Projects/Training Opportunities:

- n. Offsite Disaster Recovery server purchase and installation will happen over the summer 2021.
- o. Firewall and small switch upgrades will be purchased and installed over the summer 2021.
- p. IT downsizing project: Several pieces of IT equipment that are no longer needed will be taken offline and prepared for surplus sale both this summer and next.
- q. The IT manager Will continue to monitor the quality of work provided by our IT managed services partner, Forward Slash Technologies, assessing their performance on a yearly basis.
- r. Continued research on replacing or upgrading our financial software management system (Incode)
- s. Office 365 renewal will be presented to the Board for approval at the next board meeting.

Airport Manager

Successes:

- a. Fuel sales are on target to meet the 2021 budget.
- b. Janitorial service began in January 2021 at both airports. We have already had several comments concerning improvements in cleanliness.

Challenges:

- b. The LCF hanger lease program is prohibitive because we lease the land from Missouri State Parks. The rules and regulations that we live by at LCF Airport make it almost impossible for private hanger construction.
- c. Aging Fleet: Both airport plow trucks are in disrepair. We are looking at repair costs now. Budget amendments may be required for both airport vehicle maintenance accounts.
- d. The Jet A fuel pump at the LCF fuel farm is on its last leg. A new pump has been ordered and will be installed soon. A budget amendment may be required for the LCF equipment repair account.

Looking to the 2022 Budget or beyond:

- e. LCF Apron project will begin this summer but may carry over into 2022. This project will be over budget.
- f. LCF Plow Truck Replacement is scheduled for 2022.
- g. LCF runway overlay is next on the grant schedule. 22 or 23.
- h. GG Runway overlay in 22,23,24.
- i. GG electrical burial 22 or 23.
- j. LCF Utility Vehicle Replacement in 2022.
- k. AV Gas truck replacement in 2022. (Both Airports)
- l. GG Tractor Replacement in 2022.

- m. GG Brush Hog deck replacement in 2022

Ongoing Research/Projects/Training Opportunities:

- n. Private hanger construction research is ongoing. We are talking about what options we have with the State Parks Department to get around some of their restrictive rules and regulations.
- o. Researching improvements to cash handling at both airport in future years. All cash handling is manual at both airports. As we continue to grow, improvements in this area may be needed to modernize these processes.

Parks Manager

Successes:

- a. The MO Department of Conservation evaluated the city pond recently. We will get there report later this summer. They are expecting that the pond is healthy enough to allow harvesting beginning in 2022.
- b. Park traffic is high and all, but a few weekends are booked with baseball or softball tournaments through the middle of July.
- c. New exercise equipment will be installed along the walking trail at Peanick Park with funds received in a grant from the Miller County Health Department later this summer.

Challenges:

- d. Aging Fleet: All three Parks vehicles have had maintenance issues early this year. The parks explorer is currently not running. It is at the shop being assessed.
- e. Ongoing drainage issues for baseball field 2 and 3 at the City Park. Field 3 is fixed, and we will be working on Field 2 later this year.
- f. Parks staffing in the spring and early summer can be challenging. I will be working with our new Parks Manager to reevaluate our staffing needs and make recommendations the City Administrator if changes are deemed necessary.
- g. The rock wall behind the volleyball court needs a lot of work. The Transportation Department is assisting the Park with installing new riprap.

Looking to the 2022 Budget or beyond:

- h. All three Parks vehicles are scheduled to be replaced over the next three years. 22,23,24
- i. Picnic Table Replacement Program begins in 2022. The plan is to replace 6 a year for 6 years.
- j. Portable pitching mound replacements in 22 and 23.
- k. Irrigation pump replacement in 2023.
- l. Peanick Park Parking lot overlay and expansion in 2023
- m. Improve the entrance and replace the gate at the City Park in 2022.
- n. Park Master Plan needs to be redone in the near future.

Ongoing Research/Projects/Training Opportunities:

- o. Volleyball court improvements are ongoing.
- p. Underground electrical project needs to be completed at Peanick Park.
- q. Pond Drainage improvement project is ongoing.
- r. Researching Park Management Software options for possible change in 2022.
- s. Hatchery Road leading down to the park as some drainage issues that are causing road failure under the 54 over pass. We are researching options for improving this area of the road.
- t. The city parks road beyond the baseball fields are in bad shape. We are researching options for improving this section of the road.

PW Operations Manager

Working with Cochran engineering on exploring new Public Works vehicles building with vehicles wash bay/ mechanic works space/ gas pumps.

WATER - (4 FTE's)

- Pressure reducing & altitude valve station preventative maintenance.
- Tower mixers project.
- New Well Swiss Village #3 has been showing to be of much greater quality.

- 3 of 7 wells to be mechanically and electrically inspected in 2021.
- Hydrant painting FTEs, supported by inmates as available. (July)
- Fall city-wide hydrant flushing (every hydrant), followed by necessary hydrant maintenance.
- Water staff has installed over 180 meters in the last 45 days.
- New backend meter software forthcoming in July will enhance billing and readings and improve efficiencies in the field on reading day.
- New FTE position now posted.

SEWER – (7 FTE's)

- New odor control (Alkogen) chem feed system installed at sands LS late-June.
- Lift station aeration empirical study to reduce odor control chemicals as they are excessively expensive.
- Sands LS Rehab, ongoing today. - 70% complete.
- PW Sewer dept in-house pump rebuild training in June, as this skillset has been lost to personnel turn-over.
- Number of Sewer dept callouts last 30 days- 32.
- Number of SSO's last 30 days – 6.
- LS ID project. Possible re-naming for stations for ease of finding stations, LS panel Hi-Vis ID tags, GIS solution.
- Inventory of stations not visible to the public, the main means of trouble light identification. Potential cellular connectivity.
- The new Jetter truck has had heavy use and is a much better tool than what was used previously.
- Operations Manager Ford Explorer scheduled for replacement (2022).
- The 1996 small sewer pump truck is scheduled for replacement (2022).
- Sewer Camera Truck research is ongoing.
- Sewer assessment in Margaritaville area begin next week with Cochran Engineering (majority grant funded).
- Continuing industry training in the Sewer Dept, to include CDL licenses, safety and general collections operations. This crew is all very new but shows impressive potential.
- New employee started June 10th (today). New FTE position now posted.

STREETS – (7 FTE's)

- Streets has led the way in PW with a teams-based culture of teamwork.
- Taken delivery of new LED message boards, training, moving materials out of Streets shop to accommodate their inside storage.
- Consistently maintains Osage Beach Parkway for a clean appearance.
- 2 months of extensive interim mowing done for Parks Dept. as well as assisting with volleyball court issues and an earthen dam drainage project at City Park.
- Pricing out the purchase plate compactor to minimize poor compaction under asphalt repairs.
- Improved access to more than 50 Sewer Dept access roads this year.
- Retro-reflective sign improvement project ongoing, all Parkway signs to be completed this year.
- Assists all of PW with vehicle and equipment maintenance, saving money.
- Budget challenges of an aging fleet; equipment maintenance hit hard. Budget amendments likely later in the year.
- New employee starts June 28th.

Asst. City Administrator

Successes:

- a. Hiring and training of two new managers. Public Works Operations Manager and Parks Manager.
- b. Taking on the duties of construction project management, there have been no major problems with any of the projects that Dave and have managed so far this year.
- c. Expanded my role to include the administration of the Public Works Departments and the Engineering Department.
- d. Cochran has done a nice job of assisting us with clearing old projects like Wren Lane and others that have been pending for years.
- e. Work with the Board on the Preventive Pavement Maintenance Program and the Sidewalk Master Plan allows us to be more proactive with planning these projects out financially and get away from the reactionary approach that we have had in the past.

Challenges:

- a. Updating our Water and Sewer master plans needs to be a priority over the new few years.
- b. The Mace Road project has been challenging because of all of the changes, but the 2nd reading of the contract with Stockman Construction is on the next BOA meeting agenda and the project should get started shortly after.
- c. The Sands Lift Station project has been delayed do it supply chain issues and valve problems, but work started this past Monday, and everything is going smoothly.

Looking to the 2022 Budget or beyond:

- a. Wren Lane was just awarded. Work begins on June 21st.
- b. Mace Road will have the 2nd reading at the next BOA meeting.
- c. The Airport Road project is out to bid currently.
- d. Sewer station improvement project will be bidding out soon.
- e. Engineering for Industrial Road is ongoing.
- f. The Ledges project is at a standstill because of easement issues.
- g. The Autumn Lane project is in limbo because of easement issues.
- h. Parkway Driveway project will be bid out in the fall.
- i. Industrial Road right of way/construction 22,23
- j. Osage Beach Parkway Extension constructions 22,23
- k. The Tan Tar A assessment will generate several projects that will need to be planned over the next few years.
- l. We will use the Pavement Resurfacing Schedule listed on page 31 of the Preventive Pavement Maintenance Program document and input from the Board to guide staff.
- m. A draft of the sidewalk master plan has already been presented to the Board. Once approved that document will also be used to guide staff.

Ongoing Research/Projects/Training Opportunities:

- a. Researching and working with Cochran to refine our project management processes. This includes beginning to plan out bidding on projects earlier when possible.
- b. Parkway Driveway project Research and easements. Of the 12 properties we started with, we are now down to 10.
- c. Amy Lane project research. This is a Special Road District Project that has been in limbo for a while.
- d. Autumn Lane Project Research. Cochran is working with the City attorney on easement issues.
- e. Researching and planning Water and sewer master plan updates and the parks master plan updates.
- f. Working with various staff member to research unwatered/unsewered areas.
- g. Researching future grant opportunities in multiple departments.
- h. Researching several drainage issues including one on Dude Ranch Road and one on Greenwood circle.
- i. Continued research on replacing or upgrading our financial software management system (Incode).
- j. Continuing the training of our new managers.
- k. As the City's purchasing agent, I will continue to work with all managers to ensure proper purchasing procedures are followed.

Police Chief
Emergency Management

Accomplishments

- Established a bi-annual inspection program to ensure system is operational ready throughout the year.
- We are now involved in the LEPC (Local Emergency Planning Commission) for Camden County EMA

Future Goals/Plans

- Work with the Building Department and Project Supervisor on the relocation of the Topsider warning siren, (This will be reimbursed by the Topsider project if they decide that the siren needs to be moved for their project.)

Ambulance

Accomplishments

- Department Protocols have been updated and approved by the Departments Medical Director which reduced our drug cost

Future Goals/Plans

- Continue to fill the vacancies in the Ambulance Department— 1 Full Time Paramedic (This position was just vacated and will be posted soon)
- Replacement of the 2010 (Medic 9) \$200,000 includes power cot and loading system • Replacement of the Zoll Cardiac Monitors \$72,000
- Obtain certification for OBA to be a recognized training entity.

911 Center

Accomplishments

- Radio systems upgrade to MOSWIN

Future Goals/Plans

- ✓ Upgrade the 911 System.
- ✓ Working with HR to develop and implement a 911 Operator training and certification program partnership with the Camdenton LCTC.
- ✓ Continue to work towards filling the vacancies in the 911 Center — 1 Communications Supervisor and 4 Communications Officers — (There is ongoing testing/interviews)
- ✓ Continue to work towards contract dispatching for other emergency services agencies.
- ✓ Add security cameras at both airports and the parks.
- ✓ Upgrade of the digital recorder (Approximately \$111000.00 This records the Phone and Radios

Police

Accomplishments

- Taser Implementation
- Radio systems upgrade to MOSWIN.
- Developed and Implemented the Police Officer Recruit program which allows us to hire an individual and send them through the Police Academy.

Future Goals/Plans

- Continue to work towards filling the vacancies in the Police Department — 1 Detective Sgt., 1 SRO, 4 Police Officers, 1 Analyst, and 1 Department Secretary. (Note —We currently have a 8 Police Officer Recruits interviewing next week with the goal to send two to the Academy if needed, We have 1 Police Officer in the background stage, 2 SRO applicants to be interviewed, 2 Police Officer applicants scheduled to test/interview next week, and 5 Department Secretary interviews next week. We are currently reviewing the Analyst applicants and will be scheduling interviews and the Detective Sgt. Position is being posted)
- Body Worn Camera Purchase/Policy/implementation Currently working on the application for the DOJ Body Worn Camera Grant
- Continue the fleet rotation plan for the department 2021 we purchased two new vehicles for the patrol fleet. We also downsized the fleet by 2 vehicles, Next year's plan is to replace 2 patrol vehicles and 1 detective/admin vehicle.
- Upgrade the ALPR (Automated License Plate Reader)

HR Generalist

Power Point attached

City Attorney/City Prosecutor

Power Point attached

City Administrator

Over the next few weeks, the agenda will be narrowed down for the July BOA Strategic Planning Meeting. Noticed similar themes with each department. Common themes – Technology, E-Services, Staffing, Asset Replacement and Expansion. All these need solutions and will be looked at in depth. The city has added more training and more expectations from the Management Staff. With all the changes in the last year everything with staff being redirected to other departments causes a bottle neck. Hopefully, we will have some sort of direction as to where and how the money from the COVID Recovery Act can be spent.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 7:15 pm.

I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on June 10, 2021, and approved July 1, 2021.

Tara Berreth/City Clerk

John Olivarri/Mayor



Human Resources and Risk Management

Looking Back to Shape the Future



Recruitment, Hiring, and Retention

Processes and benefits added in the past few years:

- ❖ Implemented NeoGov, applicant software
- ❖ Implemented NeoGov, electronic payroll onboarding process
- ❖ Hiring incentive of \$1,500 for hard to fill positions.
- ❖ Added shift differential of \$1.50 an hour
- ❖ Added employee referral program.
- ❖ Implemented a Police Officer Recruit program.
- ❖ Added police academy completion to the tuition reimbursement program.
- ❖ Changed pre-employment skills testing
- ❖ Decreased hiring process
- ❖ Added applicant texting
- ❖ Added holidays – President's Day and Christmas Eve
- ❖ Added an additional 1% 401 matching contribution



Recruitment, Hiring, and Retention

Things currently being considered:

- ❖ Open interviews for select positions.
- ❖ A certification program for 911 Communication Officers through State Fair and/or Camdenton School District's LCTC.
- ❖ Post offer employment testing

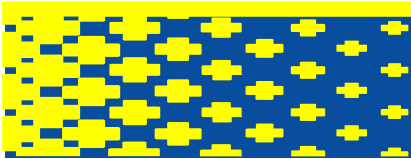


Recruitment, Hiring, and Retention

Turnover:

Terminations Processed	
2020	33
2019	29
2018	26

New Hires Processed	
2020	30
2019	30
2018	31
*2020 includes 11 umpires	



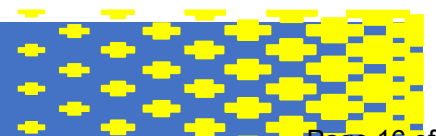
Recruitment, Hiring, and Retention Turnover:

Osage Beach Turnover Rate	
*2020	30.1%
2019	23.3%
2018	18.2%
Full Time Positions Only - 2020 does not include the 4 RIF positions	

Voluntary Turnover Rate	
2020	29.7%
2019	24.0%
2018	22.5%
Full and Part Time Positions	

Osage Beach Turnover Rate	
*2020	30.7%
2019	26.8%
2018	23.5%
2017	21.4%
2016	23.0%
2015	16.0%
Full and Part Time Positions - 2020 does not include the 4 RIF positions	

Nat'l Turnover Rate for state and local gov't	
2020	24.2%
2019	19.6%
2018	19.6%
US Bureau of Labor Statistics	





Recruitment, Hiring, and Retention

Turnover:

Voluntary Turnover by Department				
	YTD 2021	2020	2019	2018
Admin	18%	8%	8%	10%
PD	27%	69%	56%	60%
PW	55%	23%	36%	30%



Recruitment, Hiring, and Retention

Current Workforce:

2021 Budgeted full time positions – 97

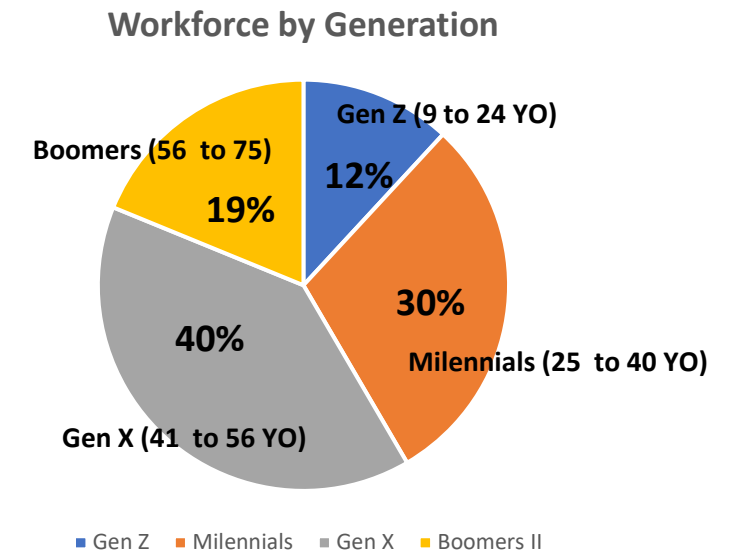
Current filled full time positions – 75

Current vacancies – 22

2021 Voluntary terminations – 12

2021 Involuntary terminations – 2

2021 Length of Service – 7.0 years (2019 length of service was 7.4 years)





Risk Management

❖ Workers' Compensation

Workers' Compensation		
		# Open
2017-2018	9	0
2018-2019	5	0
2019-2020	7	0
2020-2021	4	1

Experience Mod	
2021	0.72
2020	0.77
2019	0.76
2018	0.96
2017	0.96



Risk Management continued

❖ Property and Liability Claims

Property and Liability Claims		
filed with insurance		
		# Open
2017-2018	12	0
2018-2019	10	0
2019-2020	14	1
2020-2021	9	3

Property and Liability Claims		
ALL		
		# Open
2018	67	0
2019	76	0
2020	58	19
2021	19	11

Sewer Liability Claims – Since January 1, 2020, we have had 9 sewer liability claims. The City is liable for sewer back, water damage, and stormwater damage when it can not show there is a maintenance program in place. The maintenance program must be in writing, followed, and documented. Sewer deductible is \$10,000.



Risk Management continued

Internal Investigations range from a formal grievance to complaints of harassment and/or retaliation.

- ❖ 2021 – 4 claims (2 retaliation)
- ❖ 2020 – 7 claims
- ❖ 2019 – 0 claims
- ❖ 2018 – 3 claims



On the Horizon

It is important to be aware of the ever-changing human resource and risk management fields. Below is a list of topics that staff will be discussing and/or addressing in the next year.

- ❖ Medical marijuana in the workplace and its impact on pre-employment drug screening.
- ❖ Employee development: This process will include the following:
 - New hire onboarding process during six-month probation.
 - Mid-year evaluation check-in by managers. Leverage one-on-one
 - 360 evaluation process
 - Utilizing NeoGov Learn on-line training.
 - Utilizing NeoGov Learn Plans.
- ❖ Employee recognition program. The program will focus on:
 - Increase employee morale.
 - Attract and retain employees.
 - Elevate productivity.
 - Increase engagement.
 - Improve work quality, safety, and customer service.



On the Horizon continued

- ❖ Employee Survey administered by outside contractor.
- ❖ Continued focus on a paperless environment. NeoGov e-forms will be implemented for all employees to complete and submit payroll forms electronically.
- ❖ Leave Policy
- ❖ Workplace flexibility
- ❖ Public Works Integration
- ❖ Exit interview policy and/or process.
- ❖ Retirement Provider Review
- ❖ Supplemental Benefit Provider Review



Challenges for HR and Risk Management

- ❖ Keeping up with the strategic planning for the HR and Risk Management responsibilities and the day-to-day duties for HR and Risk Management.
- ❖ Citywide recruitment
- ❖ Background process
- ❖ Lack of documentation for claims – it should be consistent, easily accessible, and accurate.



What will help HR and Risk Management in the future?

- ❖ Addition of a dedicated HR person.
- ❖ Implementation of utility infrastructure maintenance programs.
- ❖ Tools and resources provided to implement the maintenance programs.
- ❖ Continued focus on safety and wellness.
- ❖ Continued support from members of the Board and Management Team.



CITY ATTORNEY and CITY PROSECUTOR

Budget Preplanning Meeting

CITY OF OSAGE BEACH, MISSOURI
EDWARD RUCKER, CITY ATTORNEY

JUNE 10, 2021

BUDGET PREPLANNING MEETING

June 10, 2020

- ▶ Two parts to this report,
 - Attorney's role in the life of the city and
 - The weekly/daily pace of business.

BUDGET PREPLANNING MEETING

June 10, 2020

Legal services in the grand scheme of things here

- I am your lawyer. Not some amorphous entity called “the city.”
- The seven of you constitute the city and I represent only you. All staff are your agents. I respond to them because they present problems which they are trying to solve for you.

BUDGET PREPLANNING MEETING

June 10, 2020

Our ordinances are clear the Mayor runs the show (Section 110.020) and when the Mayor and Board are not speaking, then the City Administrator speaks for you.

Every scrap of information that I have, we have, is yours, those things I have promised to keep confidential are confidential but if something involves the city's business then it's not confidential to you. That is basic legal ethics 101.

BUDGET PREPLANNING MEETING

June 10, 2020

My professional responsibility is to stay out of policy fights.

- i) Both those fights between competing visions of what to do at a board level.
- ii) And those fights at the staff level between your subject matter experts.

**MY ROLE IS PASSIONATE ABOUT THE PROCESS,
BUT STRICTLY NEUTRAL ABOUT THE DECISION**

BUDGET PREPLANNING MEETING

June 10, 2020

I am only the first stop,

think family doctor,

not the heart surgeon.

BUDGET PREPLANNING MEETING

June 10, 2020

My role is to ensure we are:

- i) Open, accountable, and transparent under the Sunshine law
- ii) as efficient as possible within the law
- iii) observe the rule of law,
 - (1) proper notice, and
 - (2) follow City ordinances,
 - (3) obey Missouri and Federal Statutes and
 - (4) understand the case law.

BUDGET PREPLANNING MEETING

June 10, 2020

- ▶ The most important legal expense item you never see
- ▶ Why Westlaw?
- ▶ Example Jackson Count Sports Complex Authority 64.930 RSMo.
- ▶ From 64.930.4. In the event a vacancy exists a new panel of three names shall be submitted by majority vote of the county commission to the governor for appointment. All such vacancies shall be filled within thirty days from the date thereof. If the county commission has not submitted a panel of three names to the governor within thirty days of the expiration of a commissioner's term, the governor shall immediately make an appointment to the commission with the advice and consent of the senate. In the event the governor does not appoint a replacement, **no commissioner shall continue to serve beyond the expiration of that commissioner's term.**

BUDGET PREPLANNING MEETING

June 10, 2020

- ▶ Why Westlaw (cont.)
 - ▶ But Missouri Constitution Article VII Section 12 reads
 - ▶ **VII Section 12. Tenure of office.** — Except as provided in this constitution, and subject to the right of resignation, all officers shall hold office for the term thereof, and until their successors are duly elected or appointed and qualified.

Lexis/Nexis did not make the connection. A Legislator brought me a printout from a Westlaw account citing this constitutional provision as a possible conflict in the statute. Westlaw had the information, Lexis/Nexis did not.

BUDGET PREPLANNING MEETING

June 10, 2020

Which street to pave next is entirely your responsibility.

How to be sure we follow the law about:

- i) competitive bidding,
- ii) prevailing wage,
- iii) job site safety,
- iv) fair employment practices for our employees and
- v) permanent and temporary construction easements.

are issues that often land on my desk.

BUDGET PREPLANNING MEETING

June 10, 2020

- ▶ My job is to help you get to where you want to be in a legal and ethical manner. At the beginning of a new project, to understand the context, lawyers ask the journalist's questions
 - ▶ Who benefits?
 - ▶ What gets done?
 - ▶ Where does it hurt?
 - ▶ When must this be done?
 - ▶ Why do we need this?
 - ▶ How do we make it happen efficiently.

BUDGET PREPLANNING MEETING

June 10, 2020

Thanks for listening

If you have a question: 573-302-2000 ext. 1050

erucker@osagebeach.org

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI
June 10, 2021

The Board of Aldermen of the City of Osage Beach, Missouri, conduct a Regular Meeting on Thursday, June 10, 2021, at 6:00 p.m. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Phyllis Marose, Alderman Richard Ross, Alderman Kevin Rucker, and Alderman Bob O'Steen. Absent Alderman Walker. Tara Berreth, City Clerk, was present and performed the duties of that office. Appointed and Management staff present were City Attorney Ed Rucker, Police Chief Todd Davis, Lt. Mike O'Day, Assistant City Administrator Mike Welty, City Planner Cary Patterson, City Treasurer Karri Bell, Airport Manager Ty Dinsdale, Public Works Operations Manager Kevin Crooks, IT Manager Mikeal Bean and Building Official Ron White.

MAYOR'S COMMUNICATIONS

Thank you to the Building Department for all of the hard work getting the new chairs setup in the Board Room. Looks Great.

CITIZEN'S COMMUNICATIONS

Ron Schmitt and Fred Catcott presented the following to the Board.

At the Osage Beach Special Road District meeting held last night, the Commissioners proposed that the Road District assist the city on 2 different sidewalk projects.

1. First, the Dierbergs Sidewalk Project: This was the TAPP Grant that did not come to fruition. The Road District proposes a joint project where the City of Osage Beach pays 1/3 of the project and the Road District pays 2/3 's. It is our understanding that the project was \$358,000.00 total. The Road District would commit to \$238,670.00 with the City's 1/3 being \$119,330.00.

2, Hy-Vee Gas Station to Highway 42 Project: The Road District proposes a joint project where the City of Osage Beach provides the design and engineering for this project and the Road District would commit the rest of the financial portion — the last estimate for this project that we were given was \$171,500 (total project: Engineering and construction). We have been told in the past that we could not take the sidewalk past Goldie Pearl Dr; we would be willing to commit to that point if we are unable to go all the way to Highway 42.

There is already a crossing light in front of Starbucks (The Road District Financed that and the sidewalk to Dumar Plaza a couple of years ago).

APPROVAL OF CONSENT AGENDA

Alderman Becker asked to abstain since he is employed by one of the Liquor Applicants.

Alderman Rucker made a motion to approve the Consent Agenda. This motion was seconded by Alderman Marose. Motion passes with a 4 aye 1 absent 1 abstention.

UNFINISHED BUSINESS

Bill 21-32 -An ordinance of the City of Osage Beach, Missouri, to authorize the Mayor to request a 5-year lease extension of the lease date March 5, 1999, as amended, between the City and the Missouri Department of Natural Resources for the City's leasing and operation of the Lee C. Fine Memorial Airport located within the Lake of Ozarks State Park. Second Reading

Alderman Marose made a motion to approve the second reading of Bill 21-32. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 21-32 and to pass same into

ordinance: “Ayes” Alderman Ross, Alderman Becker, Alderman Marose, Alderman Rucker and Alderman O’Steen. “Absent” Alderman Walker. Bill 21-32 was passed and approved as Ordinance 21.32.

Bill 21-33 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract for the Mace Road Phase 2B Improvements Project to Stockman Construction Corp. in an amount not to exceed \$914,519.83. Second Reading

Alderman Becker made a motion to approve the second reading of Bill 21-33. This motion was seconded by Alderman Rucker. The following roll call was taken to approve the second and final reading of Bill 21-33 and to pass same into ordinance: “Ayes” Alderman Ross, Alderman Becker, Alderman Marose, Alderman Rucker and Alderman O’Steen. “Absent” Alderman Walker. Bill 21-33 was passed and approved as Ordinance 21.33.

Bill 21-35 - An ordinance of the City of Osage Beach, Missouri, vacating an undeveloped Right of Way on the Kirkwood Lodge property, by Josh and Brooke McKay. Second Reading

Alderman Ross made a motion to approve the second reading of Bill 21-35. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 21-35 and to pass same into ordinance: “Ayes” Alderman Ross, Alderman Becker, Alderman Marose, Alderman Rucker and Alderman O’Steen. “Absent” Alderman Walker. Bill 21-35 was passed and approved as Ordinance 21.35.

NEW BUSINESS

Presentation - City's FY2020 Comprehensive Annual Financial Report (Audit)

Michael Keenan – presented the 2020 Audit findings.

No illegal acts, no significant accounting policy changes, no difficulties, or disagreements with management and had cooperation and full access to books and records.

Bill 21-34 - An ordinance of the City of Osage Beach, Missouri, amending City Code Chapter 135. Finance and Purchasing. Sections 135.010 Definitions, Chapter 135.020 Budget and Financial Control, Chapter 135.040 Purchasing and Procurement - Competitive Bidding, Chapter 135.050 Purchasing and Procurement - Competitive Proposals, and Chapter 135.070 Purchasing and Procurement - Cooperative Purchasing/Sole Source Procurement/Emergency Purchases. First Reading

Alderman Rucker made a motion to approve the first reading of Bill 21-34. This motion was seconded by Alderman Ross. Motion passes with 4 Aye, 1 Nay and 1 Absent.

Bill 21-36 - An ordinance of the City of Osage Beach, Missouri, terminating the Marina View Tax Increment Financing Project by repealing the following ordinances, 1) Ordinance 07-56 Adopting the TIF Plan, 2) Ordinance 07-76 Authorized the Redevelopment Agreement with JQH-Lake of the Ozarks Development, LLC, 3) Ordinance 07-69 Created the Marina View Community Improvement District and 4) Ordinance 07-70 Authorizing a Cooperation and Development agreement between the city and the Marina View Community Improvement District and JQH - Lake of the Ozarks Development, LLC. First Reading

Alderman Marose made a motion to approve the first reading of Bill 21-36. This motion was seconded by Alderman Becker. Motion passes with 5 aye and 1 absent.

Bill 21-37 - An ordinance of the City of Osage Beach, Missouri, requesting approval to purchase a 1year licensing subscription for Microsoft 0365 in an amount not to exceed \$30,000. First and Second Reading

Alderman Rucker made a motion to approve the first reading of Bill 21-37. This motion was seconded by Alderman Ross. Motion passes with 5 aye and 1 absent.

Alderman O'Steen made a motion to approve the second reading of Bill 21-37. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 21-37 and to pass same into ordinance: "Ayes" Alderman Ross, Alderman Becker, Alderman Marose, Alderman Rucker and Alderman O'Steen. "Absent" Alderman Walker. Bill 21-37 was passed and approved as Ordinance 21.37.

Bill 21-38 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Best Dam Birthday Bash Event Support Request, in an amount not to exceed \$5,000. First Reading

Alderman Marose made a motion to approve the first reading of Bill 21-38. This motion was seconded by Alderman O'Steen. Motion passes with 5 aye and 1 absent.

Bill 21-39 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 20.83 Adopting the 2021 Annual Budget, Transfer of Funds for Necessary Expenses, for the purchase of a NetClock Time Server in the amount not to exceed \$7500.00. First and Second Reading

Alderman Marose made a motion to approve the first reading of Bill 21-39. This motion was seconded by Alderman Rucker. Motion passes with 5 aye and 1 absent.

Alderman O'Steen made a motion to approve the second reading of Bill 21-39. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 21-39 and to pass same into ordinance: "Ayes" Alderman Ross, Alderman Becker, Alderman Marose, Alderman Rucker and Alderman O'Steen. "Absent" Alderman Walker. Bill 21-39 was passed and approved as Ordinance 21.39.

Motion to approve Board of Alderman Representation to Various Boards and Commissions

Recommendations for the 2021 Alderman Appointments to City Commissions and Board are as follows:

Planning Commission - Alderman O'Steen

Lake Ozark/Osage Beach Joint Sewer - Alderman Rucker

Liquor Control Board - Alderman Marose

TIF Commission - Alderman Becker

Community Improvement District Board of Directors for Arrowhead Center and Osage

Beach Commons - Alderman Ross/President of the Board

Chair of the Liquor Control Board - Brad Smith/City Collector

Alderman Ross made a motion to approve the Board of Alderman Representation to Various Boards and Commissions. This motion was seconded by Alderman Rucker. Motion passes 5 aye and 1 absent.

Motion to Approve Citizen Appointments to the Board of Adjustments, Board of Appeals and the TIF Commission

2021- Citizen Appointments to Osage Beach Boards/Commissions

Planning Commission - No Reappointments are required for existing Commissioners.

Board of Zoning Adjustments - Reappoint - Gloria O'Keefe - 5-year term.

Board of Appeals - Reappoint - Kevin Carter - 5-year term.

TIF Commission - Reappoint/Appoint - To Be Determined - 4-year term.

Alderman Becker made a motion to approve the Citizen Appointments to the Board of Adjustments, Board of Appeals and the TIF Commission. This motion was seconded by Alderman Ross. Motion passes 5 aye and 1 absent.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Ross – Thank you to Karri Bell and her staff for all the hard work on the Audit.

Alderman Marose – Great job Karri Bell. Boat Parade was a great success. Committee did a great job.

Alderman Rucker – Thank you to the following people for all their help and support on getting the information need to respond to citizens questions. (Ron White, Cary Patterson, Ed Rucker, Todd Davis, Jeana Woods)

STAFF COMMUNICATIONS

Assistant City Administrator Welty – Filing vacant positions in the Parks Department.

Attorney Ed Rucker – Met with Dave Van Leer from Cochran to come up with some solutions for Autumn Lane.

Police Chief Davis – Wanted to Commend the 2 Dispatchers and Ambulance staff on the difficult call that ended in a tragedy a few weeks ago.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 7:10 pm.

I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on June 17, 2021, and approved July 1, 2021.

Tara Berreth/City Clerk

John Olivarri/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
July 1, 2021**

Bills Paid Prior to Board Meeting	\$	221,948.50
Payroll Paid Prior to Board Meeting	\$	124,816.25
SRF Transfer Prior to Board Meeting	\$	246,490.30
TIF Transfer Dierbergs	\$	120,219.89
TIF Transfer Prewitt's Pt	\$	248,227.00
Bills Pending Board Approval	\$	116,510.06
Total Expenses	\$	<u>1,078,212.00</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	220.00-
			ADJUST PAYROLL DEDUCTIONS	19.00-
			Dental Insurance Premiums	726.40
			Dental Insurance Premiums	704.42
			Dental Insurance Premium	72.00
			Dental Insurance Premium	72.00
			Health Insurance Contribut	1,167.70
			Health Insurance Contribut	1,094.90
			Health Insurance Contribut	890.40
			Health Insurance Contribut	890.40
			Vision Insurance Contribut	88.10
			Vision Insurance Contribut	82.60
			Vision Insurance Contribut	16.00
			Vision Insurance Contribut	16.00
			Vision Insurance Contribut	68.00
			Vision Insurance Contribut	68.00
		FAMILY SUPPORT PAYMENT CENTER	Case #31550944	138.46
		MORGAN COUNTY ASSOCIATE CIRCUIT COURT	OTHER AGENCY CASH BOND	200.00
		MO DEPT OF REVENUE	BOOKS, MISC SALES TAX	0.00
			State Withholding	3,595.50
		INTERNAL REVENUE SERVICE	Fed WH	10,493.63
			FICA	7,006.16
			Medicare	1,638.55
		LEGALSHIELD	ADJUST PAYROLL DEDUCTIONS	31.84
			Pre-Paid Legal Premiums	148.53
			Pre-Paid Legal Premiums	148.53
		ICMA	Loan Repayment	275.00
			Loan Repayment	100.00
			Loan Repayment	216.20
			Loan Repayment	233.04
			Loan Repayment	143.78
			Loan Repayment	175.08
			Loan Repayment	216.93
			Loan Repayment	182.34
			Loan Repayment	277.41
			Retirement 457 &	2,514.81
			Retirement 457	1,205.00
			Loan Repayments	30.01
			Loan Repayments	242.93
			Loan Repayments	84.90
			Loan Repayments	247.78
			Loan Repayments	90.93
			Loan Repayments	113.03
			Loan Repayments	174.78
			Retirement Roth IRA %	45.77
			Retirement Roth IRA	645.00
		COLONIAL LIFE & ACCIDENT	ADJUST PAYROLL DEDUCTIONS	0.01-
			Colonial Supplemental Insu	30.86
			Colonial Supplemental Insu	30.86
		AMERICAN FIDELITY ASSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	22.80
			American Fidelity	1,169.71
			American Fidelity	1,169.73
			American Fidelity	717.59
			American Fidelity	717.59
		TEXAS LIFE INSURANCE CO	ADJUST PAYROLL DEDUCTIONS	199.93
			Texas Life After Tax	116.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Texas Life After Tax	116.44
		MILLER COUNTY ASSOCIATE COURT	OTHER AGENCY CASH BOND	200.00
		HSA BANK	HSA Contribution	80.00
			HSA Family/Dep. Contributi	1,696.41
		SHERIFFS RETIREMENT SYSTEM	MAY COLLECTIONS	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	28.35
			ADJUST PAYROLL DEDUCTIONS	31.84-
			Group Life Ins and Buy Up	43.29
			Group Life Ins and Buy Up	43.29
			Group Life Ins and Buy Up	63.51
			Group Life Ins and Buy Up	63.51
		ONE TIME VENDOR	Bond Refund:191166094-01	130.00
		HENRY COUNTY ASSOCIATE	OTHER AGENCY CASH BOND	250.00
			TOTAL:	43,342.30
Mayor & Board	General Fund	INTERNAL REVENUE SERVICE	FICA	183.93
			Medicare	43.01
		ICMA	Retirement 401	152.50
		OLIVARRI, JOHN	REIM VETERANS DAY PARADE C	81.15
		BOWMAN, KAREN	BOARD OF ZONING ADJ MEETIN	25.00
		O'KEEFE, GLORIA	BOARD OF ZONING ADJ MEETIN	25.00
		GROSS, RANDY	BOARD OF ZONING ADJ MEETIN	25.00
		MAYER, LOUIS	BOARD OF ZONING ADJ MEETIN	25.00
		CATCOTT, FRED	BOARD OF ZONING ADJ MEETIN	25.00
			TOTAL:	585.59
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	6.20
			Medicare	1.45
			TOTAL:	7.65
City Administrator	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	66.00
			Dental Insurance Premiums	66.00
			Health Insurance Contribut	1,364.20
			Health Insurance Contribut	1,364.20
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	508.02
			Medicare	118.81
		ICMA	Retirement 401%	85.93
			Retirement 401	515.64
		HSA BANK	HSA Family/Dep. Contributi	225.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	3.98
			Group Life Ins and Buy Up	3.98
			Group Life Ins and Buy Up	16.43
			Group Life Ins and Buy Up	16.43
			Short Term Disability Ins	18.00
			Short Term Disability Ins	18.00
			TOTAL:	5,595.74
City Clerk	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	682.10
			Health Insurance Contribut	682.10
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	170.07
			Medicare	39.78
		ICMA	Retirement 401%	28.44
			Retirement 401	170.60
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.61
			Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	1.99
			Group Life Ins and Buy Up	1.99
			Group Life Ins and Buy Up	4.09
			Group Life Ins and Buy Up	4.09
			Short Term Disability Ins	9.00
			Short Term Disability Ins	9.00
		PRINCIPAL LIFE INSURANCE COMPANY	APR PRINCIPAL ADJUSTMENTS	44.18
			APR PRINCIPAL ADJUSTMENTS	<u>44.18</u>
			TOTAL:	2,024.82
City Treasurer	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	3,237.00-
			Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	682.10
			Health Insurance Contribut	682.10
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		GOVERNMENT FINANCE OFFICERS ASSOCIATIO	GFOA CAFR REVIEW FEE 2020	460.00
		INTERNAL REVENUE SERVICE	FICA	553.84
			Medicare	129.53
		ICMA	Retirement 401%	91.52
			Retirement 401	549.10
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.74
			Group Dependent Life Ins	3.75
			Group Life Ins and Buy Up	5.97
			Group Life Ins and Buy Up	5.97
			Group Life Ins and Buy Up	13.41
			Group Life Ins and Buy Up	13.41
			Short Term Disability Ins	21.00
			Short Term Disability Ins	<u>21.00</u>
			TOTAL:	2,022.64

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Municipal Court	General Fund	MIDWEST PUBLIC RISK	Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	84.22
			Medicare	19.70
		ICMA	Retirement 401%	14.18
			Retirement 401	85.08
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	3.98
			Group Life Ins and Buy Up	3.98
			Short Term Disability Ins	6.00
			Short Term Disability Ins	6.00
			TOTAL:	1,476.98
City Attorney	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	355.43
			Medicare	83.12
		ICMA	Retirement 401%	58.14
			Retirement 401	348.86
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	13.23
			Group Life Ins and Buy Up	13.23
			Short Term Disability Ins	6.00
			Short Term Disability Ins	6.00
			TOTAL:	2,181.85
Building Inspection	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	682.10
			Health Insurance Contribut	682.10
			Health Insurance Contribut	292.17
			Health Insurance Contribut	292.18
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
		WHITE, RON	MILEAGE REIMB FLOODPLAIN M	52.64
		INTERNAL REVENUE SERVICE	FICA	318.51
			Medicare	74.50
		ICMA	Retirement 401%	52.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Retirement 401	317.36
		WEX INC	BLDG DEPT FUEL	77.54
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Dependent Life Ins	1.61
			Group Life Ins and Buy Up	5.97
			Group Life Ins and Buy Up	5.97
			Group Life Ins and Buy Up	7.17
			Group Life Ins and Buy Up	7.17
			Short Term Disability Ins	15.00
			Short Term Disability Ins	15.00
			TOTAL:	3,692.49
Building Maintenance	General Fund	INTERNAL REVENUE SERVICE	FICA	57.57
			Medicare	13.46
		LOWE'S	WEED KILLER REFILL JUG	14.23
			FUSES FOR AIR COMPRESSOR	9.49
			WEED KILLER	18.99
			TOILET HANDLE & OUTLET	25.05
			TOTAL:	138.79
Parks	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	538.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		OZARKS COCA-COLA/DR PEPPER BOTTLING CO	CONCESSION BEVERAGES	1,357.32
		INTERNAL REVENUE SERVICE	FICA	680.33
			Medicare	159.10
		ICMA	Retirement 401%	34.01
			Retirement 401	305.65
		LOWE'S	WRENCHES	23.72
			PUDDY & STRAINER	12.32
		MISSOURI EAGLE LLC	BEER FOR CONCESSIONS	350.30
			BEER RETURN	50.00-
		WEX INC	PARK DEPT FUEL	603.32
		AMEREN MISSOURI	LWR DIAMOND LTS 5/6-6/7/21	19.09
			HWY 42 BALL PK LTS 5/6-6/7	26.88
		HSA BANK	HSA Contribution	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	7.96
			Group Life Ins and Buy Up	7.96
			Short Term Disability Ins	12.00
			Short Term Disability Ins	12.00
			TOTAL:	4,759.10
Human Resources	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	149.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Medicare	34.93
		ICMA	Retirement 401%	25.43
			Retirement 401	152.57
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	5.76
			Group Life Ins and Buy Up	5.76
			Short Term Disability Ins	6.00
			Short Term Disability Ins	<u>6.00</u>
			TOTAL:	1,683.63
Overhead	General Fund	AT & T/CITY HALL	CH PH SVC 6/5/21	1,021.07
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL CABLE	57.25
		XEROX CORPORATION	CITY HALL	234.16
		MITEL CLOUD SERVICES INC	PH SVC RECRDING 7/1-7/31/2	<u>2,166.79</u>
			TOTAL:	3,479.27
Police	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	352.00
			Dental Insurance Premiums	352.00
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	807.00
			Health Insurance Contribut	807.00
			Health Insurance Contribut	5,456.80
			Health Insurance Contribut	5,456.80
			Health Insurance Contribut	4,090.45
			Health Insurance Contribut	4,090.45
			Vision Insurance Contribut	49.50
			Vision Insurance Contribut	49.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	28.00
		INTERNAL REVENUE SERVICE	FICA	2,671.37
			Medicare	624.76
		ICMA	Retirement 401%	350.01
			Retirement 401	2,597.83
		WEX INC	POLICE DEPT FUEL	4,643.20
			POLICE DEPT CAR WASHES	122.98
		XEROX CORPORATION	POLICE	210.61
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	1,050.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	16.05
			Group Dependent Life Ins	16.05
			Group Life Ins and Buy Up	35.82
			Group Life Ins and Buy Up	35.82
			Group Life Ins and Buy Up	53.20
			Group Life Ins and Buy Up	53.20
			Short Term Disability Ins	102.00
			Short Term Disability Ins	102.00
			Short Term Disabilty Ins	11.13
			Short Term Disabilty Ins	11.13
		PRINCIPAL LIFE INSURANCE COMPANY	APR PRINCIPAL ADJUSTMENTS	59.88
			APR PRINCIPAL ADJUSTMENTS	<u>59.88</u>
			TOTAL:	34,550.92

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
911 Center	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	66.00
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	2,046.30
			Health Insurance Contribut	1,364.20
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			911 LINE 6/5/21	235.00
		INTERNAL REVENUE SERVICE	FICA	871.03
			Medicare	203.71
		ICMA	Retirement 401%	117.61
			Retirement 401	705.61
		CHARTER COMMUNICATIONS HOLDING CO LLC	COMM INTERNET	129.98
			COMM CABLE	31.75
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.35
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	23.88
			Group Life Ins and Buy Up	19.90
			Group Life Ins and Buy Up	3.87
			Group Life Ins and Buy Up	3.87
			Short Term Disability Ins	36.00
			Short Term Disability Ins	30.00
			Short Term Disabiilty Ins	4.79
			Short Term Disabiilty Ins	4.79
			APR PRINCIPAL ADJUSTMENTS	93.20
			APR PRINCIPAL ADJUSTMENTS	93.20
		MITEL CLOUD SERVICES INC	PD CALL RECRDING 7/1-7/31/	262.38
			TOTAL:	7,814.20
Planning	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Health Insurance Contribut	876.53
			Health Insurance Contribut	876.52
			Vision Insurance Contribut	6.00
		INTERNAL REVENUE SERVICE	Vision Insurance Contribut	6.00
			FICA	209.79
			Medicare	49.06
		ICMA	Retirement 401%	35.06
			Retirement 401	210.37
		HSA BANK	HSA Family/Dep. Contributi	112.50
			Group Dependent Life Ins	1.61
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	1.99
			Group Life Ins and Buy Up	1.99
			Group Life Ins and Buy Up	6.61
			Group Life Ins and Buy Up	6.61
			Short Term Disability Ins	9.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Short Term Disability Ins	<u>9.00</u>
			TOTAL:	2,486.24
Engineering	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.39
			Dental Insurance Premiums	22.42
			Health Insurance Contribut	12.22
			Health Insurance Contribut	13.12
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	0.10
			Vision Insurance Contribut	0.11
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	119.65
			Medicare	27.99
		ICMA	Retirement 401%	0.32
			Retirement 401	123.26
		WEX INC	ENG DEPT FUEL	166.46
		HSA BANK	HSA Family/Dep. Contributi	76.29
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.09
			Group Dependent Life Ins	1.09
			Group Life Ins and Buy Up	0.07
			Group Life Ins and Buy Up	0.08
			Group Life Ins and Buy Up	4.63
			Group Life Ins and Buy Up	4.63
			Short Term Disability Ins	6.00
			Short Term Disability Ins	6.00
			Short Term Disability Ins	0.10
			Short Term Disability Ins	<u>0.11</u>
			TOTAL:	1,784.83
Information Technology	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	66.86
			Medicare	15.64
		ICMA	Retirement 401%	11.60
			Retirement 401	69.60
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL INTERNET	299.97
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.07
			Group Dependent Life Ins	1.07
			Group Life Ins and Buy Up	7.50
			Group Life Ins and Buy Up	7.50
			Short Term Disability Ins	6.00
			Short Term Disability Ins	<u>6.00</u>
			TOTAL:	1,788.51
Economic Development	General Fund	OLIVARRI, JOHN	REIM VETERANS DAY PARADE C	21.28
		LOZ EN PLEIN AIR ART FESTIVAL LLC	EVENT SUPPORT	<u>2,000.00</u>
			TOTAL:	2,021.28
NON-DEPARTMENTAL	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	95.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premiums	95.48
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	72.90
			Health Insurance Contribut	72.90
			Health Insurance Contribut	130.23
			Health Insurance Contribut	130.22
			Health Insurance Premiums	325.65
			Health Insurance Premiums	325.65
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	9.36
		MO DEPT OF REVENUE	State Withholding	258.74
		INTERNAL REVENUE SERVICE	Fed WH	771.04
			FICA	659.00
			Medicare	154.13
		ICMA	Retirement 457 &	375.50
			Retirement 457	52.00
			Retirement Roth IRA	17.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	88.37
			American Fidelity	88.37
			American Fidelity	11.10
			American Fidelity	11.10
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.43
			Texas Life After Tax	7.43
		HSA BANK	HSA Contribution	25.00
			HSA Family/Dep. Contributi	278.31
			TOTAL:	4,108.75
Transportation	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	95.48
			Dental Insurance Premiums	95.48
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	682.10
			Health Insurance Contribut	682.10
			Health Insurance Contribut	1,367.38
			Health Insurance Contribut	1,367.37
			Health Insurance Premiums	659.35
			Health Insurance Premiums	659.35
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.36
			Vision Insurance Contribut	9.36
		INTERNAL REVENUE SERVICE	FICA	658.99
			Medicare	154.12
		ICMA	Retirement 401%	58.46
			Retirement 401	578.93
		LOWE'S	MICROWAVE	47.50
			CABLE TIES FOR BANNERS	17.06

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			NUTS, BOLTS, WASHERS- ROLL	6.43
		WEX INC	TRANS DEPT FUEL	2,115.02
		XEROX CORPORATION	TRANSPORTATION	78.05
		AMEREN MISSOURI	KK DR LTG 5/3-6/2/21	89.46
			STREET LTG SVC 5/1-6/1/21	3,787.36
			CUST OWNED LTG 5/1-6/1/21	1,425.29
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	250.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.71
			Group Dependent Life Ins	5.71
			Group Life Ins and Buy Up	13.29
			Group Life Ins and Buy Up	13.30
			Group Life Ins and Buy Up	8.78
			Group Life Ins and Buy Up	8.78
			Short Term Disability Ins	24.00
			Short Term Disability Ins	24.00
			Short Term Disabiilty Ins	7.17
			Short Term Disabiilty Ins	7.18
			TOTAL:	15,624.92
NON-DEPARTMENTAL	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	84.06
			Dental Insurance Premiums	84.05
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	108.70
			Health Insurance Contribut	108.65
			Health Insurance Contribut	18.36
			Health Insurance Contribut	18.36
			Vision Insurance Contribut	8.20
			Vision Insurance Contribut	8.20
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	1.32
			Vision Insurance Contribut	1.32
		MO DEPT OF REVENUE	WATER SALES TAX	2,454.57
			State Withholding	374.88
		INTERNAL REVENUE SERVICE	Fed WH	998.32
			FICA	681.56
			Medicare	159.41
		ICMA	Retirment 457 &	293.80
			Retirement 457	16.50
			Loan Repayments	59.68
			Retirement Roth IRA	16.50
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	82.91
			American Fidelity	82.90
			American Fidelity	10.78
			American Fidelity	10.78
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	20.83
			Flexible Spending Accts -	20.83
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	33.22
			Texas Life After Tax	33.22
		HSA BANK	HSA Family/Dep. Contributi	19.80
		ONE TIME VENDOR	04-0520-00	37.11
			05-1690-00	5,908.15
			TOTAL:	11,804.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Water	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	84.06
			Dental Insurance Premiums	84.05
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	807.00
			Health Insurance Contribut	807.00
			Health Insurance Contribut	1,017.02
			Health Insurance Contribut	1,016.57
			Health Insurance Contribut	192.84
			Health Insurance Contribut	192.83
			Vision Insurance Contribut	8.20
			Vision Insurance Contribut	8.20
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	1.32
			Vision Insurance Contribut	1.32
		INTERNAL REVENUE SERVICE	FICA	681.56
			Medicare	159.41
		ICMA	Retirement 401%	102.53
			Retirement 401	615.24
		LOWE'S	MICROWAVE	47.50
			HOSE, TOTE, SAW BLADE	99.36
			WALL PLATES & GLOVES	24.09
			PIPE TAPE & TUBING	50.30
			WRENCH	14.23
		WEX INC	WATER DEPT FUEL	968.97
		XEROX CORPORATION	WATER	78.04
		AMEREN MISSOURI	6186 FIRE ST WELL 4/29-5/3	3,575.13
			COLLEGE WELL 5/6-6/7/21	2,591.87
		HSA BANK	LK RD 54-59 WELL 4/28-5/27	61.39
			SWISS VLG WELL 4/28-5/27/2	486.87
			HSA Contribution	112.50
		DEVORE, CALEB	HSA Family/Dep. Contributi	136.60
			MILEAGE REIMB 6/5-6/11/21	30.80
			MILEAGE REIMB 6/12-6/18/21	30.80
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.16
			Group Dependent Life Ins	5.15
			Group Life Ins and Buy Up	23.16
			Group Life Ins and Buy Up	23.17
			Short Term Disability Ins	18.00
			Short Term Disability Ins	18.00
			Short Term Disabiilty Ins	14.99
			Short Term Disabiilty Ins	14.99
		PRINCIPAL LIFE INSURANCE COMPANY	APR PRINCIPAL ADJUSTMENTS	59.88
			APR PRINCIPAL ADJUSTMENTS	59.88
		WILBER, ZACHARY	MILEAGE REIMB 5/22-5/28/21	25.76
			MILEAGE REIMB 5/29-6/4/21	25.76
			TOTAL:	14,429.50
NON-DEPARTMENTAL	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	84.06
			Dental Insurance Premiums	84.05
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	108.70
			Health Insurance Contribut	108.65
			Health Insurance Contribut	129.66

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	129.67
			Vision Insurance Contribut	2.70
			Vision Insurance Contribut	2.70
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.32
			Vision Insurance Contribut	9.32
		FAMILY SUPPORT PAYMENT CENTER	Case #41636701	240.92
			Caswe #31647687	207.69
		MO DEPT OF REVENUE	State Withholding	360.88
		INTERNAL REVENUE SERVICE	Fed WH	887.33
			FICA	762.01
			Medicare	178.20
		ICMA	Retirement 457 &	166.88
			Retirement 457	16.50
			Loan Repayments	59.68
			Retirement Roth IRA	16.50
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	10.07
			American Fidelity	10.06
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.21
			Texas Life After Tax	7.21
		HSA BANK	HSA Contribution	20.00
			HSA Family/Dep. Contributi	19.80
			TOTAL:	3,705.33
Sewer	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	84.07
			Dental Insurance Premiums	84.05
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	1,017.06
			Health Insurance Contribut	1,016.61
			Health Insurance Contribut	1,361.53
			Health Insurance Contribut	1,361.55
			Vision Insurance Contribut	2.70
			Vision Insurance Contribut	2.69
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	9.32
			Vision Insurance Contribut	9.32
		INTERNAL REVENUE SERVICE	FICA	762.02
			Medicare	178.21
		ICMA	Retirement 401%	97.82
			Retirement 401	586.92
		LOWE'S	UNDRGRND METER SOCKET	255.61
			MICROWAVE	47.50
		WEX INC	SEWER DEPT FUEL	1,813.43
		XEROX CORPORATION	SEWER	78.05
		AMEREN MISSOURI	CLEARWOOD LN 5/4-6/3/21	12.31
			HWY D PREWITTS GP 5/6-6/7/	168.49
			GRINDER PUMPS & LIFT STATI	3,768.57
			GRINDER PUMPS & LIFT STATI	6,574.36
			5874 HWY 54 4/28-5/27/21	12.37

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			1075 RUNABOUT 4/27-5/26/21	25.41
			1004 ZEBRA RD L/P 5/4-6/3/	11.04
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	286.61
		LIEDEL JR., BRIAN	MILEAGE REIMB 6/5-6/11/21	235.20
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.16
			Group Dependent Life Ins	5.17
			Group Life Ins and Buy Up	23.18
			Group Life Ins and Buy Up	23.15
			Short Term Disability Ins	30.00
			Short Term Disability Ins	30.00
			Short Term Disabilty Ins	4.42
			Short Term Disabilty Ins	4.40
		PRINCIPAL LIFE INSURANCE COMPANY	APR PRINCIPAL ADJUSTMENTS	81.02
			APR PRINCIPAL ADJUSTMENTS	81.02
		METCALF ENGINEERING AND ENVIRONMENTAL	SVC FOR GRAND HARBOR CONDO	3,164.40
			TOTAL:	24,509.74
NON-DEPARTMENTAL	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	66.00
			Dental Insurance Premiums	66.00
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	72.90
			Health Insurance Contribut	72.90
			Health Insurance Contribut	55.65
			Health Insurance Contribut	55.65
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	8.00
		MO DEPT OF REVENUE	State Withholding	524.00
		INTERNAL REVENUE SERVICE	Fed WH	1,206.42
			FICA	989.93
			Medicare	231.51
		ICMA	Loan Repayment	134.33
			Loan Repayment	85.51
			Retirment 457 &	172.13
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	81.02
			American Fidelity	81.02
			American Fidelity	91.76
			American Fidelity	91.76
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	57.08
			Flexible Spending Accts -	57.08
		HSA BANK	HSA Family/Dep. Contributi	35.00
			TOTAL:	4,298.65
Ambulance	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	66.00
			Dental Insurance Premiums	66.00
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	538.00
			Health Insurance Contribut	682.10
			Health Insurance Contribut	682.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	8.00
		INTERNAL REVENUE SERVICE	FICA	989.93
			Medicare	231.51
		ICMA	Retirement 401%	124.22
			Retirement 401	745.31
		CHARTER COMMUNICATIONS HOLDING CO LLC	AMB CABLE	31.76
		AMBULANCE REIMBURSEMENT SYSTEMS INC	MAY AMBULANCE REIMBURSEMEN	1,652.29
		WEX INC	AMB FUEL	462.42
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.28
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	15.92
			Group Life Ins and Buy Up	15.92
			Group Life Ins and Buy Up	4.15
			Group Life Ins and Buy Up	4.15
			Short Term Disability Ins	24.00
			Short Term Disability Ins	24.00
			Short Term Disabiilty Ins	4.96
			Short Term Disabiilty Ins	4.96
		PRINCIPAL LIFE INSURANCE COMPANY	APR PRINCIPAL ADJUSTMENTS	101.80
			APR PRINCIPAL ADJUSTMENTS	<u>101.80</u>
			TOTAL:	8,584.56
NON-DEPARTMENTAL	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	36.22
			Dental Insurance Premiums	35.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	47.13
			Health Insurance Contribut	43.74
			Health Insurance Contribut	55.65
			Health Insurance Contribut	55.65
			Vision Insurance Contribut	9.06
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	LCF SALES TAX	2,329.15
			State Withholding	61.20
		INTERNAL REVENUE SERVICE	Fed WH	171.99
			FICA	317.34
			Medicare	74.22
		ICMA	Retirment 457 &	10.59
			Retirement 457	89.00
			Loan Repayments	74.35
			Loan Repayments	30.39
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	49.54
			American Fidelity	47.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			American Fidelity	27.60
			American Fidelity	26.44
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.88
			Texas Life After Tax	<u>7.88</u>
			TOTAL:	3,646.57
Lee C. Fine Airport	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	36.22
			Dental Insurance Premiums	35.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	269.00
			Health Insurance Contribut	441.02
			Health Insurance Contribut	409.26
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	9.06
			Vision Insurance Contribut	8.80
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		AMEREN MISSOURI	LCF RUNWAY LTS 4/30-6/01/2	56.59
			AP FIREHOUSE 4/30-6/1/21	30.85
		INTERNAL REVENUE SERVICE	FICA	317.34
			Medicare	74.22
		ICMA	Retirement 401%	36.97
			Retirement 401	288.38
		LOWE'S	BOLT & WIRE CONNECTOR	9.93
			TRIMMER LN, GSKT, TOILET R	44.60
			DUCT TAPE & GRASS KILLER	81.61
		WEX INC	LCF FUEL	47.56
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	120.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.83
			Group Dependent Life Ins	2.78
			Group Life Ins and Buy Up	11.94
			Group Life Ins and Buy Up	11.94
			Group Life Ins and Buy Up	3.42
			Group Life Ins and Buy Up	3.17
			Short Term Disability Ins	9.88
			Short Term Disability Ins	9.60
			Short Term Disabiilty Ins	8.57
			Short Term Disabiilty Ins	<u>8.57</u>
			TOTAL:	3,894.51
NON-DEPARTMENTAL	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	51.78
			Dental Insurance Premiums	52.80
			Health Insurance Contribut	98.67
			Health Insurance Contribut	102.06
			Health Insurance Contribut	55.65
			Health Insurance Contribut	55.65
			Vision Insurance Contribut	7.44
			Vision Insurance Contribut	7.70
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MO DEPT OF REVENUE	GG SALES TAX	502.74
			State Withholding	49.80
		INTERNAL REVENUE SERVICE	Fed WH	97.11
			FICA	219.52
			Medicare	51.34
		ICMA	Retirement 457 &	10.37
			Retirement 457	30.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	31.44
			American Fidelity	33.43
			American Fidelity	8.80
			American Fidelity	9.96
			TOTAL:	1,484.26
Grand Glaize Airport	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	51.78
			Dental Insurance Premiums	52.80
			Health Insurance Contribut	923.18
			Health Insurance Contribut	954.94
			Health Insurance Contribut	584.35
			Health Insurance Contribut	584.35
			Vision Insurance Contribut	7.44
			Vision Insurance Contribut	7.70
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		AMEREN MISSOURI	GG AP HANGAR 4/28-5/27/21	38.10
			GG TBLC EXT D 4/28-5/27/21	149.74
			GG AP SHOP 4/28-5/27/21	19.50
			957 AIRPORT RD 4/28-5/27/2	10.49
			GG AP TBLC EXT D 4/28-5/27	14.95
			GG AP HANGAR 4/28-5/27/21	17.05
			GG AP SLEEPY 4/28-5/27/21	68.55
		INTERNAL REVENUE SERVICE	FICA	219.52
			Medicare	51.34
		ICMA	Retirement 401%	19.76
			Retirement 401	197.70
		LOWE'S	BRASS KEYS	5.66
			BOX CUTTER, Mallet, Hammer	46.47
			SURGE PROTECTOR	16.04
			BULBS & GRASS KILLER	105.35
		WEX INC	GG FUEL	35.07
		HSA BANK	HSA Family/Dep. Contributi	180.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.52
			Group Dependent Life Ins	2.57
			Group Life Ins and Buy Up	7.96
			Group Life Ins and Buy Up	7.96
			Group Life Ins and Buy Up	1.87
			Group Life Ins and Buy Up	2.12
			Short Term Disability Ins	8.12
			Short Term Disability Ins	8.40
			Short Term Disability Ins	4.28
			Short Term Disability Ins	4.28
			TOTAL:	4,419.91

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
===== FUND TOTALS =====				
10	General Fund			121,436.83
20	Transportation			19,733.67
30	Water Fund			26,234.47
35	Sewer Fund			28,215.07
40	Ambulance Fund			12,883.21
45	Lee C. Fine Airport Fund			7,541.08
47	Grand Glaize Airport Fund			5,904.17

GRAND TOTAL:				221,948.50

TOTAL PAGES: 17

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Administrator	General Fund	STAPLES BUSINESS ADVANTAGE	STAPLES, LETTER TRAY, NOTE	<u>28.86</u>
			TOTAL:	28.86
City Clerk	General Fund	STAPLES BUSINESS ADVANTAGE	TONER & LABEL MARKER TAPE	235.45
			MOUSE FOR BRENDA	<u>12.11</u>
			TOTAL:	247.56
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	PACKING TAPE & ZIPLOC BAGS	<u>49.21</u>
			TOTAL:	49.21
Municipal Court	General Fund	SMITH, GARY L	MAY MUNICIPAL JUDGE SERVIC	<u>1,763.16</u>
			TOTAL:	1,763.16
City Attorney	General Fund	THOMSON REUTERS - WEST	WEST INFO CHARGES 5/1-5/31	356.25
		STAPLES BUSINESS ADVANTAGE	TONER FOR ED	<u>60.22</u>
			TOTAL:	416.47
Building Inspection	General Fund	PRECISION AUTO & TIRE SERVICE LLC	OIL CHANGE- BD 1	<u>50.34</u>
			TOTAL:	50.34
Building Maintenance	General Fund	PRAIRIEFIRE COFFEE & ROASTERS	COFFEE	103.80
		SURECUT LAWCARE LLC	MAY GROUNDS MAINTENANCE	2,071.43
		CINTAS CORPORATION	CH FLOOR MATS	81.86
		STAPLES BUSINESS ADVANTAGE	PAPER PLATES FOR BREAKROOM	46.26
		NATIONAL BUSINESS FURNITURE LLC	NEW CHAIRS FOR BOARDROOM	6,977.08
			NEW CHAIRS FOR BOARDROOM B	<u>4,619.16</u>
			TOTAL:	13,899.59
Parks	General Fund	PROFESSIONAL TURF PRODUCTS	PARTS FOR MOWER	251.41
			TOVA REPAIRS	627.78
		HI-TECH AUTO BODY INC	TOW FEE- FORD EXPLORER	67.00
		O'REILLY AUTOMOTIVE STORES INC	PAINT THINNER- FIELDS	24.25
		CORE & MAIN LP	PARTS- DRAINAGE FIX @ FIEL	85.00
		N KOHL GROCER COMPANY	FLOOR CLEANER	56.28
			CONCESSION SUPPLIES	1,450.15
			CONCESSION & PARK SUPPLIES	1,154.82
			HAND SOAP	<u>120.84</u>
			TOTAL:	3,837.53
Overhead	General Fund	COCHRAN HEAD VICK & CO P.C.	2020 AUDIT BILLING FINAL	<u>5,750.00</u>
			TOTAL:	5,750.00
Police	General Fund	LEON UNIFORM CO INC	UNIFORMS- P. LEYVA	202.00
		HEDRICK MOTIV WERKS LLC	WHL HUB & STRTR- 2007 SEBR	231.73
		RDJ SPECIALTIES INC	LITTER BAGS	<u>718.66</u>
			TOTAL:	1,152.39
Planning	General Fund	CAPITAL CITY COURT REPORTING	BOA HRG- CASES 342 & 343	<u>250.00</u>
			TOTAL:	250.00
Engineering	General Fund	PRECISION AUTO & TIRE SERVICE LLC	OIL CHANGE- LIC #2	67.95
		LOR ENGINEERING LLC	ENG GENERAL CONSULT 05/21	3,083.25
			AUTUMN LANE ENG 05/21	1,902.50
			LEDGES DR ENG 05/21	131.25
			OB SIDEWALK IMPROV 05/21	2,530.00
			BEACH DR ENG 05/21	2,156.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MACE RD PH 2B ENG 05/21	1,028.75
			AIRPORT RD ENG 05/21	6,363.75
			MAJOR LIFT STN IMPROV 05/2	6,555.00
			SEWER & TRANSP SVCS 05/21	498.75
			SIDEWALK MASTER PLAN SUPP	3,750.00
			TOTAL:	28,067.45
Transportation	Transportation	CAPITAL MATERIALS LLC	MATERIALS- OB RD,CITY PKWY	367.57
		FASTENAL CO	CHAIN & GRAB HOOKS	460.73
			SCREWS & WASHERS	113.40
		ECONO SIGNS & BARRICADE LLC	STREET SIGNS	315.67
		O'REILLY AUTOMOTIVE STORES INC	FREON- ST SWEEPER & SHOP	23.96
			GLASS CLNR, WIPES, & TOWEL	17.32
		CORE & MAIN LP	DRAINAGE PIPE- PASSOVER RD	530.00
		AB PEST CONTROL INC	PW PEST CONTROL	20.00
		CINTAS CORPORATION	TRANS DEPT UNIFORMS	115.08
			TRANS DEPT FLOOR MATS	7.04
			TRANS DEPT UNIFORMS	93.39
			TRANS DEPT FLOOR MATS	7.04
		LOR ENGINEERING LLC	INDUSTRIAL DR PRJCT SC21-1	5,783.22
			TOTAL:	7,854.42
Water	Water Fund	FASTENAL CO	LOCATE PAINT	62.21
		O'REILLY AUTOMOTIVE STORES INC	BATTERY- TRK 52	83.58
			GLASS CLNR, WIPES, & TOWEL	17.31
		CORE & MAIN LP	PRTS-CHMCL FEED @ WELL HOU	216.00
			METER LID	52.48
			PARTS FOR LN RPR @ COBBLES	33.80
			PARTS FOR LN RPR @ COBBLES	325.32
			PARTS FOR LN RPR @ COBBLES	100.46
		AB PEST CONTROL INC	PW PEST CONTROL	20.00
		CINTAS CORPORATION	WATER DEPT UNIFORMS	93.94
			WATER DEPT FLOOR MATS	7.04
			WATER DEPT UNIFORMS	115.08
			WATER DEPT FLOOR MATS	7.04
		DELTA GASES INC	SAFETY SUNGLASSES- K. MAKE	5.95
		AMAZON CAPITAL SERVICES INC	OIL FOR FIRE HYDRANTS	371.74
			TOTAL:	1,511.95
Sewer	Sewer Fund	RP LUMBER INC	PVC- HARBOR HEIGHTS REPAIR	15.19
		FASTENAL CO	LOCATE PAINT	62.21
		EWT HOLDINGS III CORP	ODOR CONTROL MAY P/S KK114	875.00
			ODOR CONTROL MAY L/S 53-1	1,150.00
		O'REILLY AUTOMOTIVE STORES INC	GLASS CLNR, WIPES, & TOWEL	17.31
		LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	MAY MONTHLY FLOWS	38,290.09
		BULLOCK SEPTIC PUMPING LLC	PUMPOUT- MAMACITAS	150.00
		BUTLER SUPPLY CO	FUSES & TIME DELAYS	154.45
		CORE & MAIN LP	PARTS FOR L/S @ 1263 DARWI	399.59
			PARTS FOR L/S 156	211.61
			PARTS FOR L/S 156	110.27
		AB PEST CONTROL INC	PW PEST CONTROL	20.00
		CINTAS CORPORATION	SEWER DEPT UNIFORMS	115.49
			SEWER DEPT FLOOR MATS	7.05
			SEWER DEPT UNIFORMS	115.49
			SEWER DEPT FLOOR MATS	7.05
		O'REILLY AUTOMOTIVE STORES INC	MOTOR OIL- TRK 50	61.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TOTAL:				41,761.94
Lee C. Fine Airport	Lee C. Fine Airpor	PURCELL TIRE & RUBBER CO	TUBE	12.00
		GB MAINTENANCE SUPPLY	TRASH BAGS & HAND SOAP	55.67
		NAEGLER OIL CO	LCF EQUIP CHRG & SATELLITE	46.00
			LCF JET FUEL	9,343.47
		O'REILLY AUTOMOTIVE STORES INC	FUEL FILTER	11.66
		O'REILLY AUTOMOTIVE STORES INC	TRACTOR FLUID- RED TRACTOR	47.99
TOTAL:				9,516.79
Grand Glaize Airport	Grand Glaize Airpo	NAEGLER OIL CO	GG EQUIP CHRG & SATELLITE	46.00
		O'REILLY AUTOMOTIVE STORES INC	CLUTCH CYLINDER	51.56
			MUFFLER ADAPTER	2.87
			SOCKET	5.99
		CWD SUPPLY	1/4" CABLE	225.00
		O'REILLY AUTOMOTIVE STORES INC	SOCKET & PIN PUNCH SET	20.98
TOTAL:				352.40

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

10	General Fund	55,512.56
20	Transportation	7,854.42
30	Water Fund	1,511.95
35	Sewer Fund	41,761.94
45	Lee C. Fine Airport Fund	9,516.79
47	Grand Glaize Airport Fund	352.40

 GRAND TOTAL: 116,510.06

TOTAL PAGES: 3

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Phone
573-302-2039 Fax
www.osagebeach.org



Police Dept: _____
Sewer Dept: _____
License #: 04403
Date Rec'd: 6-24-21
Check #: 1435 & 1436

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	6-24-21
Name of Establishment:	LAKE Billiards, Inc.
Physical Address:	4344 OSAGE BEACH PKWY, Ste 2-A, OSAGE BEACH, MO 65065
Applicant Name:	DAVID ALLEN DYER

As it appears on license. If corporation, name of corporation and managing officer.

Renewal applications submitted must have: Completed application and either have proper background check information or waiver of background check notarized.

The completed application must be received by May 1. Applications received after May 1 will be subject to a late fee as follows:
from May 2 to May 31 - \$100 late fee; June 1 to June 30 - \$200 late fee; after June 30 - \$300 late fee.

Item	Fee	License Description	City Code
	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package to be consumed on premises. (Includes Sunday Sales.)	BPR
	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package not to be consumed on premises. (Includes Sunday Sales.)	BPK
✓	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
✓	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises (Includes Sunday Sales.)	LDRK2
	150.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises.	LPKG1
	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises. (Includes Sunday Sales.)	LPKG2
	75.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight.	BWDRK1
	375.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight. (Includes Sunday Sales)	BWDRK2
	300.00	Sunday Liquor Sales	LSUN
	15.00	*Caterer per day.	CTLQDY
	10.00	*Picnic per day.	PCLQDY
	N/C	Change of managing officer.	MGO
	N/C	Wine tasting.	WTG

- If applying for a Caterer or a Picnic License, describe the event in detail and provide the name, location, time and date of the event: _____

Section A:

Application of: ☐ Owner ☐ Co-Owner ☒ Managing Officer

(If owner is not Managing Officer of the establishment, please indicate Co-Owner or Managing Officer)

Name: <u>DAVID Allen Dyer</u>			
Current Address: <u>23 Oriole Dr, Lake Ozark, MO 65049</u>			How Long: <u>6 Yr.</u>
Mailing Address: <u>23 Oriole Dr, Lake Ozark, MO 65049</u>			Phone Number: <u>407-800-5707</u>
Date of Birth	<u>11-15-1946</u>	Place of Birth	<u>Florence, SC</u>
Driver's License #	<u>[REDACTED]</u>	State of Issue	<u>MO</u>
Convicted within the last year of a felony? YES/NO		If yes - when/where:	
<u>NO</u>			
Any changes in Partnership or Limited Liability Company Information? <u>NO</u>			
If Yes - Please detail			
Please list Managers	Name:	Driver's License #:	
	Name:	Driver's License #:	

If the applicant so chooses to not submit criminal background records, the City of Osage Beach enacted Ordinance 19.72 which allows for criminal backgrounds to be waived if a notarized waiver and release has been signed.

Notary Information:

State of Missouri }

ss Camden
County of }

I, DAVID Allen Dyer, hereby authorize the Police Chief or his designee to obtain a criminal record check and all such other information as may be available through the Missouri MULES system if at any time he/she feels it to be necessary. Any holder of a liquor license shall report any change of fact in their application within 10 days to the Liquor Control Board and submit such new waiver and release forms as such change make necessary.

[Signature]
Applicant Signature
DAVID A. DYER
Printed Name

Subscribed and sworn to before me on this 24th day of June, 2021.
[Signature]
Notary Public

Liquor Control Board members recommending approval:

Police Chief: _____
Board of Alderman Representative: _____
City Collector: _____
Planning Commission Chair: _____



City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-2039 Fax
www.osagebeach-mo.gov



Pd
Planning Dept: NO
Sewer Dept:
License #: 04635
Pd VISA

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date Application Received: _____
Name of Establishment: Taqueria La Tepalcates La Costenita
Physical Address: 1030 State Highway KK, #A, Osage Beach, MO 65065
Mailing Address: 3224 Locust St. STE 302, St. Louis, MO 63103
Applicant Name: La Costenita Mexican Restaurant & Cantina, LLC Managing Officer: Gerardo Narvaez
(As it is to appear on license. If corporation, name of corporation and managing officer)

- ☐ Original Applications: Submit a copy of your Missouri voter registration card & background check performed by the Missouri Highway Patrol along with the application.
- ☐ Renewal Applications: Submit completed application and background check per Ordinance 15.81 (voter registration not required for renewals.) Completed applications must be received by May 1st. Applications received after May 1 are subject to the following late fees: May 2 to May 31 - \$100 late fee; June 1 to June 30 - \$200 late fee; after June 30 - \$300 late fee.

Item	Fee	License Description	City Code
a. _____	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
b. _____	150.00	Distribution or wholesale of intoxicating liquors not more than 5% alcohol by weight.	DBLQWT
c. _____	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
d. _____	750.00	Distribution or wholesale of intoxicating liquors in excess of 5% alcohol by weight.	DLQWT
e. _____	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package to be consumed on premises. (Includes Sunday Sales.)	BPR
f. _____	75.00	Retail sales of intoxicating liquors not more than 5% alcohol by weight in original package not to be consumed on premises. (Includes Sunday Sales.)	BPK
g. _____	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises.	LDRK1
h. <u>X</u>	750.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight to be consumed on premises. (Includes Sunday Sales.)	LDRK2
i. _____	150.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises.	LPKG1
j. _____	450.00	Retail sales of intoxicating liquors in excess of 5% alcohol by weight in original package not to be consumed or opened on premises. (Includes Sunday Sales.)	LPKG2
k. _____	75.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight.	BWDRK1
l. _____	375.00	Retail sales of malt liquor not more than 5% alcohol by weight /or light wines containing in excess of 14% alcohol by weight. (Includes Sunday Sales.)	BWDRK2
m. _____	300.00	Sunday Liquor Sales	LSUN
n. _____	15.00	*Caterer per day.	CTLQDY
o. _____	10.00	*Picnic per day.	PCLQDY
p. _____	N/C	Change of managing officer.	MGO
q. _____	N/C	Wine tasting.	WTG

*If applying for a Caterer or Picnic License describe the event in detail, including the event name, location and time.

A) Personal Information:

Application of: ☐ Owner ☐ Co-owner ☒ Managing Officer

(If Owner is not the managing officer of the establishment, please indicate co-owner or managing officer.)

1) Name: Gerardo R. Narvaez Sex: M

(List maiden name if female applicant)

2) Current address: 2608 Saint Louis Rd. Jefferson City, MO 65101 How long: 15 years

3) Mailing address: 3224 Locust St. STE 302, St. Louis, MO 63103 Phone No.:

4) List addresses for past 5 years: Same

5) Date of birth: 02/07/1947 Place of birth: NY

6) Driver's license No. [REDACTED] State of issue: MO

7) Are you a U.S. citizen? ☒ Yes ☐ No If a naturalized citizen, give country of birth:

8) Indicate date and number of final citizenship paper:

9) Spouse's name: Mariene S. Rivera Spouse's date of birth: 10/22/1953

10) Have you ever been arrested? ☒ Yes ☐ No If yes, give date, city where arrested and final disposition:
Please see attached record check

11) Have you ever been convicted of a felony? ☐ Yes ☒ No

12) If you are not an Osage Beach, MO resident, in what city or county are you a tax paying citizen? Jefferson City, MO

13) Name and address of your previous employers: (Past 5 years) Retired

14) Have you ever had a license to manufacture or sell intoxicating liquor or beer revoked? ☐ Yes ☒ No
If yes, please give details:

15) Have any of your employees been convicted of a felony? ☐ Yes ☒ No If yes, please give details:

16) Have any of your employees ever had a license to manufacture or sell intoxicating liquor or beer revoked?
☐ Yes ☒ No If yes, please give details:

17) Have you been convicted of violating any law, in any state, regarding the manufacture or sale of intoxicating or non-intoxicating liquor, after December 15, 1933? ☐ Yes ☒ No If yes, please give details:

Please complete this page for each officer and/or member of your corporation/partnership

B) Location Information:

- 1) Name of establishment for which license is sought: Taqueria La Tapatia
- 2) EXACT location (street address) of establishment: 1030 State Highway KK, #A, Osage Beach, MO 65065
Mailing address if different: 3224 Locust St. STE 302, St. Louis, MO 63103
- 3) Phone No.: _____ Do you have a current city business license? ☐ Yes ☒ No
- 4) Is property located within 300 ft. of a church, school, or college as defined by city ordinance? No
- 5) Is establishment occupied in whole or part as a dwelling? ☐ Yes ☒ No
- 6) Is entire establishment arranged so that all areas where customers are served visible to the public?
☒ Yes ☐ No
- 7) Is establishment occupied and operated mainly as a drug store, cigar and tobacco store, grocery store, general store, confectionery or delicatessen? ☐ Yes ☒ No
- 8) Do you have a stock of merchandise totaling \$1,000 or more, exclusive of fixtures and intoxicating liquors?
☒ Yes ☐ No
- 9) Please give dimensions of all areas where intoxicating liquors will be served or dispensed: Dining Area: 55'x28'
Bar: 16'x 20'
- 10) Seating capacity for above defined areas: Dining Area: 70 Bar: 5
- 11) If application is for liquor by the drink, do you have furniture and equipment in the establishment valued at \$5,000 or more? ☒ Yes ☐ No

C) Partnership or Limited Liability Company (LLC) Information:

- 1) Please give name, address, date and place of birth for each partner or member, whether general or limited:
Nery Guandulay Mota - 797 Village Wood Ct, Osage Beach, MO 65065 - 05/20/1981 - Mexico
Eufemia Guandulain Mota - 797 Village Wood Ct, Osage Beach, MO 65065 - 03/20/1986 - Mexico
- 2) Does anyone else have financial interest in the partnership? ☐ Yes ☒ No
If yes, please give name, address and nature of interest.

- 3) Are all members of partnership also eligible for a license as an individual under the provisions of city ordinances?
☒ Yes ☐ No
- 4) Has a wholesale or retail license to manufacture or sell intoxicating liquor or beer, held by the partnership or any of its members been revoked or suspended? ☐ Yes ☒ No
If yes, please give details.

D) Corporation Information:

- 1) Name of corporation: _____
- 2) Date of incorporation: _____ State in which incorporated: _____
- 3) Name and address of each officer and director of corporation, and resident local manager:

- 4) Name and address of each corporation stockholder owning 10% or more of the capital stock, including the number of shares held by each:

- 5) Has corporation's license to manufacture or sell intoxicating liquor or beer ever been revoked?
☐ Yes ☐ No

ORIGINAL APPLICATION

Each individual owner or managing officer of a corporation or limited liability company must submit a criminal background check performed by the Missouri Highway Patrol and a copy of his or her State of Missouri voter registration card

Notary Information:

State of Missouri)

County of Callaway)

SS

I, GERARDO NARVAEZ, being first duly sworn, state that I am the person who is to be in fact actively engaged in the actual control of the particular establishment (business, if manufacturer or distributor) for which such license is sought and that each and every statement contained in the foregoing application is true. I further promise and agree not to violate any of the ordinances of the City of Osage Beach, Missouri, the laws of the State of Missouri or of the United States of America, in the conduct of the business for which this license is hereby sought.

JORDYN M LOWRY
Notary Public - Notary Seal
STATE OF MISSOURI
Callaway County
My Commission Expires: 5-5-2024
Commission #20909190

* [Signature]
Applicant's Signature
* GERARDO NARVAEZ
Printed Name

Subscribed and sworn to before me on this 9 day of June, 2021.

Notary Public: [Signature]

Liquor Control Board members recommending approval:
Police Chief: _____

Board of Alderman Representative: _____

City Collector: _____

Planning Commission Chair: _____

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 21-34 - An ordinance of the City of Osage Beach, Missouri, amending City Code Chapter 135. Finance and Purchasing. Sections 135.010 Definitions, Chapter 135.020 Budget and Financial Control, Chapter 135.040 Purchasing and Procurement - Competitive Bidding, Chapter 135.050 Purchasing and Procurement - Competitive Proposals, and Chapter 135.070 Purchasing and Procurement - Cooperative Purchasing/Sole Source Procurement/Emergency Purchases. *Second Reading*

Requested Action:

Second Reading of Bill #21-34

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 21-34 is in correct form.

City Administrator Comments:

The first reading was read and passed at the June 17, 2021 Board of Aldermen Meeting.

June 17, 2021 Board of Aldermen Comments: The Board of Aldermen held this item over at the June 3, 2021 Board of Aldermen meeting, requesting amendments to a few areas before taking a vote on the approval request.

In addition to the original proposed summary of changes below, the following was amended based on the discussion held on June 3, 2021.

1) More defined guidance on Budget Modifications, both for transfer and amendments; separating guidelines for Personnel and Operations & Maintenance expenditures and Capital expenditures. This gives the Board a tighter control on amending the budget either by line item or in total expenditure appropriation for any fund but maintaining some effectiveness in process. Please note: Transfers are intended for the purpose of preserving a total expenditure fund budget but allowing for needed modifications and do not change the 'bottom line' or total expenditures for any fund. Amendments could influence the 'bottom line' or total expenditure appropriations for any fund.

2) Added wording to indicate that when reasonably possible, all approvals for small purchases and informal purchases should be given prior to purchase. The formal processes and competitive proposal processes are more often contracts and must be prior approved due to their legal nature. Ultimately at the appropriate approval levels outlined, the department managers will be responsible for ensuring expenditure appropriation are managed, in accordance with legalities, and the adopted budget all the while ensuring the necessary expenditures are meeting the needs of the department, as outlined in the adopted budget.

3) Amended the definition of Small Purchases to an increased level of \$2,500 and to mirror the supervisor approval level cap. Comments from the Board indicated there was a comfort level for a higher small purchase level than previously outlined in the first draft, and it will be more effective to have that level of approval mirror the same type of expenditure approvals allowed for said supervisors.

Original Comments (from June 3, 2021 Board of Aldermen Meeting):

The following sections have proposed changes;

1) 135.010 Definitions - formally defining Appointed Officials, Department Managers, Supervisors, the Management Team, and Non-reoccurring Revenue Appropriations,

2) 135.020 Budget and Financial Control - Amending new authority levels for transfers and budget amendments, including new perimeters on amending revenue line items,

3) 135.040 Purchasing and Procurement - Competitive Bidding - Amending authority levels for purchases to give spending authority for Supervisors, Department Managers, and the Assistant City Administrator within their direct authority per the City's Organizational Chart,

4) 135.050 Purchasing and Procurement - Competitive Proposals - Amending authority levels for proposal contracts to give spending authority for Department Managers and

the Assistant City Administrator within their direct authority per the City's Organizational Chart,

5) 135.070 Purchasing and Procurement - Cooperative Purchasing/Sole Source Procurement/Emergency Purchases - Amending authority levels for purchases to give spending authority for Supervisors, Department Managers, and the Assistant City Administrator within their direct authority per the City's Organizational Chart.

In 2015, the Board of Aldermen approved much needed updates to Chapter 135, overhauling several sections to our purchasing code. Since then the City has grown in purchasing activity and modified our Organizational Chart over the past several years. Our purchasing code and procedures are valuable when it provides a streamlined process for open and effective competition, an ethical and fair process, a method to ensure accountability, budget tracking, and transparent reporting, and ensures we are meeting the municipal legalities. These amendments meet that focus and are recommended.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING
CHAPTER 135 FINANCE AND PURCHASING.

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

Section 1. That the Code of Ordinances of the City of Osage Beach, in Chapter 135, specifically 135.010. Definitions, Section 135.020 Budget and Financial Control A, Section 135.040 Procurement, Transfers and Sales, Section 135.050 Purchasing and Procurement – Competitive Proposals, Section 135.070. Section 135.070. Purchasing and Procurement — Cooperative Purchasing/Sole Source Procurement/Emergency Purchases are hereby enacted with amendments as set forth below with new material set out in red and deleted material struck as follows:

Section 135.020 Definitions. The following words, terms and phrases, when used in Chapter 135, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Chapter 135. Finance and Purchasing

Article I. Budget and Finance in General

Section 135.010. Definitions.

The following words, terms and phrases, when used in Chapter 135, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

APPOINTED OFFICIAL

The following positions are deemed the Appointed Officials: City Administrator, City Clerk, Police Chief, Building Official, City Planner, City Treasurer, and City Attorney.

BIDDERS LIST

A list maintained by the office of the City Clerk used to identify potential suppliers of materials and services. The bidders list contains business firms that have advised and supplied appropriate contact information to the office of the City Clerk in order to be notified of City bidding opportunities on particular items, services, and/or projects.

CITY

The City of Osage Beach, Missouri.

COMMODITIES

Supplies, materials, or other goods that have value to the City that are used or consumed by the City in its operations; for example, office supplies, repair parts, tools, chemicals, uniforms, etc.

CONFIDENTIAL INFORMATION

Information not available to the public. Information made available to an employee only due to the relative position or rank within employment at the City.

CONTRACTUAL SERVICES

Labor and/or services performed for the City by persons not employed by the City, and may include the use of equipment, furnishing of commodities, or other items under a formal or legally binding agreement.

DEPARTMENT MANAGER

Full-time employee designated with broad areas of responsibility within the City. The following positions for the purposes of this chapter are deemed the Department Managers: The Appointed Officials, as defined in this chapter, Assistant City Administrator, Human Resources Generalist, Airport Manager, IT Manager, Public Works Operations Manager, and the Parks and Recreation Manager.

EQUIPMENT

Personal property of durable nature; for example, office furniture, vehicles, etc.

INVITATION FOR BIDS (IFB)

Includes documents with specifications utilized for soliciting competitive bids to be submitted in sealed envelopes to the office of the City Clerk or other designated official for the purchase of commodities or other items that have value to the City for the City's use.

MANAGEMENT TEAM

The following positions shall be deemed the Management Team: The Appointed Officials, as defined within this chapter, Assistant City Administrator, Human Resources Generalist, Airport Manager, IT Manager, Public Works Operations Manager, and the Parks and Recreation Manager.

NON-REOCCURRING REVENUE APPROPRIATIONS

Revenue appropriations not considered operationally reoccurring from year to year. This includes, but not limited to, grants and other reimbursements from outside sources.

PROCUREMENT

The process and the function of purchasing, renting, or otherwise obtaining City commodities, services, equipment, or construction on behalf of the City.

PROFESSIONAL SERVICES

Services within the scope of practice of architecture, engineering, or those performed by an architect, professional engineer, registered land surveyor, or other professional service allowed per State statute in connection with this professional practice.

PURCHASING AGENT or AGENT

Shall be the City Administrator or his/her designee.

REQUEST FOR PROPOSAL (RFP)

Includes documents utilized for obtaining proposals for professional and other contractual services which are evaluated against predetermined criteria and other competing proposals with the possibility of negotiation post-bid opening.

REQUEST FOR QUALIFICATIONS (RFQ)

Includes documents utilized for obtaining proposals for architectural, engineering, and land surveying services which are evaluated against predetermined criteria and other competing proposals with the possibility of negotiation post-bid opening. Price shall not be a predetermined criteria per Sections 8.285 to 8.291, RSMo.

RESPONSIBLE BIDDER

A person or entity who has the capability in all respects to fully perform the contract requirements, and possesses the experience, integrity, reliability, capacity, facilities, equipment, and credit necessary to assure good faith performance.

RESPONSIVE BIDDER

A person or entity who has submitted a bid or offer which conforms in all material respects to the requirements set forth in the IFB (Invitation for Bid) or RFP (Request for Proposal).

SUPERVISOR

A person who has been designated as a supervisor within a specific department and has the authority and responsibility for overseeing, scheduling, and performance of other employees as outlined in the City's Organizational Chart.

SURPLUS PROPERTY

Tangible City property that has been deemed by the Board of Aldermen obsolete, scrap, or surplus as to the needs of said department, Board, or agency of the City.

USER DEPARTMENT

Refers to the department assigned to or responsible for a commodity or service.

VENDOR

A supplier of commodities, services and/or equipment.

Section 135.020 Budget and Financial Control.

A. Administration.

1. The City Administrator or his/her designee shall be the Budget Officer of the City.
2. Fiscal year. The fiscal year of the City shall begin on January 1 and end on December 31.
3. Financial reporting.
 - a. The City Administrator or his/her designee shall make monthly and annual reports to the Mayor and Board of Aldermen showing the financial condition of the City in relation to the budget.
 - b. Annually, the City Administrator or his/her designee shall prepare a financial report covering all funds and operations, published for the public, and presented to the Mayor and Board of Aldermen.

4. Audit. All funds, accounts, and financial transactions of the City shall be subject to an independent audit on an annual basis by a certified public accountant selected by the Mayor and Board of Aldermen. Audits shall comply with all applicable State law.

B. Budget.

1. Preparation and proposed budget.
 - a. An annual budget shall be prepared by the City Administrator or his/her designee for each fiscal year and shall represent a complete financial plan for the City.
 - b. A proposed budget shall be sent to the Mayor and Board of Aldermen for review before the required date of adoption and shall be made available for public inspection during regular office hours in the office of the City Clerk.
 - c. All appropriations not expended at the fiscal year end shall become part of the beginning fund balances for the next fiscal year and may be appropriated for that fiscal year or future years.
 - d. All funds within the budget shall be balanced. Anticipated revenues, including unexpended balances from prior years, shall not be less than anticipated expenditures.
2. Adoption. The Mayor and Board of Aldermen shall adopt the annual budget prior to the first day of the fiscal year. A public hearing shall precede the adoption of the budget.
3. Budget modification. No expenditure within any fund shall be made unless appropriations have been made to meet that expenditure within the adopted budget.
 - a. ~~Transfers. A department manager may request, in writing, to the City Administrator a transfer of use of an expenditure appropriation of an amount equal to or less than four thousand, nine hundred and ninety-nine dollars (\$4,999.00 from one (1) line-item account for use in another within the same fund. Transfers may not increase total fund expenditure appropriations. Any transfer equal to or greater than five thousand dollars (\$5,000.00) from one (1) line-item account to another shall be considered a budget amendment.~~

(1) Personnel, and Operations & Maintenance Accounts.

- i. A department manager may request in writing to the City Administrator a transfer of personnel, and operations & maintenance account expenditure appropriations of an amount equal to or less than Five Thousand Dollars (\$5,000) from one or more account line items for use in other personnel, and operations & maintenance account expenditures within the same fund.
- ii. Transfer requests equal to or greater than Five Thousand and One Dollars (\$5,001) shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance.

(2) Capital Accounts.

- i. A department manager may request in writing to the City Administrator a transfer of capital account expenditure appropriations of an amount less than Ten Percent (10%) from one or more account line items for use in other capital account expenditures within the same fund.

- ii. Transfer requests equal to or greater than Ten Percent (10%) shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance.
 - (3) When reasonably possible, transfer requests should be completed prior to purchase.
 - (4) Transfers may not increase total fund expenditure appropriations.
- b. Budget amendments.
- ~~(1) Increases in expenditure appropriations within a budgeted fund that are equal to or greater than five thousand dollars (\$5,000.00) shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance. Increases in expenditure appropriation within a budgeted fund that do not meet the above criteria may be approved by the City Administrator.~~
 - (1) Personnel, and Operations & Maintenance Accounts.
 - i. Increases in expenditure appropriations for personnel, and operations & maintenance account line items equal to or greater than Five Thousand and One Dollars (\$5,001) shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance.
 - ii. The City Administrator may approve increases in expenditure appropriations for personnel, and operations & maintenance account line items that are equal to or less than Five Thousand Dollars (\$5,000).
 - (2) Capital Accounts.
 - i. Increases in expenditure appropriations from any capital account line items when the increase is both less than or equal to Ten Percent (10%) and less than or equal to Five Thousand Dollars (\$5,000) may be approved by the City Administrator.
 - ii. All other increases in capital account line items shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance.
 - ~~(3)(2)~~ If total **fiscal year** expenditures in any fund are over budget ~~at year end~~, a budget amendment shall be brought before the Board of Aldermen for approval **before the close of the fiscal year**.
 - (4) Increases or decreases in one-time or non-reoccurring revenue appropriations within a budgeted fund that are equal to or greater than Five Thousand and One Dollars (\$5,001) shall be approved by the Board of Aldermen in the form of an amendment to the budget ordinance.
 - (5) When reasonably possible, budget amendment requests should be completed prior to purchase.

Article II. Purchasing, Procurement, Transfers, and Sales

Section 135.040. Purchasing and Procurement — Competitive Bidding.

A. Any purchases or contracts made shall be made only after liberal competition, unless defined otherwise.

B. Authority And Responsibilities **Appropriated within the Adopted Annual Budget.**

<u>Purchase Amount</u>	<u>Authorization</u>	<u>Bid Procedure</u>
=/< \$999	Department Manager	Small Purchases 135.040.B.1.
\$1,000 – \$14,999	City Administrator	INFORMAL – Verbal Bids Accepted 135.040.B.2
=/>\$15,000	Board of Aldermen	FORMAL – Written Bids 135.040.C

<u>Amount</u>	<u>Authorization</u>	<u>Bid Procedure</u>
Equal to/Less than \$2,500	Supervisor	Small Purchases 135.040.C.1.
Equal to/Less than \$10,000	Department Manager	Informal Bids - 135.040.C.2.
Equal to/Less than \$15,000	Assistant City Administrator	Informal Bids - 135.040.C.2.
Equal to/Less than \$25,000	City Administrator	Informal Bids - 135.040.C.2.
Equal to/Greater than \$25,001	Board of Aldermen	Formal Bids - 135.040.D

C. Informal Bidding.

1. Small Purchases. ~~—department manager approval =/<\$999.00.~~ Purchases that are equal to or less than ~~nine hundred and ninety-nine dollars (\$999.00)~~ **Two Thousand, Five Hundred Dollars (\$2,500)** shall be obtained under the following guidelines:
 - a. Non-repetitive purchases not to exceed an aggregate amount of ~~nine hundred and ninety-nine dollars (\$999.00)~~ **Two Thousand, Five Hundred Dollars (\$2,500)** may be made as approved by the ~~department manager~~ **Supervisor** for his/her appropriate department. Purchases shall not be artificially divided to constitute a small purchase under this Section.
 - b. **When reasonably possible, approval should be given prior to purchase.**
 - be. All purchases not within their approved Annual Operating Budget **shall follow Budget Modification guidelines** ~~must be pre-approved by the City Administrator or his/her designee.~~
 - ed. Such purchases under this Section shall not interfere with the procurement of items in an existing contractual obligation, services or items already within a cooperative contract with another agency, or for other items of procurement through another established City policy.
2. Informal Purchases. - ~~City Administrator approval: \$1,000.00 – \$14,999.00.~~ Purchases equal to or greater than ~~one thousand dollars (\$1,000.00)~~ **Two Thousand, Five Hundred and One Dollars (\$2,501)** through fourteen thousand, nine hundred and ninety-nine dollars (\$14,999.00) **and up to Twenty-Five Thousand Dollars (\$25,000)** shall be obtained under the following guidelines:
 - a. ~~Purchases procured by individual departments that are equal to or greater than one thousand dollars (\$1,000.00) through fourteen thousand, nine hundred and ninety-nine dollars (\$14,999.00) shall be pre-approved by the City Administrator or his/her designee~~

- a. Department Managers. Purchases procured by individual departments that are equal to or greater than Two Thousand, Five Hundred and One Dollars (\$2,501) and up to Ten Thousand Dollars (\$10,000) shall be approved by the Department Manager for his/her appropriate department.
- b. Assistant City Administrator. Purchases procured by individual departments under the direct supervision of the Assistant City Administrator up to Fifteen Thousand Dollars (\$15,000) shall be approved by the Assistant City Administrator.
- c. City Administrator. The City Administrator may approve purchases up to Twenty-Five Thousand Dollars (\$25,000).
- bd. Competitive quotations shall be solicited and documented from more than one (1) qualified supplier. Verbal quotes are authorized. Methods of soliciting bids should include direct mail request to prospective vendors; fax or phone requests; and/or electric media requests such as, email or ~~portable document format (pdf)~~ other online formats.
- ee. If fewer than ~~three (3)~~ two (2) proposals from qualified vendors are received, staff recommendation shall be brought to the Board of Aldermen for approval.
- f. The City Administrator or his/her designee may also choose to advertise using the formal bidding procedures if it is deemed by the City Administrator to be in the best interest of the City.
- g. All purchases not within their approved Annual Operating Budget shall follow Budget Modification guidelines.
- h. When reasonably possible, appropriate approval should be given prior to purchase.
- i. Purchases shall not be artificially divided to constitute an informal purchase under this Section.
- dj. Such purchases under this Section shall not interfere with the procurement of items in an existing contractual obligation, services or items already within a cooperative contract with another agency, or for other items of procurement through another established City policy.

D. Formal Bidding.

1. Formal - ~~Board of Aldermen Approval: =>\$15,000.00~~ Purchases and contracts equal to or greater than ~~fifteen thousand dollars (\$15,000.00)~~ **Twenty-Five Thousand and One Dollars** shall be **approved by the Board of Aldermen** ~~obtained~~ under the following guidelines:
 - a. Bidding method. Purchases and contracts shall be procured through formal competitive sealed bidding procedures unless it is determined, in writing, by the City Administrator or his/her designee that this method is not practical. Factors for this determination include:
 - (1) Specifications of the bid can be prepared to permit the award on the basis of either the lowest or the lowest evaluated bid price(s); and/or
 - (2) The specifics of the purchase such as supplies, time, place and/or performance are not appropriate for the use of competitive sealed bidding.
 - b. Public notice.

- (1) An Invitation for Bid (IFB) shall be published, stating a general description, once in at least one (1) local newspaper of the general circulation and on site at City Hall and electronically via the City's website no less than fifteen (15) calendar days prior to stated bid opening.
 - (2) Notice of the bid invitation shall be sent, stating a general description, to all prospective bidders who have requested their names be added to the bidder's list on file with and maintained by the office of the City Clerk pertaining to all published IFBs.
- c. Bid opening.
- (1) Sealed bids shall be delivered to and held by the office of the City Clerk who shall conduct the public bid opening at said date and time established by the formal notice.
 - (2) The names of the bidders, the prices, and the items offered, shall be recorded by the office of the City Clerk and be posted for public inspection. The delivery terms, and/or other bid specifications items shall be recorded by the user department manager.
- d. Evaluation.
- (1) All bids are evaluated against the criteria included in the bid specifications as formally advertised.
 - (2) The user department manager and/or City Administrator shall review all bids recorded by the office of the City Clerk.
 - (3) The user department manager shall check and document at least three (3) references of any proposed awardee which has previously not done business with the City within a 4-year period.
 - (4) Changes to the bids or the IFB are not allowed after opening of the bids.
 - (5) A contract modification may be made only after formal approval of the contract.
 - (6) A pending contract modification may not be considered in evaluating procurement.
- e. Award.
- (1) The Board of Aldermen may accept and/or reject any or all bids and shall make the final award as determined to be the most advantageous to the City, taking into consideration price, bid solicitation and specifications.
 - (2) The City Administrator or his/her designee shall give written notification of award to the successful bidder.
- f. Non-responsive and unacceptable bids.
- (1) The City may reject any bid which is materially non-responsive to the requirements set forth in the formal bid specifications.
 - (2) The City Administrator may re-solicit bids if bids received as a result of a solicitation for bids are not acceptable for any reason. Such re-solicitation shall not be for the purpose of directing the award to particular bidder.
- g. Prohibitions.

- (1) Competitive price sharing. Otherwise known as 'auctioneering,' price/cost sharing between vendors is prohibited when soliciting bids either in informal or formal, verbal or written, bid soliciting.
 - (2) Contract splitting. Contracts shall not otherwise be divided or split to constitute small quantities and/or amounts or divided into artificial phases or sub-contracts for the purpose of circumventing the requirements of formal bidding.
- h. Records. The office of the City Clerk shall keep records of all bids and all contracts awarded which shall be open for public inspection. The office of the City Treasurer shall keep all invoice and payment records.

Section 135.050. Purchasing and Procurement — Competitive Proposals.

- A. Authority **and Responsibilities** ~~The approval authority is set forth as follows.~~ **Appropriated within the Adopted Annual Budget.**

<u>Purchase Amount</u>	<u>Authorization</u>
=/<\$999	Department Manager
\$1,000 – \$14,999	City Administrator
=/>\$15,000	Board of Aldermen

<u>Amount</u>	<u>Authorization</u>
Equal to/Less than \$10,000	Department Manager
Equal to/less than \$15,000	Assistant City Administrator
Equal to/Less than \$25,000	City Administrator
Equal to/Greater than \$25,001	Board of Aldermen

1. Department Managers. Purchases procured by individual departments that are equal to or less than Ten Thousand Dollars (\$10,000) shall be approved by the Department Manager for his/her appropriate department.
2. Assistant City Administrator. Purchases procured by individual departments under the direct supervision of the Assistant City Administrator up to Fifteen Thousand Dollars (\$15,000) shall be approved by the Assistant City Administrator.
3. City Administrator. The City Administrator may approve purchases up to Twenty-Five Thousand Dollars (\$25,000).
4. Purchases and contracts equal to or greater than Twenty-Five Thousand and One Dollars (\$25,001) shall require the approval of the Board of Aldermen.
5. If fewer than two (2) proposals from qualified vendors are received, staff recommendation shall be brought to the Board of Aldermen for approval.
6. All purchases not within their approved Annual Operating Budget shall follow Budget Modification guidelines.

B. Conditions For Use.

1. Request for Qualifications (RFQ). RFQs may be used in lieu of competitive bidding procedures where it is necessary to demonstrate competence and qualifications for the type of services required. Price shall not be a factor in determining the best proposal. The City Administrator or his/her designee shall negotiate these contracts on the basis of predetermined criteria as outlined in Section 8.285 to 8.291, RSMo.
 - a. RFQ uses:
 - (1) Required professional services; includes, engineers, architects, and land surveyors.
 - (2) Optional professional services; includes legal and financial services.
2. Request for Proposal (RFP). RFPs may be used in lieu of competitive bidding procedures under specific circumstances where it is necessary to ensure fair and reasonable price, product, and/or service analysis, but not to prevent competition for technical superiority or price. This method allows for the possibility for negotiations of specific applicable conditions and is only used when competitive bidding is not practical or not advantageous to the City as determined by the City Administrator or his/her designee.
 - a. RFP may be used for the following:
 - (1) Optional professional services; including, but not limited to, legal, financial services, and other professional people who, in keeping with the standards of their discipline, will not enter into a competitive bidding process;
 - (2) Complex services; or
 - (3) Non-standard items.

C. Public Notice.

1. Notice of a proposal invitation shall be published, stating a general description, once in at least one (1) local newspaper of the general circulation and on site at City Hall and electronically via the City's website no less than fifteen (15) calendar days prior to stated proposal opening.
2. Competitive proposal packets may be mailed to proposers who have participated in previous competitive proposal on similar items and/or who have expressed an interest on the specific item and who are on the prospective bidder's list on file with the office of the City Clerk. Notice of the invitation shall be sent, stating a general description, to all prospective bidders who have requested their names be added to the bidder's list on file with and maintained by the office of the City Clerk pertaining to all competitive proposal published.

D. Proposal Opening.

1. Sealed proposals shall be delivered to and held by the office of the City Clerk at said date and time established by the formal notice.
2. The names of each proposer shall be recorded by the office of the City Clerk and shall be posted for public inspection.

- E. Post-Opening Proposal Discussion. Post-opening negotiations, discussions, and clarifications may be made with each proposer by the user department manager and/or the City Administrator or his/her designee as needed to the extent of one's own proposal.
- F. Evaluation.
1. The evaluated criteria shall be predetermined factors as formally advertised which measure the differences on how well a proposer meets the desired qualifications and performance characteristics.
 2. Reasonableness and credibility of price may be considered. Pursuant to Section 8.285 to 8.291 RSMo., price cannot be a factor in the selection of engineers, architects, and land surveyors.
 3. The user department manager and/or City Administrator shall review all proposals recorded by the office of the City Clerk.
 4. The user department manager shall check and document at least three (3) references of any proposed awardee which has previously not done business with the City within a 4-year period.
 5. Changes to the proposal are not allowed after opening of the proposals.
 6. Contract modification may be made by the Board of Aldermen only after formal approval of the contract.
 7. A pending contract modification may not be considered in evaluating procurement.
- G. Award.
- ~~1. The City Administrator or his/her designee shall recommend to the Board of Aldermen that the award be made to the most responsive and responsible proposer who submitted the lowest and/or best proposal.~~
 21. The Board of Aldermen City may accept and/or reject any or all proposals and shall make the final award as determined to be the most advantageous to the City.
 32. The City Administrator or his/her designee shall give written notification of award to the successful proposer.
- H. Non-Responsive And Unacceptable Proposals.
1. The City may reject any proposal which is materially non-responsive to the requirements set forth in the formal specifications.
 2. The City Administrator may re-solicit proposals if proposals received as a result of a solicitation are not acceptable for any reason. Such re-solicitation shall not be for the purpose of directing the award to a particular proposer.
- I. Records. The office of the City Clerk shall keep records of all competitive proposals and such records shall be open for public inspection.

Section 135.070. Purchasing and Procurement — Cooperative Purchasing/Sole Source Procurement/Emergency Purchases.

- A. Cooperative Purchasing. It is the goal of the City to participate in the cooperative procurement program with the State of Missouri, the County of Camden and/or Miller, or other governmental body. In lieu of purchasing requirements set out in this Chapter, purchasing may be authorized based on bids received by another governmental entity, provided that all of the following criteria are met:
1. The other governmental entity must have competitively bid the purchase using procedures which are substantially similar to the procedures which would have been required by this Chapter had the City of Osage Beach bid the purchase itself.
 2. Verification can be made as to the fact that the bid procedures were indeed followed by the other governmental entity.
 3. The successful bidder to the other governmental entity must state, in writing, to the City of Osage Beach that the City of Osage Beach is authorized to make the same purchase at the same price.
 4. Authority. ~~The approval authority is set forth as follows:~~ **and Responsibilities Appropriated within the Adopted Annual Budget.**

<u>Amount</u>	<u>Authorization</u>
Equal to/Less than \$2,500	Supervisor
Equal to/Less than \$10,000	Department Manager
Equal to/Less than \$15,000	Assistant City Administrator
Equal to/Less than \$25,000	City Administrator
Equal to/Greater than \$25,001	Board of Aldermen

- a. **Supervisors.** Purchases procured by individual departments that are equal to or less than ~~nine hundred and ninety-nine dollars (\$999.00)~~ **Two Thousand, Five Hundred Dollars (\$2,500)** may be made as approved by the ~~department manager~~ **Supervisor** for his/her appropriate department.
- b. **Department Managers.** Purchases procured by individual departments that are equal to or less than Two Thousand, Five Hundred and One Dollars (\$2,501) and up to Ten Thousand Dollars (\$10,000) shall be approved by the Department Manager for his/her appropriate department.
- c. **Assistant City Administrator.** Purchases procured by individual departments under the direct supervision of the Assistant City Administrator up to Fifteen Thousand Dollars (\$15,000) shall be approved by the Assistant City Administrator.
- ~~b. Purchases procured by individual departments that are equal to or greater than one thousand dollars (\$1,000.00) through fourteen thousand, nine hundred and ninety-nine dollars (\$14,999.00) shall be pre-approved by the City Administrator or his/her designee prior to purchase.~~
- d. **City Administrator.** The City Administrator may approve purchases up to Twenty-Five Thousand Dollars (\$25,000).

- ee. Purchases and contracts equal to or greater than ~~fifteen thousand dollars (\$15,000.00)~~ **Twenty-Five Thousand and One Dollars (\$25,001)** shall require the approval of the Board of Aldermen **prior to purchase.**
 - f. **All purchases not within their approved Annual Operating Budget shall follow Budget Modification guidelines.**
 - g. **When reasonably possible, appropriate approval should be given prior to purchase.**
- B. Sole Source Procurement. A contract may be awarded without competition when it has been determined by the City Administrator that there is only one (1) feasible source.
 - 1. Defined. A sole source is defined as follows:
 - a. Proprietary. When there is no substitute for items deemed necessary or a product is only available from one (1) manufacturer or single distributor; and/or
 - b. History. When the City purchases from the same vendor as it has in the past for the purpose of staying consistent.
 - 2. Procedure and records.
 - a. Appropriate negotiations shall determine price, delivery, and other terms necessary for purchase.
 - b. Determination of sole source shall be documented and made part of the purchase/invoice file.
 - c. The user department manager shall check and document at least three (3) references of any proposed awardee which has previously not done business with the City within a 4-year period.
 - 3. Authority. ~~The approval authority is set forth as follows:~~ **and Responsibilities Appropriated within the Adopted Annual Budget.**
 - a. **Supervisors.** Purchases procured by individual departments that are equal to or less than ~~nine hundred and ninety-nine dollars (\$999.00)~~ **Two Thousand and Five Hundred Dollars (\$2,500)** may be made as approved by the ~~department manager~~ **Supervisor** for his/her appropriate department. ~~Purchases shall not be artificially divided to constitute a small purchase under this Section.~~
 - b. **Department Managers.** Purchases procured by individual departments that are equal to or less than **Two Thousand, Five Hundred and One Dollars (\$2,501)** and up to **Ten Thousand Dollars (\$10,000)** shall be approved by the Department Manager for his/her appropriate department.
 - c. **Assistant City Administrator.** Purchases procured by individual departments under the direct supervision of the Assistant City Administrator up to **Fifteen Thousand Dollars (\$15,000)** shall be approved by the Assistant City Administrator.
 - b. ~~Purchases procured by individual departments that are equal to or greater than one thousand dollars (\$1,000.00) through fourteen thousand, nine hundred and ninety-nine dollars (\$14,999.00) shall be pre-approved by the City Administrator or his/her designee prior to purchase.~~

- ed. Purchases and contracts equal to or greater than ~~fifteen thousand dollars (\$15,000.00)~~ **Twenty-Five Thousand and One Dollars (\$25,001)** shall require the approval of the Board of Aldermen.
- e. **All purchases not within their approved Annual Operating Budget shall follow Budget Modification guidelines.**
- f. **When reasonably possible, approval should be given prior to purchase.**

C. Emergency Purchases.

1. Defined. An emergency is a disaster declared by the Mayor or when a breakdown in machinery or equipment or termination of essential services that may vitally affect the health, safety, or welfare of the employees or the public. ~~Emergency purchases shall be made consistently as authorized by Section 225.130(C) of this code.~~
2. Authority **and Responsibilities**. The approval authority is set forth as follows:
 - a. ~~Department manager: Approval of emergency purchases equal to or less than nine hundred and ninety-nine dollars (\$999.00);~~
 - ba. City Administrator: Approval of emergency purchases equal to ~~or greater than one thousand dollars (\$1,000.00) through forty-nine thousand, nine hundred and ninety-nine dollars (\$49,999.00)~~ **equal to or less than Fifty Thousand Dollars (\$50,000);**
 - eb. Board of Aldermen: City Administrator or his/her designee shall obtain approval of emergency purchases equal to or greater than ~~fifty thousand dollars (\$50,000.00)~~ **Fifty Thousand and One Dollars (\$50,001)** at the next Board of Aldermen meeting, if time permits, or by means of a concentrated effort to poll the Board of Aldermen to obtain an agreement of the majority.

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 judgement 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 shall be in full force and effect from and after the date of passage and approval by the Mayor.

READ FIRST TIME: June 17, 2021

READ SECOND TIME:

I hereby certify that Ordinance No.21.34 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No.21.34.

John Olivarri, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Edward Rucker, City Attorney
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 21-36 - An ordinance of the City of Osage Beach, Missouri, terminating the Marina View Tax Increment Financing Project by repealing the following ordinances, 1) Ordinance 07-56 Adopting the TIF Plan, 2) Ordinance 07-76 Authorized the Redevelopment Agreement with JQH-Lake of the Ozarks Development, LLC, 3) Ordinance 07-69 Created the Marina View Community Improvement District and 4) Ordinance 07-70 Authorizing a Cooperation and Development agreement between the city and the Marina View Community Improvement District and JQH - Lake of the Ozarks Development, LLC. *Second Reading*

Requested Action:

Second Reading of Bill #21-36

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This ordinance terminates the Marina View Tax Increment Financing Plan, the Redevelopment Agreement, the Community Improvement District and the Cooperation Agreement between the City JQH-Lake of the Ozarks Development LLC and the Marina View Community Improvement District. The effect is to remove any impact of the Marina View project on the real property and to allow any new development to begin with a clean title.

City Attorney Comments:

Per City Code 110.230, Bill 21-36 in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, TERMINATING THE MARINA VIEW TAX INCREMENT FINANCING PROJECT BY REPEALING THE FOLLOWING ORDINANCES, 1) ORDINANCE 07-56 ADOPTING THE TIF PLAN, 2) ORDINANCE 07-76 WHICH AUTHORIZED THE REDEVELOPMENT AGREEMENT WITH JQH – LAKE OF THE OZARKS DEVELOPMENT, LLC., 3) ORDINANCE 07-69 WHICH CREATED THE MARINA VIEW COMMUNITY IMPROVEMENT DISTRICT AND 4) ORDINANCE 07-70 AUTHORIZING A COOPERATION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY AND THE MARINA VIEW COMMUNITY IMPROVEMENT DISTRICT AND JQH – LAKE OF THE OZARKS DEVELOPMENT, LLC

WHEREAS on December 6, 2007, the Board adopted Ordinance No. 07.56 which adopted and approved the Marina View TIF Redevelopment Plan dated August 9, 2007, and made associated findings in accordance with the requirements of the TIF Act; and,

WHEREAS on December 6, 2007, the Board adopted Ordinance No. 07-76 authorizing the Marina View Tax Increment Financing Redevelopment Agreement between the City of Osage Beach and JQH – Lake of the Ozarks Development, LLC; prescribing the form and details of said agreement; and,

WHEREAS on December 20, 2007, the Board adopted Ordinance No. 07-69 to approve the petition for the creation of the Marina View Community Improvement District; and,

WHEREAS on December 20, 2007, the Board adopted Ordinance No. 07-70 authorizing a cooperation and development agreement between the City and the Marina View Community Improvement District and JQH – Lake of the Ozarks Development, LLC; prescribing the form and details of said agreement; and,

WHEREAS the Board of Aldermen understands that JDHQ Land Holding LLC, a Delaware limited liability company (hereinafter referred to as JDHQ), is the legal successor in interest to JQH Lake of the Ozarks Development LLC and is the owner of the real property in the City of Osage Beach upon which the Marina View Tax Increment Financing Project was proposed and which property is the location of the Marina View Community Improvement District; and,

WHEREAS the Board and JDHQ Land Holdings LLC desire to terminate the Marina View project and associated ordinances and to that end have entered into a Termination and Release Agreement for The Marina View Tax Increment Financing Plan and Redevelopment Project, which is attached hereto as Exhibit A; and,

WHEREAS, the Board of Aldermen conclude that termination of the Marina View Tax Increment Financing Plan, the Redevelopment Agreement, the Cooperation and Development Agreement and the Community Improvement District are in the best interest of the city:

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

Section 1. That the Mayor is hereby authorized to execute on behalf of the City the Termination and Release Agreement for The Marina View Tax Increment Financing Plan and Redevelopment Project, which is attached hereto as Exhibit A.

Section 2. That Ordinance No. 07-56 approving The Marina View Tax Increment Financing Plan, Making Findings Relating To The Plan, Establishing The Marina View Special Allocation Fund, Establishing A Redevelopment Area, Designating The Redevelopment Area As A Blighted Area, Designating The Redevelopment Project And Adopting Tax Increment Financing Therein, Authorizing Certain Actions By City Officials, And Designating JQH – Lake Of The Ozarks Development, LLC, As The Developer, And Containing A Severability Clause, adopted on December 6, 2007, be and is hereby repealed.

Section 3. That Ordinance No. 07-76 which authorized the execution of the Redevelopment Agreement between the City and JQH – Lake of the Ozarks Development LLC for the Marina View Tax Increment Financing Redevelopment Project approved on December 20, 2007, be and is hereby repealed.

Section 4. JDHQ has requested in paragraph 3 of the Termination and Release Agreement that Ordinance 07-69 which approved the petition to establish the Marina View Community Improvement District on December 20, 2007, be repealed.

Section 5. That Ordinance No. 07-69 which approved the Petition to establish the Marina View Community Improvement District approved on December 20, 2007, be and is hereby repealed.

Section 6. That Ordinance No. 07-70 an ordinance that authorized and created a cooperation and development agreement between the City and the Marina View Community Improvement District and the JQH–Lake of the Ozarks Development LLC approved on December 20, 2007, be and is hereby repealed.

Section 7. The Board hereby finds that Marina View Community Improvement District, although authorized by Ordinance 07-69, never organized nor held an initial meeting. The Marina View Community Improvement District holds no assets or bank accounts. Neither Party nor JQH-Lake of the Ozarks Development LLC shall have any further obligations or liabilities to any other party under Ordinance 07-69.

Section 8. 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 9. 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 10. 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: June 17, 2021 READ SECOND TIME: _____

I hereby certify that Ordinance No. 21.36 was duly passed on _____ by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No.21.36

John Olivarri, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 21-38 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Best Dam Birthday Bash Event Support Request, in an amount not to exceed \$5,000. *Second Reading*

Requested Action:

Second Reading of Bill #21-38

Ordinance Referenced for Action:

Board of Aldermen approval required for the distribution of funds from the Community Promotions - Community Event Support account per Municipal Code Section 110.300 Expenditures from Community Promotions - Community Event Support Budget Item.

Deadline for Action:

Yes -Event Dates Upcoming

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-21-754255 Community Event Support

FY2021 Budgeted Amount: \$ 13,000

FY2021 Expenditures to Date (05/31/2021): (\$ 2,000)

FY2021 Available: \$ 11,000

FY2021 Requested Amount: \$ 5,000

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 21-38 is in correct form.

City Administrator Comments:

The first reading was read and passed at the June 17, 2021 Board of Aldermen meeting.

In the Economic Development Department, account 10-21-754255-Community Event Support, \$13,000 is budgeted for event support. Per City Code 110.300, the intent is for the purpose of supporting events activities that bring visitors, trade, and business into the City. Applications are submitted to the City Administrator and Board of Aldermen approval is required.

Enclosed is the Best Dam Birthday Bash Event Support application with supplemental information submitted. The request is for \$5,000.

This is the second event request for FY2021. The Board of Aldermen has committed \$2,000 to date for FY2021.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS FOR THE BEST DAM BIRTHDAY BASH EVENT SUPPORT REQUEST, IN AN AMOUNT NOT TO EXCEED \$5,000.00.

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 to be paid to the Best Dam Birthday Bash/Lake of the Ozarks/Missouri's Bicentennial Celebration.

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: June 17, 2021

READ SECOND TIME:

I hereby certify that the above Ordinance No. 21.38 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 21.38.

Date

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Presentation - Central Missouri's Lake of the Ozarks Tri-County Lodging Association (TCLA) Marketing Partnership Program

Requested Action:

Presentation

Ordinance Referenced for Action:

Not Applicable

Deadline for Action:

Not Applicable

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

City Administrator Comments:

Central Missouri's Lake of the Ozark's Tri-County Lodging Association (TCLA) will presents details on the association's Cooperative Marketing Program for the Lake area and the opportunity for the City of Osage Beach to participate, providing marketing partnership options.

MARKETING PARTNERSHIP



The Lake of the Ozarks Area Business Districts of Camden, Miller and Morgan County contract/partner with Tri-County Lodging Association to promote and market the Lake of the Ozarks as the premier outdoor destination in the U.S.

Mission Statement: “TO PROMOTE CENTRAL MISSOURI’S LAKE OF THE OZARKS AS MID-AMERICA’S PREMIER VACATION, GROUP, GOLF AND OUTDOORS DESTINATION”

Tri-County Lodging Association (TCLA) fulfils the marketing and operational duties of the Lake of the Ozarks Area Business Districts of Camden, Miller and Morgan County. TCLA’s purpose is to assist the accommodation facilities and businesses of all three counties by encouraging, through publicity and advertising, travel into the area, as well as to support those activities that will bring more overnight visitors to the area. To fulfill that purpose, each business district along with Tri-County Lodging Association will approve a marketing plan for Fiscal Year 2022 (July 1, 2021-June 30, 2022). This marketing plan shall be a fluid document that shall be adjusted based on current marketing trends and performance of the marketing components.

WORKING TOGETHER TO ACHIEVE MORE

TCLA GOALS & OBJECTIVES

Position the Lake of the Ozarks as the top choice in consumer consideration as a safe outdoor destination in the wake of an ongoing pandemic.

Utilize the newly designed/updated destination marketing website, funlake.com, to gather relevant data and convert visitors.

Grow the quality and continuity of our brand message to increase awareness.

Increase public and community relations.

Increase the overall economic impact to the Tri-County region; Camden, Miller, and Morgan County.

Convert consumers with a casual interest in the Lake of the Ozarks area to loyal year-round or annual visitors.

Convert day visitors into overnight visitors.

Identify new revenue streams to assist with marketing buys and efforts.

Adjust the group sales market focus to include markets that are not traditionally sought after prior to the pandemic.

Maintain and strengthen existing group sales markets.

Measure and evaluate the return on investment in the various marketing programs.

Stay ahead of the curve of the Lake's competitive markets.

ECONOMIC IMPACT

In addition to using lodging tax collections to measure the impacts of the marketing efforts made by the Lake Area Business Districts of Camden, Miller and Morgan County and its partners, there are public statistics that help gauge our success. The below numbers were provided by the Missouri Division of Tourism for FY20.



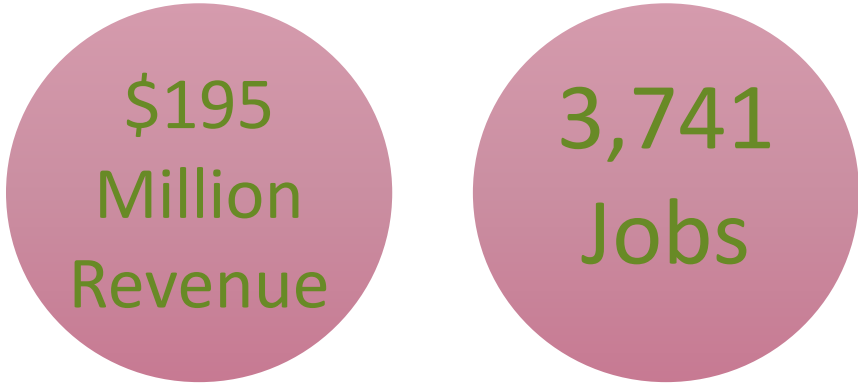
\$262
Million
Revenue

4,985
Jobs

Economic Impact On The Tri-County Area

ECONOMIC IMPACT-CAMDEN COUNTY

In addition to using lodging tax collections to measure the impacts of the marketing efforts made by the Camden County Business District Board and its partners, there are public statistics that help gauge our success. Below numbers were provided by the Missouri Division of Tourism for FY20.



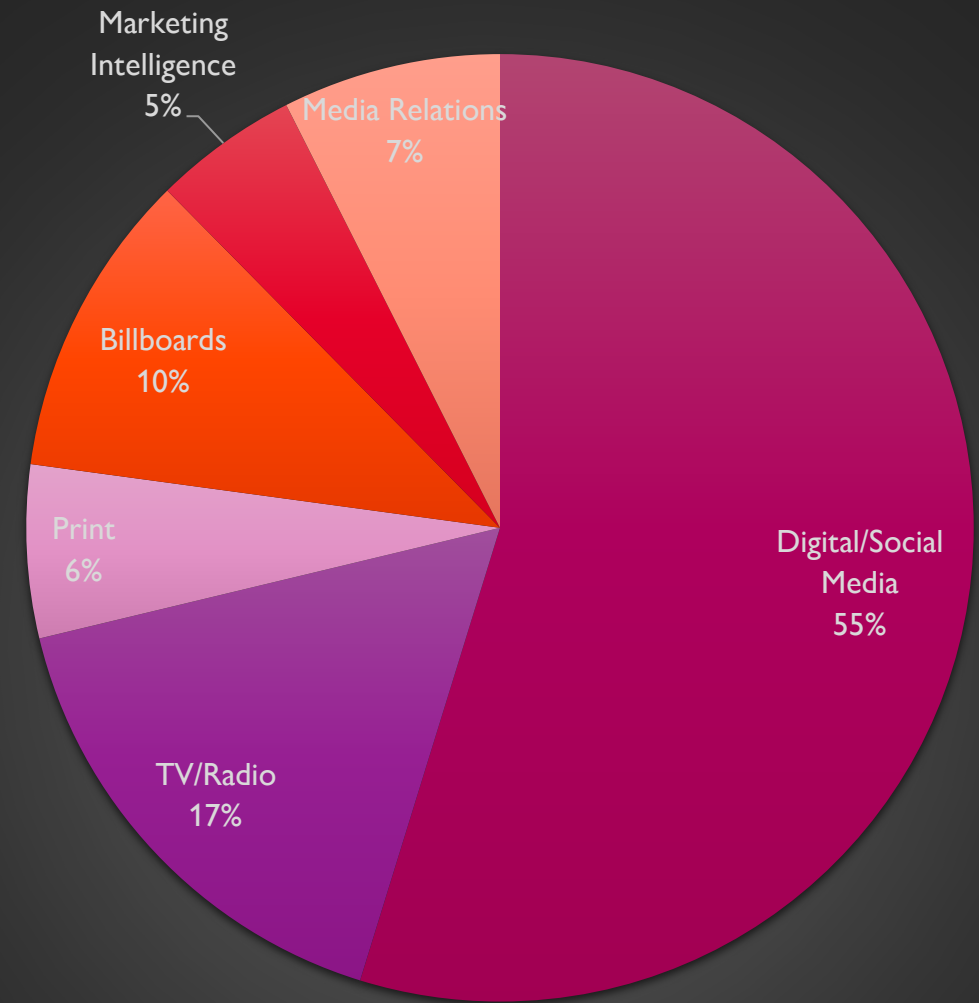
\$195
Million
Revenue

3,741
Jobs

Economic Impact On Camden County

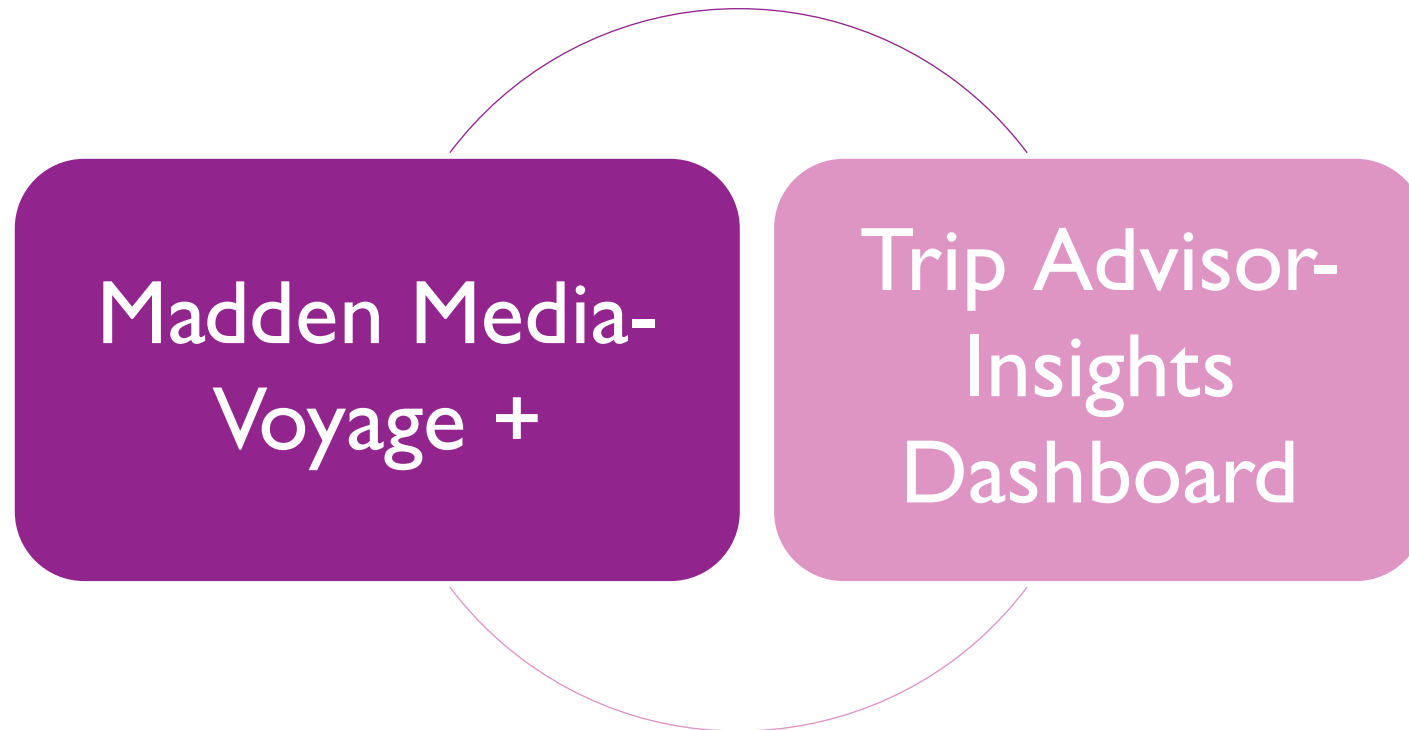
MARKETING SPEND BY PERCENTAGES

The graph is the expected distribution of the marketing mix by percentage for FY22 budget year based on projections and recommended marketing/media relations spend of \$680,055.



■ Digital/Social Media ■ TV/Radio ■ Print
■ Billboards ■ Marketing Intelligence ■ Media Relations

MARKETING INTELLIGENCE



TRIP ADVISOR INSIGHTS-SITE TRENDS DASHBOARD



MADDEN MEDIA-VOYAGE +

Destination Marketing Intelligence Platform

Demonstrable results of our marketing efforts

We can detail our audience

Powered by industry-leading location data services. We will gain up-to-date information about our destination's: Top Origin Markets, Visitors' Average Length of Stay, Most Popular Locations, Repeat Visitations, and Opportunity Markets.

Report Includes: 50 Points of Interest; 2 Years of Historical Date

- Will expand capturing our impact beyond tradition campaign metrics to include KPI's (Key Performance Indicators) such as visitors from key markets and lodging tax collection.
- Dashboards will provide up-to-date data streams on:
 - ❑ Executive Summary-Hotel & Lodging Metrics, Tax Collections, Visitation Data
 - ❑ Marketing Performance & Insights-Paid Media, Earned Media, Social Media, Website Traffic
 - ❑ Hotel & Lodging Insights-RevPAR, Occupancy Trends, Average Daily Rates, Demand
 - ❑ Civic, Government & Economic Data-Employees, Sales Tax, Lodging Tax
 - ❑ Competitive Intelligence-See Our Competitors Top Ranking Ads, Marketing Strategies

MADDEN MEDIA-VOYAGE +

MARKETING PARTNERSHIP



MATCHING MARKETING GRANT- MISSOURI DIVISION OF TOURISM

Fiscal Year 2022 The Lake of the Ozarks is eligible to apply for up to \$225,000-
Missouri Division of Tourism Matching Marketing Grant for July 1, 2021-June 30, 2022.



Missouri Division of Tourism-25/75 match for FY22. Past years it was 50/50 match.



FY22-Lake of the Ozarks \$75,000 and Missouri Division of Tourism \$225,000 for
\$300,000 in Coop Marketing Spend.



TCLA's marketing commitment/spend will not change. TCLA will maximize the
marketing spend.

A graphic on the left side of the slide features four unlit lightbulbs hanging from above. Below them, a hand is shown holding a map of Missouri. A single lightbulb, positioned over the map, is lit and glowing yellow, with rays emanating from it. The background of the slide is white, with a dark grey area behind the lightbulbs and map.

MARKETING PARTNERSHIP OPTIONS

SEM (SEARCH ENGINE MARKETING)

Top Past Key Search Words

- Things to do in Osage Beach
- Osage Beach Lake of the Ozarks
- Hotel in Osage Beach MO
- Osage Beach in Missouri
- Osage Beach MO
- Osage Beach
- Osage Beach Premium Outlets
- Osage Beach Lodging
- Boats for Sale Osage Beach
- Shopping in Osage Beach
- Osage Beach Missouri Restaurants

Reporting-Total Clicks, Total # Impressions, Average Click Thru Rate, Average Cost Per Click



SEM OSAGE BEACH FY20

- Total Clicks- 18,143
- Total Impression-208,752
- Average CTR-9.17%
- Average CPC-\$0.41

MARKETING PARTNERSHIP OPTIONS

PRINT

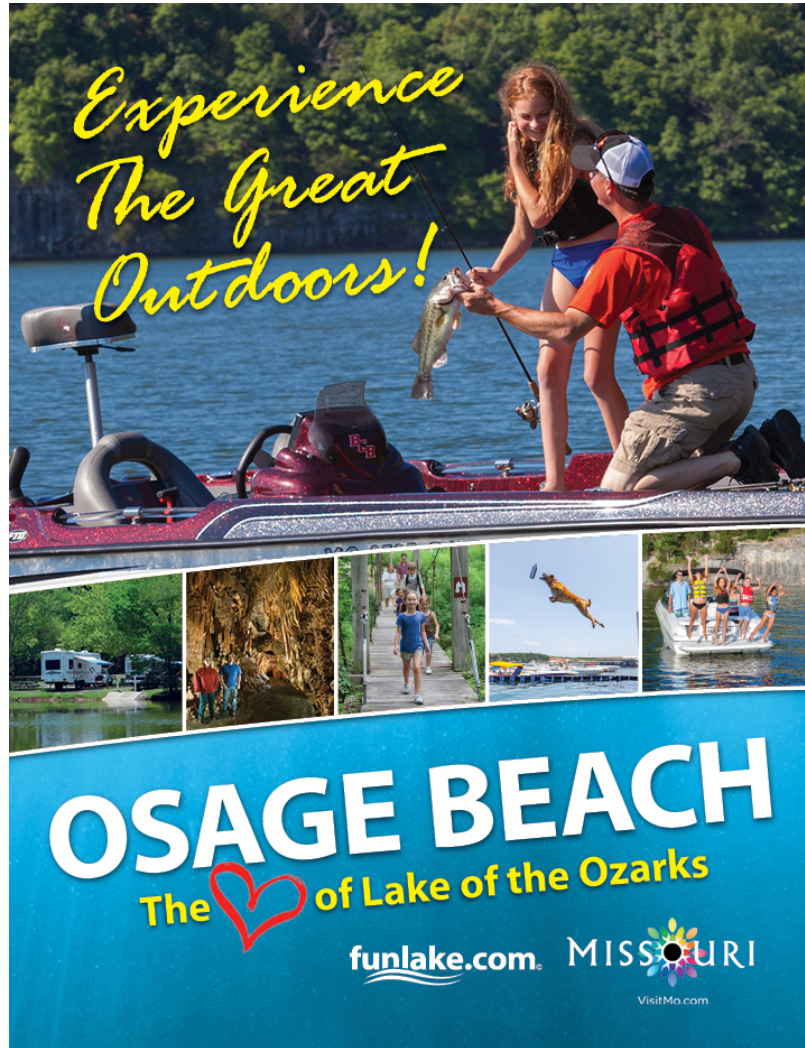


MIDWEST LIVING MAGAZINE-THE BEST OF THE MIDWEST (110,000 Circulation for Best of the Midwest/Midwest Living has 3 Million readers). One full page Ad. Published in April.



OUTDOOR GUIDE-Circulation of 10,000. Full Page Ads in Two Issues.

PRINT CREATIVE EXAMPLES



MARKETING PARTNERSHIP OPTIONS



BILLBOARDS-Digital



St. Louis I-70 By Mid-Rivers Mall Area

St. Louis I-44 By Big-Bend Exit (St. Louis County, Right hand read traveling west approaching the 1-270/1-44 Merge) (FY-20 58,693 Spots Delivered)



Kansas City Bond Bridge 1 Mile North of KC on 1-35 (FY20 65,273 Spots Delivered)

Kansas City Mill Street 1-35 5 Miles South of KC (FY20 67,990 Spots Delivered)

BILLBOARD CREATIVE EXAMPLES



MARKETING PARTNERSHIP OPTIONS



CARDINALS RADIO

3.3 Million Listeners

62- 30 Second Commercials



CHIEFS RADIO

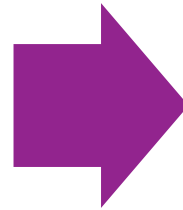
12 Million Listeners

24-15 Second Commercials



ADDITIONAL MARKETING PARTNERSHIP BENEFIT

City of Osage Beach
Landing Page on the
newly redesigned
Funlake.com



Visits to funlake.com
FY20 1,227,536

THANK YOU!!



Lagina Fitzpatrick, CMP, CHSC
TCLA Interim Executive Director
lagina@funlake.com
573-348-0111



Heather Brown
CVB Executive Director
Heather@funlake.com
573-348-1599



Eric Homan
Web Admin & Internet Marketing
Eric@funlake.com
573-348-1599

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Motion to proceed with a Cooperative Marketing Partnership with Central Missouri's Lake of the Ozarks Tri-County Lodging Association (TCLA).

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

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:

None

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-21-754000

FY21 Budgeted Amount:	\$ 25,000
Expenditures to Date (MM/DD/YY):	(\$ 0)
Available:	\$ 25,000
Requested Amount:	\$ TBD

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Not Applicable

City Administrator Comments:

The preceded presentation by TCLA outlined the Cooperative Marketing Partnership opportunity for the City of Osage Beach. The City has participated in the program in past years, beginning with FY2014 at \$2,000; FY2015 \$10,000 spent; FY2016-FY2020 \$25,000 spent annually. The FY2021 Operating Budget does include a \$25,000 budgeted line item should the Board of Aldermen decide to continue the partnership. The level of participation is at the Board's discretion.

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 21-40 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 20.83 Adopting the 2021 Annual Budget, Transfer of Funds for Necessary Expenses.
First Reading

Requested Action:

First Reading of Bill #21-40

Ordinance Referenced for Action:

Board of Aldermen approval required for budget amendments over \$5,000 per Municipal Code Chapter 135; Article II: Purchasing, Procurement, Transfers, and Sales.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 21-40 is in correct form.

City Administrator Comments:

The following are budget amendments needed to the FY2021 Operating Budget:

Request	Original Budget	Amended
1) 20-00-743200 Vehicle Maintenance	\$ 18,000	\$ 28,000

2) 20-00-774256	Building Improvements	\$ 13,300	\$ 31,936
3) 30-00-774256	Building Improvements	\$ 13,300	\$ 31,936
4) 30-00-773100	Engineering	\$ 0	\$ 964
5) 35-00-774256	Building Improvements	\$ 80,300	\$ 98,936
6) 35-00-743300	Repair of System	\$ 425,000	\$ 540,000

Explanation:

1) Unexpected repairs have been needed, specifically to Truck #55 and #62. Truck #55 is the truck the Board authorized a capital expenditure to replace the truck bed which has been completed as well. Funds available through unrestricted monies in the Transportation Fund. Total request to add = \$10,000.

2), 3), and 5) All are carryovers from approved appropriations for the PW building repairs from FY2020 that didn't get completed/paid until FY2021. Funds available through unrestricted monies in the respected Funds. Total expenditure for request, split between the three Funds = \$55,908.

4) Carryover from FY2020. Represents the final billing for the Swiss Village Well Project (approved in FY2020) that was originally estimated to be paid in FY2020, but paid in FY2021. Funds available through unrestricted monies in the Water Fund. Total expenditure for request = \$964.

6) Partial carryover from FY2020. \$35,000 of the requested amendment represents approved expenditures for pumps in FY2020 but delivery and payment occurred in FY2021. The remainder of the requested are needed expenditures for system repairs due to unexpected issues. Funds available through restricted monies in the Sewer Fund. Total request to add = \$115,000.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 20.83 ADOPTING THE 2021 ANNUAL BUDGET, TRANSFER OF FUNDS FOR NECESSARY EXPENSES.

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

Section 1. That the 2021 Annual Budget adopted as Ordinance No. 20.83 is hereby amended by appropriating additional funds or reducing appropriations as follows:

	Original Item	Amended Item
20-00-743200 Vehicle Maintenance	\$ 18,000	\$ 28,000
20-00-774256 Building Improvements	\$ 13,300	\$ 31,936
30-00-774256 Building Improvements	\$ 13,300	\$ 31,936
30-00-773100 Engineering	\$ 0	\$ 964
35-00-774256 Building Improvements	\$ 80,300	\$ 98,936
35-00-743300 Repair of System	\$425,000	\$540,000

Section 2. In all other respects the 2021 Annual Budget adopted in Ordinance No. 20.83 remains in full force and effect.

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 21.40 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 21.40.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Tara Berreth, City Clerk
Presenter: Edward Rucker, City Attorney

Agenda Item:

Bill 21-41 - An ordinance of the City of Osage Beach, Missouri, establishing a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials. *First Reading*

Requested Action:

First Reading of Bill #21-41

Ordinance Referenced for Action:

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

Deadline for Action:

Yes -Political subdivision public with an annual operating budget over \$1 million must pass a conflict ordinance, order, policy or resolution at an open meeting by September 15th.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 21-41 is in correct form.

City Administrator Comments:

I concur with the department's recommendation.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

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

Section 1. Declaration of Policy. The proper operation of municipal government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policies be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the City.

Section 2. Conflicts of Interest.

a. All elected and appointed officials as well as employees of a political subdivision must comply with Section 105.454 of the Missouri Revised Statutes on conflicts of interest as well as any other state law governing official conduct.

b. Any member of the governing body of a political subdivision who has a "substantial or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the city clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children whether singularly or collectively, directly or indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 3. Disclosure Reports. Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo. if any such transactions occurred during the previous calendar year:

a. For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision; and

b. The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision.

c. The chief administrative officer, the chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo, the following information for the previous calendar year:

1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement;

2. The name and address of each sole proprietorship that he owned; the name, address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture with the Secretary of State; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class of outstanding stock, limited partnership units or other equity interests;

3. The name and address of each corporation for which such person served in the capacity of a director, officer or receiver.

Section 4. Filing of Reports.

a. The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year:

1. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the Board of Aldermen may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement.
2. Each person appointed to office shall file the statement within thirty days of such appointment or employment covering the calendar year ending the previous December 31.
3. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen days after the close of filing at which the candidate seeks nomination or election or nomination by caucus. The time period of this statement shall cover the twelve months prior to the closing date of filing for candidacy.

b. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the city clerk and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. Filing of Ordinance. The city clerk shall send a certified copy of this ordinance, adopted prior to September 15th, to the Missouri Ethics Commission within ten days of its adoption.

Section 6. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect for two years from the date of passage.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 21.41 was duly passed on
Aldermen of the City of Osage Beach. The votes thereon were as follows:

by the Board of

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker,
City Attorney

I hereby APPROVE Ordinance 21.41.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: July 1, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator

Agenda Item:

Bill 21-42 - An ordinance of the City of Osage Beach, Missouri, authorizing the City Administrator to execute a contract with NextSite LLC for research, marketing, and consulting services for the recruitment of commercial development and redevelopment for an annual amount of \$2,850, plus defined Success Fees. *First Reading*

Requested Action:

First Reading of Bill #21-42

Ordinance Referenced for Action:

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 - Participation in the program is requested to begin within the month.

Budgeted Item:

No - General Fund Unrestricted Funds

Budget Line Information (if applicable):

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

FY2021 Budgeted Amount: \$ 0

FY2021 Expenditures to Date (05/31/2021): (\$ 0)

FY2021 Available: \$ 0

FY2021 Requested Amount: \$ 2,850

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 21-42 is in correct form.

City Administrator Comments:

At the June 3, 2021 Board of Aldermen meeting the NextSite program opportunity was discussed for the City of Osage Beach to participate as a targeted City, contracting with NextSite LLC in conjunction with LOREDC and six other cities within the our three county-wide region. The annual cost is \$2,850 for each year we participate (up to three years), plus success fees. Each year's participation will be at the Board's discretion. Success Fees, outlined in the agreement, are the fees paid to NextSite per development directly recruited and assisted by NextSite's services at such time said development is open of business.

This is not a FY2021 budgeted expenditure, but funding is available through unrestricted monies within the General Fund. Upon first reading approval, a budget amendment will initiated.

NextSite is a commercial development advisory firm that LOREDC (Lake of the Ozarks Regional Economic Development Council) and AmerenMO has partnered with to use data and market analysis, and services to attract new and commercial business to the LOREDC region; Camden, Miller, and Morgan Counties. NextSite specializes in research and market analysis, and identifies and connects opportunities to developers, tenant representatives, and end-users to develop new retail and commercial business. NextSite's proposal to LOREDC not only covers a scope of services for LOREDC's region, but in addition, includes seven selected cities within LOREDC's region to target. LOREDC is working with the selected cities, with a few of them already committing to the program.

AmerenMO and LOREDC have committee funds for the services to offset the cost for each targeted city, making the program more affordable. Each city will be asked to contribute a nominal financial commitment, \$2,850 per year. The respective city procuring expansion/development through the efforts of NextSite will bare the additional fees specific to the city, defined as Success Fees outlined within the program.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE A CONTRACT WITH NEXTSITE LLC FOR RESEARCH, MARKETING AND CONSULTING SERVICES FOR THE RECRUITMENT OF COMMERCIAL DEVELOPMENT AND REDEVELOPMENT FOR AN ANNUAL AMOUNT OF \$2850, PLUS DEFINED SUCCESS FEES.

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

Section 1. The Board of Aldermen authorizes the City Administrator to execute on behalf of the City a contract with NextSite LLC., under substantially the same or similar terms and conditions as set forth in ("Exhibit A").

Total expenditures or liability authorized under this contract for an annual amount of \$2.850, plus defined Success Fees.

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

Section 3. 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. 21.42, was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 21.42.

Date

John Olivarri, Mayor

ATTEST:

Tara Berreth, City Clerk



**AGREEMENT TO PROVIDE
RESEARCH, MARKETING & CONSULTING SERVICES**

THIS AGREEMENT is entered into by and between NextSite, LLC, an Alabama limited liability company (hereinafter referred to as “Consultant”) and the City of Osage Beach, Missouri (hereinafter referred to as “Client”) on this the ____ day of **July, 2021**, as follows:

WHEREAS, the Client has opted into the previous agreement with the Lake Ozark Regional Economic Development Council and Consultant and desires to have performed those services identified on Exhibit B attached hereto (the “Project”) relating to the agreement with the City of Osage Beach, Missouri, which it believe will promote the efficient operation of the Client; and,

WHEREAS, Consultant has made a proposal to the Client to provide research, marketing and consulting services related to the Project to the Client as further forth below.

W-I-T-N-E-S-S-E-T-H:

NOW, THEREFORE, this agreement is made and entered into on the date first above written by and between the Client and Consultant, by which Consultant will provide research, marketing and professional consulting to the Client as hereinafter specified, through individuals possessing a high degree of professional skill where the personality of the individual will play a decisive role as follows:

1. SCOPE OF SERVICES

Consultant agrees, for the consideration stated herein, to provide research, marketing and professional consulting and related services to the Client for the Project as set out in Exhibit B. The engagement will focus on the site(s) identified by the Client and Consultant to pro-actively recruit commercial development and redevelopment.

2. TIME OF PERFORMANCE

Consultant shall provide services pursuant to this agreement and expeditiously and in good faith conduct its work in such a manner as to complete its commitments for Client within **three (3)** calendar years which shall be calculated as **July ____ 2021**, to **July _____, 2024**, with success fees

due on any projected open during the three-year engagement or within **24-months of July _____, 2024**, or any extension thereof.

Consultant shall commence, carry on and complete the Project with all practicable dispatch, in a sound, economical and efficient manner, in accordance with the provisions hereof and applicable laws. In accomplishing the Project, Consultant shall take such steps as are appropriate to ensure that the work involved is properly coordinated with related work and policies being carried on by the Client.

3. COMPENSATION

The Client agrees to pay Consultant for the services as set forth herein, the sum of **\$2,850** for the first year plus the success fees outlined in Exhibit A below. Payment is to be made upon execution of this agreement and receipt of invoices from NextSite, LLC. The compensation for years two and three shall be **\$2,850** per year plus success fees payable as outlined in Exhibit A below. Payment is to be made upon receipt of the invoices from NextSite, LLC. The client shall have the right to renew the contract for additional years, starting in year four, at the rate of **\$2,850** per year and thereafter under the same payment terms, as mutually agreed between Client and Consultant. Client shall pay Consultant in U.S. dollars within thirty (30) days of receipt of invoices. Additional charges for interest shall become due and payable at a rate of one and one-half percent (1-1/2%) per month (or the maximum percentage allowed by law, whichever is lower) on past-due invoices or unpaid balances. If Client fails to pay invoiced amounts within sixty (60) days after delivery of invoice, Consultant, at its sole discretion, may initiate collections proceedings, including payment for costs associated with such collection efforts.

Client acknowledges that affiliates and strategic partners of Consultant act in the capacity of a real estate advisory service business and may earn fees for services including development, leasing and real estate advisory fees in the performance of such affiliates services as part of the scope of the Project. The fees earned by such affiliates and strategic partners are not the responsibility of the City of Osage Beach, Missouri.

4. CLIENT RESPONSIBILITIES

In addition to paying Consultant for services according to the preceding paragraph, the

Client shall also provide for Consultant: access to relevant personnel, facilities, and materials including, but not necessarily limited to, those items specified in Consultant's proposal to Client, and such records, reports, and information as reasonably requested by Consultant and in Client's possession.

5. LEVEL OF COMPETENCE

Consultant represents and warrants to the Client that it and all of its employees that will be working on the project for the Client are qualified and competent to perform the services required. Such personnel shall not be employees of or have any pre-existing contractual relationship with the Client. All of the services required hereunder will be performed by Consultant or under its supervision.

The Project Directors for the performance of services by Consultant pursuant to the terms and conditions of this agreement will be Charles Branch, Senior VP of Business Development. Consultant will also use additional employees to assist with the performance of this Agreement as Consultant deems appropriate in Consultant's discretion.

6. MATERIALS/CONFIDENTIALITY

The Client agrees to cooperate with and provide Consultant with access to facilities and information within its reasonable possession and control, requested by Consultant for its review and use in performing the services herein. Provided, however, all such documents, information, results, memoranda and all other written information ("information") shall be held confidential by Consultant and any of its sub-contractors and shall not, without the prior written consent of the Client, be used for any purpose other than the performance of this agreement nor be disclosed to any other entity not connected with performance of this agreement. Upon completion of services, Consultant shall return all such information to the Client. The Client shall retain ownership of all such information provided by Client.

7. INTELLECTUAL PROPERTY

The Client and Consultant, jointly and separately, acknowledge and agree that the intellectual property of both parties shall remain owned by the respective party. Except for

Consultant's periodic and final reports generated for performance of this agreement to or for the Client, reports, memorandums, electronic mail, facsimile transmissions and other written and prepared documents shall be owned by the party who authored, generated or who originally possessed the same and nothing in this agreement shall contravene said rights. All papers, documents, and work product of any type delivered to or in the possession of the City becomes public record accessible to citizens and the press pursuant to Chapter 610 of the Revised Statutes of Missouri and Chapter 117 of the Osage Beach Municipal Code.

8. INFORMATION AND REPORTS

Consultant shall furnish periodic reports concerning the status of the project to the Client's representative pursuant to a schedule agreed upon by Consultant and Client. Consultant shall furnish the Client, upon request, electronic copies of all documents and other material prepared or developed as part of the project. Such requests shall be reasonable and within normal business practices for such work.

9. COPYRIGHT INFORMATION

The Client acknowledges that all intellectual property developed during the course of this agreement by Consultant shall belong exclusively to Consultant. However, the Client may utilize any of the foregoing for and on behalf of its internal operations, to support existing business and entrepreneurial growth and all commercial development efforts in its communities and county, but will take steps reasonably necessary with its employees with respect to the use, copying, protection and security of the foregoing.

10. APPLICABLE LAWS

Consultant shall register and comply with all State or Federal laws and/or regulations as they may relate to the services or activities of the Consultant to the Client.

11. INSURANCE

Consultant shall carry all appropriate and necessary insurance to be in compliance with state and national laws regarding the insurance coverage of its employees.

12. CONFLICT OF INTEREST

The Consultant represents and warrants to the Client, to the best of its knowledge, that

neither it nor its Project Directors are aware of any conflict of interest which exists by means of its provision of services to the Client pursuant to the terms and conditions of this agreement.

13. NOTICES/PARTIES REPRESENTATIVES

The primary representative of the Client for this agreement shall be Jeana Woods, City Administrator, City of Osage Beach, Missouri.

All notices, bills, and invoices required by this agreement shall be sufficient if sent by the parties hereto in the United States Mail, postage prepaid thereon to the addresses noted below:

Client: Jeana Woods
City of Osage Beach, Missouri
1000 City Parkway
Osage Beach, MO 65065
(573) 302-2000
jwoods@osagebeach.org

Consultant: NextSite LLC
880 Montclair Road
Suite 625
Birmingham, AL 35213
Attention: Chuck Branch

14. REPRESENTATIVE CAPACITY

While Consultant's role will be that of consultant to the Client, Consultant shall be and remain an independent contractor and not act in the role of an agent or legal representative on behalf of the Client. Consultant shall not have the authority to bind or obligate the Client, its officers, agents or employees. As part of our work on behalf of your community, NextSite connects with dozens of retailers, restaurants, developers, brokers and tenant reps. Our focus is to position your community with the decision makers that drive the development process for concepts likely to consider markets like Osage Beach, Missouri. Client acknowledges that based on community's size, there are limited opportunities for national and regional recruitment. Client acknowledges that one of the key benefits of this engagement is local support of the community's existing businesses and entrepreneurial opportunities both of which fall outside the scope of NextSite's services beyond the delivery of the research and market analysis.

15. MISCELLANEOUS

Each party to this agreement represents and warrants to the other as follows:

- A. That it is an individual of the age of majority or otherwise a legal entity duly organized and in good standing pursuant to all applicable laws, rules and regulations.
- B. That each has full power and capacity to enter into this agreement, to perform and to conclude the same including the capacity, to the extent applicable, to grant, convey and/or transfer; areas, assets, facilities, properties, (both real and personal), permits, consents and authorizations and/or the full power and right to acquire and accept the same.
- C. That to the extent required, each party has obtained the necessary approval of its governing body, board, council or other appropriate governing body and a resolution or other binding act has been duly and properly enacted by such governing body or board authorizing this agreement and said approval has been reduced to writing and certified or attested by the appropriate official of the party.
- D. That each party has duly authorized and empowered a representative execute this agreement on their respective behalf and the execution of this agreement by such representative fully and completely binds the party to the terms and conditions hereof.
- E. That absent fraud, the execution of this agreement by a representative of the party shall constitute a certification that all such authorizations for execution exist and have been performed and the other party shall be entitled to rely upon the same. To the extent a party is a partnership, limited liability company or joint venture, the execution of this agreement by any member thereof shall bind the party and to the extent that the execution of agreement is limited to a manager, managing partner or specific member then the person so executing this agreement is duly authorized to act in such capacity for the party.
- F. That each party represents and warrants to the other that, to the best of its knowledge, there is no litigation, claim or administrative action threatened or pending or other proceedings to its knowledge against it which would have an adverse impact upon this transaction or upon either's ability to conclude the transaction or perform pursuant to the terms and conditions of this agreement.
- G. That each party has obtained any and all required permits, approvals and/or authorizations from third parties to enable it to fully perform pursuant to this agreement.

Third Party Beneficiaries: It is the intent of the parties hereto that there shall be no third-party beneficiaries to this agreement, except that, the Client may share any research, market analysis, reports, etc. generated by the Consultant as part of the engagement, with agencies and authorities

working for or on behalf of the Client.

Final Integration: This agreement, together with any exhibits or amendments hereto, constitutes the entire agreement of the parties, as a complete and final integration thereof with respect to its subject matter. In the event of a direct conflict between the provisions hereof and any prior agreement or amendment, the latter shall supersede the former. All written or oral understandings and agreements heretofore had between and among the parties are merged into this agreement, which alone fully and completely expresses their understandings. No representation, warranty, or covenant made by any party which is not contained in this agreement or expressly referred to herein have been relied on by any party in entering into this agreement.

Force Majeure: Neither party to this agreement shall hold the other party responsible for damages or delay in performance caused by acts of God, strikes, lockouts or other circumstances beyond the reasonable control of the other or the other party's employees,
agents or contractors.

Amendment in Writing: This agreement may not be amended, modified, altered, changed, terminated, or waived in any respect whatsoever, except by a further agreement in writing, properly executed by all of the parties.

Binding Effect: This Agreement shall bind the parties and their respective personal representatives, successors, and assigns. If any provision in this agreement shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

Captions: The captions of this agreement are for convenience and reference only, are not a part of this agreement, and in no way define, describe, extend, or limit the scope or intent of this agreement.

Construction: This agreement shall be construed in its entirety according to its plain meaning and shall not be construed against the party who provided or drafted it.

Governing Law: The laws of the State of Missouri, but without regard to conflict of laws principles, shall govern the validity of this agreement, the construction of its terms, the interpretation of the rights, the duties of the parties, the enforcement of its terms, and all other matters relating to this agreement.

Prohibition on Assignment and Delegation: No party to this agreement may assign or delegate its interests or obligations hereunder without the written consent of all other parties hereto obtained in advance of any such assignment or delegation. No such assignment or delegation shall in any manner whatsoever relieve any party from its obligations and duties hereunder and such assigning

or delegating party shall in all respects remain liable hereunder irrespective of such assignment or delegation.

Waiver: Non-enforcement of any provision of this agreement by either party shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remaining terms and conditions of the agreement.

Agreement Date/Counterparts: The date of this agreement is intended as and for a date for the convenient identification of this agreement and is not intended to indicate that this agreement was necessarily executed and delivered on said date. This instrument may be executed in any number of counterparts, each of which so executed shall be deemed an original, but all such counterparts shall together constitute but one and the same instrument.

Non-Appropriation: The City has budgeted and appropriated necessary funds to make all the City's payments required hereunder for the remainder of the fiscal year in which this agreement is executed; and the City intends to make all the payments required hereunder so long as funds are appropriated in each fiscal year by its governing body. The City reasonably believes that money is an amount sufficient to make all payments required hereunder can and will lawfully be appropriated and made available, therefore. All payments required hereunder shall be payable out of the general funds of the City or out of other funds legally available, therefore. If the City's governing body fails to appropriate sufficient funds in any fiscal year for payments, then a "Non-Appropriation Event" shall be deemed to have occurred. If a Non-Appropriation Event occurs, then the City shall give NextSite, LLC immediate notice of said event, and this Agreement shall immediately terminate.

CLIENT:
City of Osage Beach, Missouri
By: _____
Title: _____
Date: _____

CONSULTANT:
NextSite, LLC
By: _____
Title: _____
Date: _____

Exhibit A

In consideration of NextSite's agreement to significantly reduce its standard engagement fee, the Client will pay NextSite LLC recruitment success fees per the schedule below on all commercial development recruited and completed within the city limits during the period beginning on the date the Client and NextSite LLC execute the "Agreement to Provide Research, Marketing & Recruitment Services" (the "Agreement") and ending at the conclusion of 24 months following the termination of the Agreement (initial Agreement term is 3 years) or any extension of the agreement. Success fees will be earned by NextSite by pro-actively connecting developers, tenant reps, national/regional retailers and restaurants to opportunities in Osage Beach and by supporting any national/regional retail and restaurant development within the City of Osage Beach. A development will be considered complete for the purposes of this agreement when the retailer/restaurant open for business. For multi-tenant developments, the fee is due when the first retailer opens for business. Out parcel developments are considered separate success fees.

- Restaurant(s) – QSR, FSR or Fast Casual
 - \$4,500 per location
- Single or Multi-Tenant development of less than 10,000 square feet
 - \$7,500 per development
- Multi-tenant development or single tenant retailer(s) between 10,001 and 50,000 square feet
 - \$15,000 per development
- Multi-tenant development or single tenant retailer(s) between 50,001 and 100,000 square feet
 - \$20,000 per development
- Development or single tenant retail of 100,001+ square feet
 - \$30,000 per location
- Residential development (minimum 60 units), hotel, entertainment or healthcare tenant
 - \$25,000 per location if the developer is introduced to the market by NextSite



We are excited to announce a new partnership! Our team has partnered with the commercial development advisory firm, NextSite, to further strengthen our ability to attract new retail & commercial business investment within our service territory.

Through this partnership, Ameren and NextSite will begin a more detailed focus on driving new businesses to communities within our service territory. These opportunities will help to breathe new life into Main Street and neighborhoods, development and redevelopment opportunities, and additional tax revenues for local government agencies. We carefully chose this partnership based on NextSite's proprietary data solutions approach, access to national accounts and the success they've achieved throughout the nation.

In the months ahead, Ameren will be working with NextSite to boost commercial development all across our service territory by engaging with our communities to provide local market assessments, customer journey and consumer travel pattern analyses, property assessments and pro-active outreach to expanding commercial/retail enterprises seeking new growth opportunities.

For those interested communities, Ameren has secured an added value option by negotiating preferential pricing of NextSite's services and solutions to meet your community's unique growth opportunities.

Sincerely,

The Ameren Economic Development Team



CONNECTING OPPORTUNITIES

NextSite is a Commercial Development Advisory Firm specializing in identifying and connecting opportunities to developers, tenant reps and end-users to affect positive change in the communities we service across the U.S.

Our focus is to provide a unique research & market analysis based on the consumer travel patterns and customer journeys to key retail assets and your downtown, identify realistic recruitment targets and leverage our developer and tenant rep relationships to support commercial development growth in your community.

In the past 5 years, NextSite has connected and supported over 20 million square feet of commercial development projects resulting in over \$4.1 billion of capital investment. NextSite has successfully connected developers, tenant reps and end-users to projects across the U.S. including: Single Tenant, Multi-Tenant, Shopping Centers, Multi-Family, Healthcare, Workforce Housing, Hospitality, Entertainment, Mall Redevelopment, Grocery, Mixed-Use, Senior Housing and Student Housing.

While NextSite has only been in existence for 5 years, the principals and key executives of the company have a combined 100+ years of retail, industrial, multi-family, mixed-use and economic development experience positioning communities for commercial development success. Every member of the NextSite team is a member of ICSC and we participate in a minimum of 12 ICSC Conferences each year plus several shopping center, hospitality, and Retail Live conferences. However, 90% of our success comes from interacting with developers, tenant reps and retailers daily outside of the conference environment.

Our unique tools allow us to create industry leading analysis that creates a story about the opportunities in your market. Our success in connecting developer and tenant reps to these opportunities speaks for itself. Developers and Tenant Reps trust our insight, market knowledge and target opportunity identification.

Our Customer Journey and Consumer Travel Pattern Analytics form the basis for creating high quality custom trade areas to facilitate the balance of research and marketing deliverables. In many cases we end up with multiple custom trade areas because there is no one size fits all approach. A grocery store may have a substantially different trade area than a women's clothing store or restaurant.

NextSite's new proprietary **site identification model** estimates the suitability of a community for any given retailer based on the propensity of that retailer to locate in similar markets. Our model analyzes over 250 retail chains with more being added every day. This tool, based on proven statistical methods and back tested on recent site decisions by multiple concepts, allows us to quickly identify markets and sub-markets that match existing locations of the target retailer/restaurant. This information becomes part of our pro-active outreach to developers, tenant reps and retailers.

NextSite does not establish a minimum number of contacts in our engagements. We identify all potential opportunities based on our analysis of the market and the expansion plans of retailers. Our proactive outreach to our network of developers and tenant reps will communicate your story and get decision makers into your market. We will also position your community for potential commercial development in non- retail categories, including multi-family, middle market housing, hospitality, healthcare and mixed-use.

Scope and Approach: Retail & Restaurant Analysis & Recruitment



Within the first 60 days of the agreement, NextSite will identify the appropriate radius, drive time and custom trade areas based on feedback from key community contacts, analysis of peer communities, onsite market visits and analysis of consumer travel patterns and customer journey. The research provided will be:

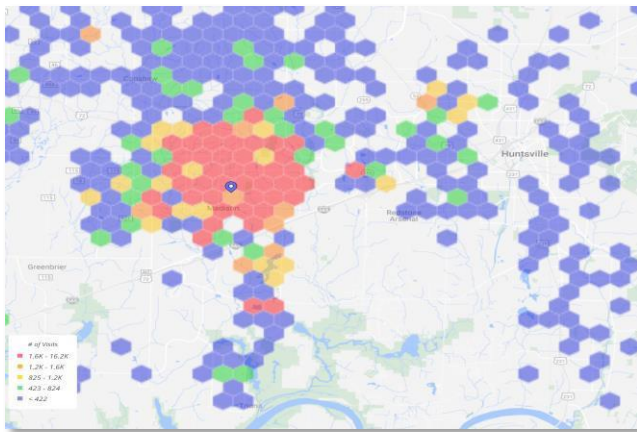
- Radius Analysis
- Drive Time Analysis
- Customer Journey Analysis
- Custom Trade Area Analysis
- Demographic Trend Analysis
- Consumer Spending Patterns
- Retail GAP/Leakage Analysis
- Peer Community Analysis
- Retail VOID Analysis
- Tapestry Segmentation
- Site Maps
- Retail Landscape Maps
- Traffic Count Maps
- Retail Marketing Guide
- Prior/Impact/Rebound COVID-19 Customer Journey Analysis
- On-Demand Reports

"NextSite has proven to be an invaluable team member on several high-profile projects that we have delivered over the years. The quality of data and analytics provided by NextSite has helped us ensure that these projects truly serve the communities in which they are located."

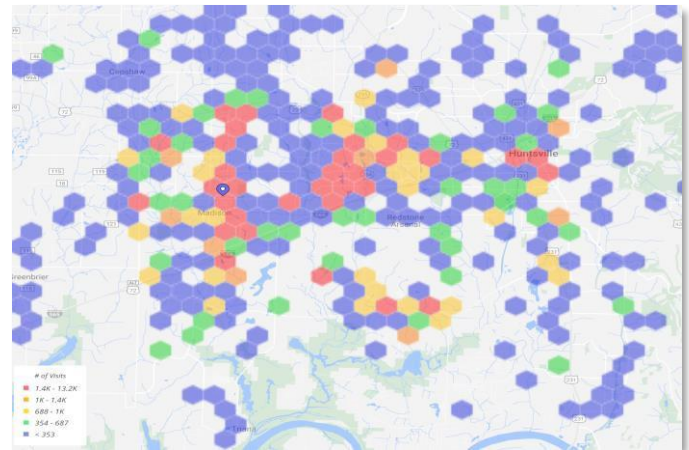
John Gunderson
President – Daniel Communities

Customer Journey and Custom Trade Area Research & Analysis

Consumer Travel Patterns using Mobile Device Tracking data allows NextSite to visualize the Common Evening, Common Daytime and Path to Purchase locations of consumers based on visits to a designated retailer or multi-tenant commercial location. This data helps identify clusters of consumers and is often the baseline in our understanding the size and scope of custom trade areas.



Home Location



Work Location

Publix / Hughes Rd

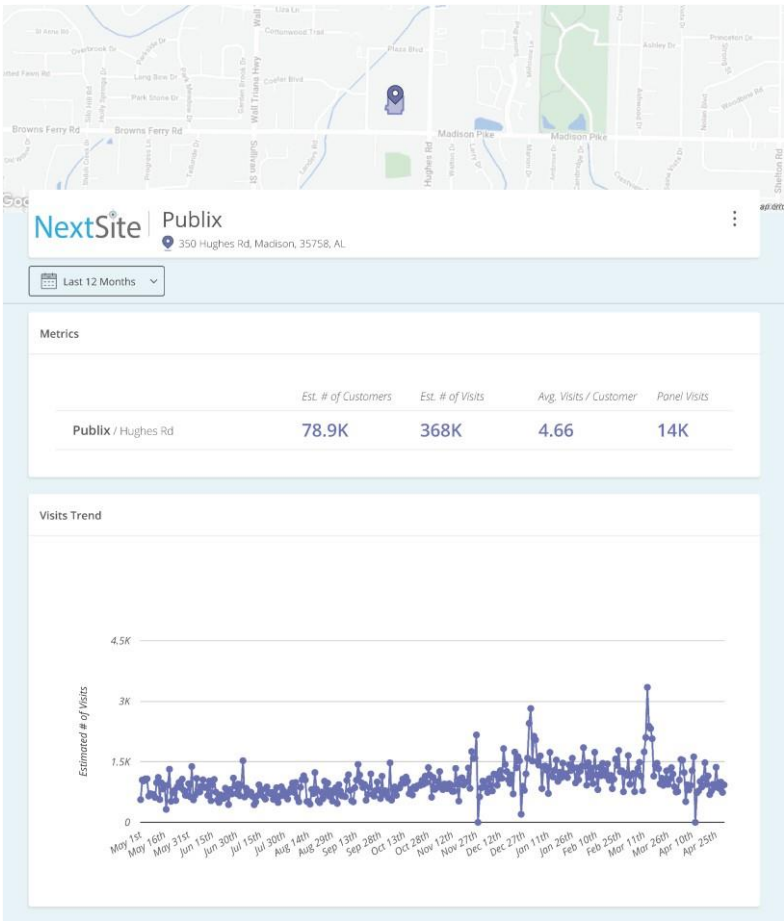
Prior			Post		
	Venue Name	Foot-Traffic		Venue Name	Foot-Traffic
1	Midtown Marketplace / Wall Triana Highway	3.4%	1	Midtown Marketplace / Wall Triana Highway	2.12%
2	Bridge Street Town Centre / The Bridge St	2.75%	2	Walmart Supercenter / Madison Blvd	0.87%
3	Bob Jones High School / Hughes Rd	1.2%	3	Applebee's / Hughes Road	0.48%
4	Hogan Family YMCA / Park Square Ln	1.13%	4	La Placita / Hughes Rd	0.46%
5	The Shoppes Of Madison / Us 72 And Wall Triana Hwy	1.02%	5	Bob Jones High School / Hughes Rd	0.41%
6	Walmart Supercenter / Madison Blvd	0.94%	6	Promenade of Madison / Hwy 72 W	0.4%
7	Madison Public Library / Plaza Blvd	0.77%	7	Bridge Street Town Centre / The Bridge St	0.39%
8	La Placita / Hughes Rd	0.56%	8	The Shoppes Of Madison / Us 72 And Wall Triana Hwy	0.3%
9	Good Samaritan Hospice / Hughes Rd Ste 12	0.51%	9	Madison Centre / Madison Blvd	0.29%
10	Madison Church of Christ / Hughes Rd	0.43%	10	Sam & Greg's Pizzeria / Hughes Rd	0.29%

Post – Prior Location

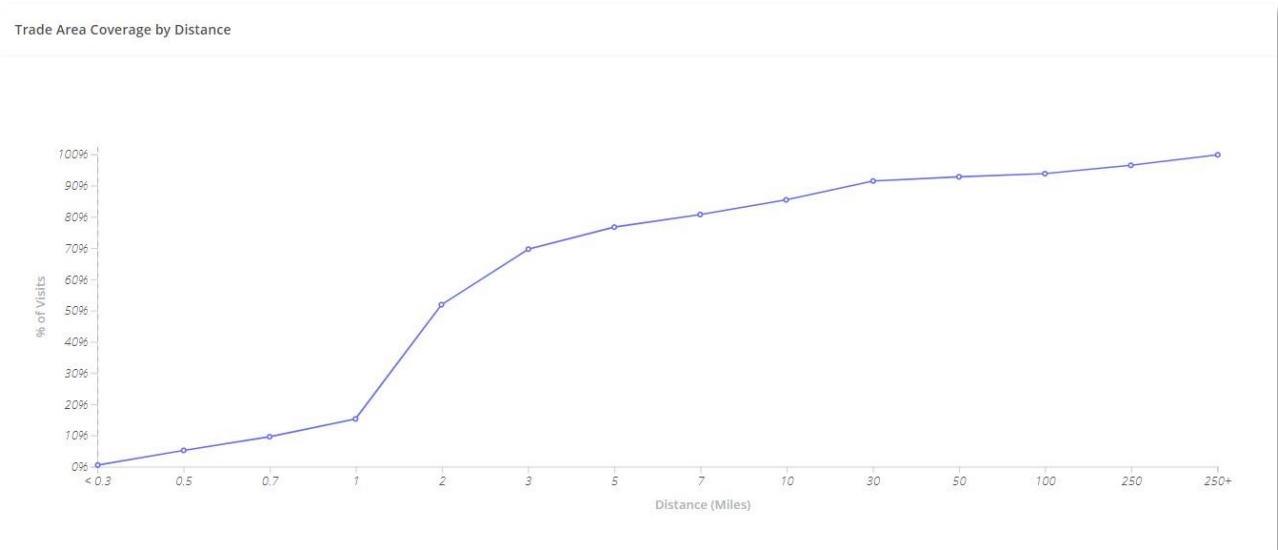
Customer Journey and Custom Trade Area Research & Analysis

Customer Journey Analytics based on a market’s primary retailer/commercial assets allows NextSite to gain insight into customer shopping habits and travel patterns as well as assess a community’s ability to draw consumers into the market from the surrounding areas. We also create Customer Journey analysis for the Downtown corridors to better understand visit traffic and length of stay.

Estimated Number of Customers, Estimated Number of Visits and Visits Trends – The Customer Journey Analytics report highlights the number of unique customers visiting the primary retailer (or targeted location) as well as the total number of visits.

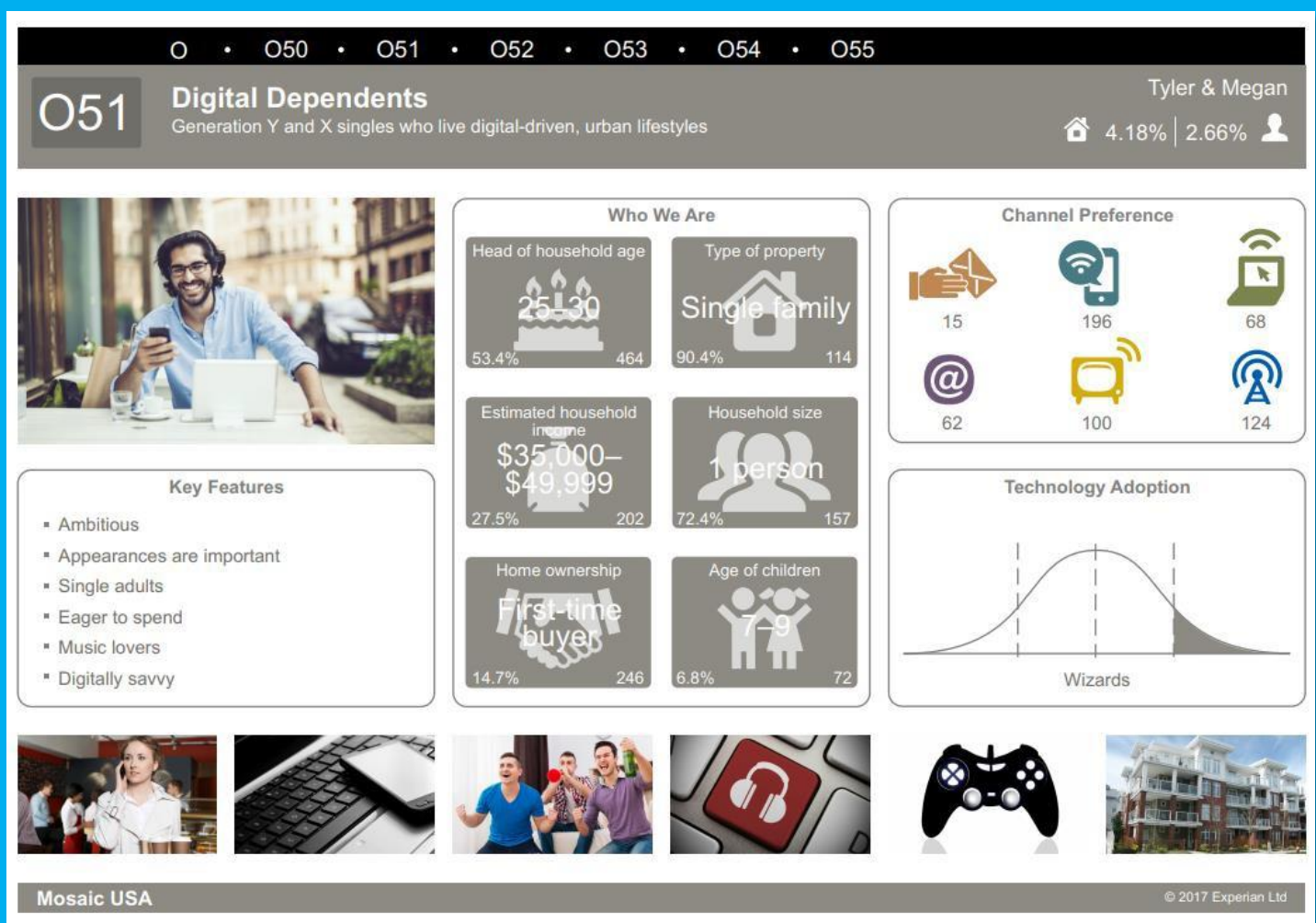


Trade Area Coverage by Distance highlights the distance that a retailer or other commercial asset is able to draw customers.



Tapestry Segmentation

Retailers today know the psychographic profiles of their target consumer. Through this data, we review segmentation groups and match the consumer profile of your community's shoppers to prospective retailers. This data can also be critical to retailers regarding the types of product and services offered once the location decision has been reached.



Dawsonville, GA

Regional Trade Area
Retail GAP & Leakage
Calculated using TAS Retrieval
Latitude: 34.421268 Longitude: -84.116943
May 20, 2020

NextSite

Totals	2019 Supply (\$)	2019 Demand (\$)	GAP/Leakage (\$)
Total retail trade including food and drink (NAICS 44, 45 and 722)	3,405,466,542	4,799,695,545	1,394,228,997
Total retail trade (NAICS 44 and 45)	3,063,758,448	4,278,260,691	1,214,502,243
Motor Vehicle Parts and Dealers	2019 Supply (\$)	2019 Demand (\$)	GAP/Leakage (\$)
Motor vehicle and parts dealers (NAICS 441)	574,289,858	1,160,763,809	586,473,952
Automobile dealers (NAICS 4411)	483,494,339	1,011,095,520	527,601,181
New car dealers (NAICS 44111)	416,872,017	915,747,347	498,875,330
Used car dealers (NAICS 44112)	46,622,293	95,349,173	48,726,880
Other motor vehicle dealers (NAICS 4412)	35,455,298	80,233,452	44,778,153
Recreational vehicle dealers (NAICS 44121)	6,635,288	23,451,999	16,816,711
Motorcycle, boat, and other motor vehicle dealers (NAICS 44122)	28,820,010	56,751,485	27,931,475
Boat dealers (NAICS 441222)	21,663,099	18,000,892	-3,662,207
Motorcycle, ATV, and all other motor vehicle dealers (NAICS 441228)	7,156,911	38,750,593	31,593,682
Automotive parts, accessories, and tire stores (NAICS 4413)	75,340,250	69,433,838	-5,906,412
Automotive parts and accessories stores (NAICS 44131)	46,648,053	41,494,676	-5,153,377
Tire dealers (NAICS 44132)	28,692,197	27,939,161	-753,035
Furniture and Home Furnishings Stores	2019 Supply (\$)	2019 Demand (\$)	GAP/Leakage (\$)
Furniture and home furnishings stores (NAICS 442)	78,191,832	80,752,626	-2,560,794
Furniture stores (NAICS 4421)	22,028,913	46,163,853	24,134,940
Home furnishings stores (NAICS 4422)	55,562,919	32,589,074	-22,973,846
Floor covering stores (NAICS 44221)	11,431,225	5,034,773	-6,396,452
Other home furnishings stores (NAICS 44229)	44,131,694	27,554,301	-16,577,394
Window treatment stores (NAICS 442291)	23,948	1,393,454	1,369,506
All other home furnishings stores (NAICS 442299)	44,107,747	26,160,847	-17,946,900
Electronics and Appliance Stores	2019 Supply (\$)	2019 Demand (\$)	GAP/Leakage (\$)
Electronics and appliance stores (NAICS 443)	33,260,054	72,435,830	39,175,776
Household appliance stores (NAICS 443141)	3,673,117	11,731,960	8,058,843
Electronics stores (NAICS 443142)	29,586,937	60,703,870	31,116,933
Building Material and Garden Equipment and Supplies Dealers	2019 Supply (\$)	2019 Demand (\$)	GAP/Leakage (\$)
Building material and garden equipment and supplies dealers (NAICS 444)	280,006,442	322,664,347	36,657,905
Building material and supplies dealers (NAICS 4441)	247,727,749	277,098,481	29,370,731
Home centers (NAICS 44411)	140,247,771	152,478,916	12,231,145
Paint and wallpaper stores (NAICS 44412)	18,482,522	7,413,556	-11,068,966
Hardware stores (NAICS 44413)	4,619,247	24,096,472	19,477,224
Other building material dealers (NAICS 44419)	75,378,209	93,107,537	17,729,328
Lawn and garden equipment and supplies stores (NAICS 4442)	38,278,693	45,665,807	7,387,114
Outdoor power equipment stores (NAICS 44421)	1,693,223	6,952,349	4,859,126
Nursery, garden center, and farm supply stores (NAICS 44422)	36,585,470	38,713,458	2,127,988

Once the Retail Trade Areas are identified, we begin the process of performing detailed demographic research, GAP/Leakage analysis across all retail categories and household- level consumer expenditure reviews. Our Custom Demographic Research includes Historical, Current and Projected Demographics from multiple sources. Once caveat – we have found most retailers/restaurants are more interested in the demand side of the trade area and not the supply side.

Demographic Trends

Calculated using TAS Retrieval
Latitude: 33.732700 Longitude: -84.920127
Jan 3, 2020

NextSite



Consumer Spending Patterns - Annual Expenditure

Calculated using TAS Retrieval

Feb 26, 2020

Latitude: 34.269508 Longitude: -86.207939

NextSite

Albertville, AL	Regional Trade Area
Total Health Care	\$209,292,549
Total drugs	\$17,642,076
Prescription drugs	\$7,278,841
Nonprescription drugs	\$4,646,996
Nonprescription vitamins	\$5,716,430
Health Insurance	\$155,150,980
Total commercial health insurance (Not BCBS)	\$26,723,481
Preferred provider health plan (Not BCBS)	\$26,723,481
Total Blue Cross, Blue Shield	\$37,422,172
Preferred provider health plan (BCBS)	\$26,022,658
Health maintenance organization (BCBS)	\$9,444,600
Commercial medicare supplement (BCBS)	\$1,146,997
Other health insurance (BCBS)	\$806,869
Health maintenance organization (Not BCBS)	\$26,432,678
Medicare payments	\$39,340,119
Total Commercial medicare supplement and other health insurance	\$25,232,617
Commercial medicare supplement (Not BCBS)	\$15,407,993
Other health insurance (Not BCBS)	\$6,799,562
Long-term care insurance (Not BCBS)	\$3,025,041
Total medical supplies	\$6,314,477
Eyeglasses and contact lenses	\$2,445,825
Hearing aids	\$550,261
Topicals and dressings	\$3,268,494
Total Medical services	\$30,164,913
Physician's services	\$6,756,203
Dental services	\$10,724,082
Eyecare services	\$2,028,016
Services by professionals other than physician	\$2,678,171
Lab tests, x-rays	\$1,824,052
Hospital room and services	\$5,358,337
Other medical care services	\$815,984
Total Reading	\$3,443,065
Magazines/Newspaper subscriptions	\$1,718,475
Magazines/Newspapers, non-subscription	\$318,279
Books not thru book clubs	\$1,406,356

Community Peer Analysis

Retailers tend to locate in similar communities and/or trade areas. By identifying similar communities from a demographic and business scope, we can combine the city peers with the Retail VOID Analysis to further understand the opportunities for our Opportunity Target list.

City	State	1 mi Population	1 mi Avg HH Inc	3 mi Population	3 mi Avg HH Inc	5 mi Population	5 mi Avg HH Inc	10 mi Population	10 mi Avg HH Inc	15 mi Population	15 mi Avg HH Inc	30 mi Population	30 mi Avg HH Inc
Helena	AL	5,024	\$103,865	26,935	\$92,463	73,575	\$90,981	210,068	\$88,893	454,198	\$86,166	908,208	\$79,590
Madison	AL	8,812	\$113,684	49,065	\$110,755	85,976	\$102,928	228,925	\$82,083	379,206	\$83,488	655,196	\$79,149
Pelham	AL	3,058	\$74,583	25,096	\$84,026	72,192	\$93,686	242,573	\$102,070	520,639	\$90,692	933,906	\$79,628
Canton	GA	5,221	\$59,640	32,886	\$76,476	68,905	\$86,506	211,833	\$98,818	507,579	\$111,279	2,614,040	\$109,314
Evans	GA	3,392	\$130,989	38,499	\$112,586	95,887	\$103,386	246,378	\$83,817	394,943	\$73,525	595,863	\$70,346
Ridgeland	MS	8,579	\$66,428	45,911	\$82,047	88,397	\$91,590	228,733	\$85,089	386,871	\$77,709	507,587	\$75,680
Hendersonville	TN	5,327	\$88,316	48,461	\$88,269	91,230	\$92,283	297,041	\$83,410	577,581	\$78,667	1,421,892	\$89,506
Mount Juliet	TN	5,294	\$98,310	33,901	\$96,633	83,722	\$90,059	248,449	\$87,145	709,674	\$75,195	1,604,437	\$90,244

Retail VOID Analysis

Retail VOID Analysis is used to determine the distance from a market to the next nearest location of any retailer. This allows us to see which retailers have shown a propensity to located in markets with similar demographic profiles. When combined with Peer Analysis, VOID Analysis can make a compelling argument for a retailer or restaurant to locate in your community.

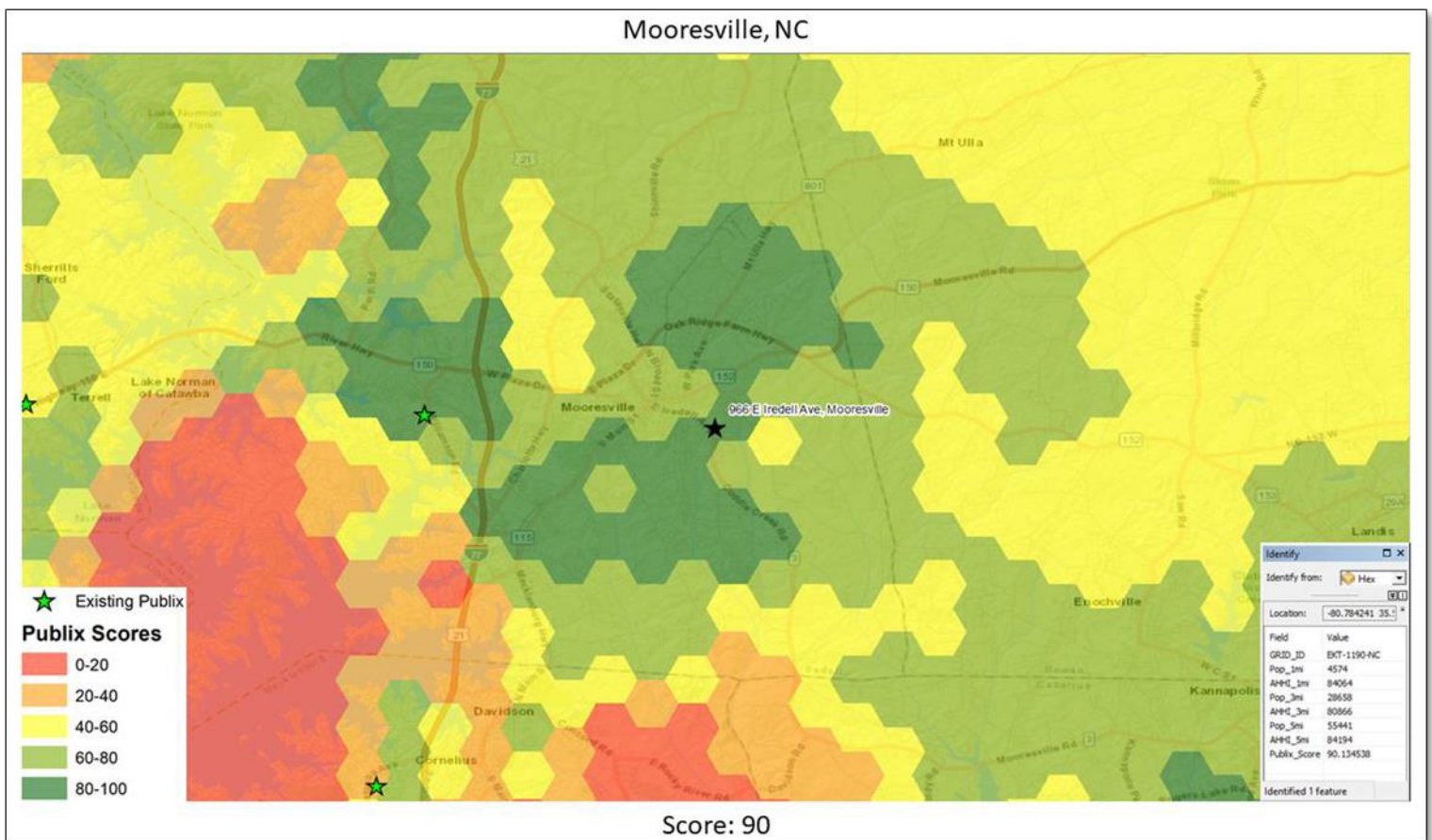
City	State	5 mi Population	5 mi Avg HH Inc	Ace Hardware	Harbor Freight Tools	Tractor Supply Co.	At Home	Publix Supermarkets	The Fresh Market	Mooyah	Culver's	Jason's Deli	Newk's Eatery
Helena	AL	73,575	\$90,981	16	3	9	6	1	14	5	5	7	8
Madison	AL	85,976	\$102,928	1	7	3	9	1	10	83	1	4	6
Pelham	AL	72,192	\$93,686	12	1	10	5	2	10	5	5	5	5
Canton	GA	68,905	\$86,506	8	0	6	15	2	13	120	6	16	3
Evans	GA	95,887	\$103,386	1	7	5	7	2	7	136	6	6	70
Ridgeland	MS	88,397	\$91,590	3	1	13	2	157	2	133	201	2	1
Hendersonville	TN	91,230	\$92,283	6	5	3	10	0	21	21	2	11	16
Mount Juliet	TN	83,722	\$90,059	8	9	3	2	2	19	19	2	2	17

Site Identification Model

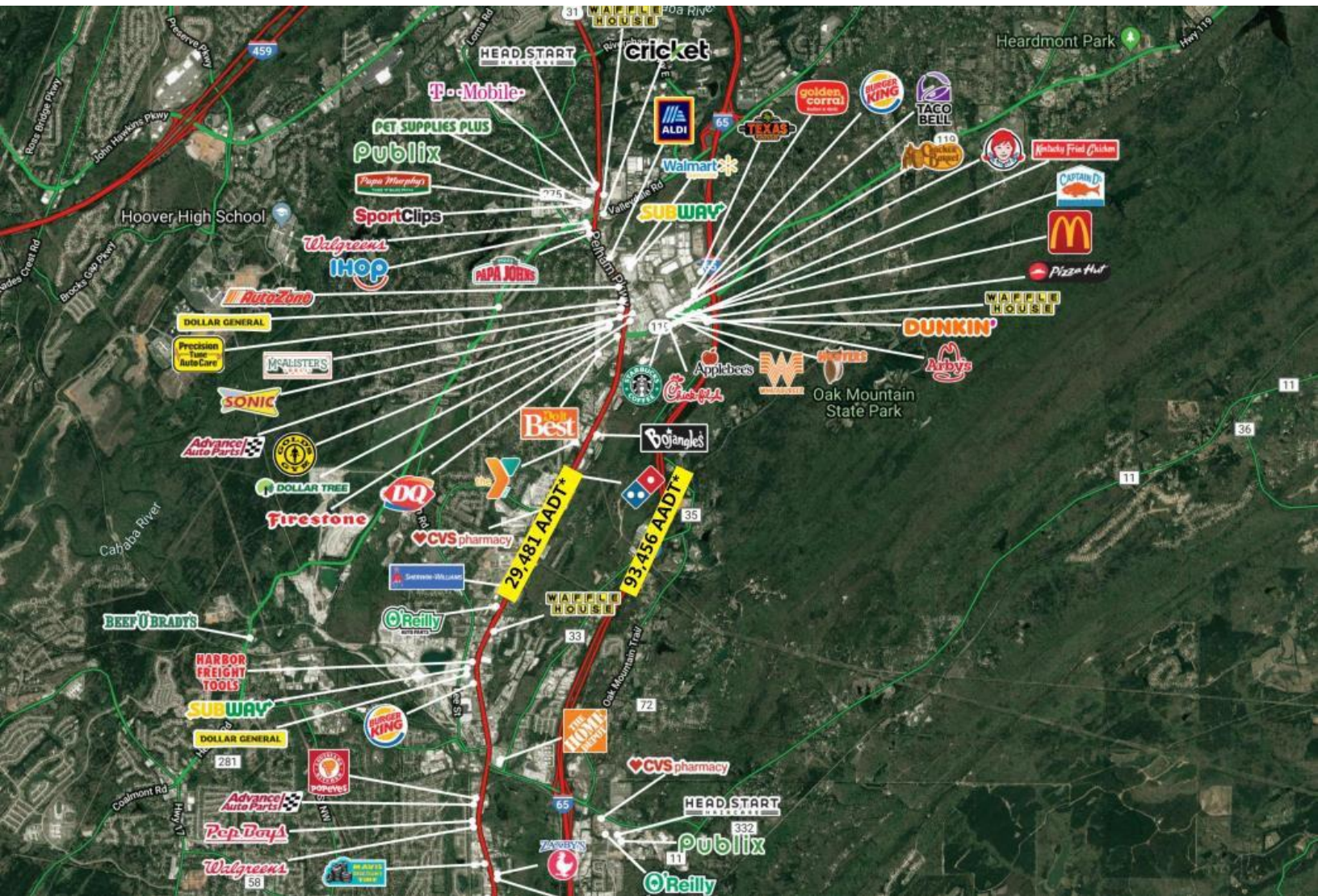
NextSite has developed a proprietary site identification model that estimates the suitability of a community/site for any given retailer based on the propensity of that retailer to locate in similar areas. Our model analyzes over 250 retail chains with more being added every day. This tool, based on proven statistical methods and back tested on recent site decisions by multiple concepts, allows us to quickly identify markets and sub-markets that match existing locations of the target retailer/restaurant. This information becomes part of our pro-active outreach to developers, tenant reps and retailers.

Using Publix as an example, NextSite's algorithm first looks at the location characteristics of every open or coming soon Publix location. These parameters include radius-based population, average household income, segmentation, and distance to next nearest location to create a Publix profile. The algorithm then compares this profile to a set of over 1.6 million evenly distributed points throughout the country and gives each point a score based on that point's similarity to the average Publix location. These scores provide NextSite and our Publix developer contacts target markets for potential Publix expansion.

The same process is used to identify potential sites for restaurants, service providers, retail and additional grocery concepts.



Major Retail Landscape Aerial



Understanding the location of current retailers in your community and the various retail trade corridors provides valuable insight into co-location opportunities, competitors and available sites for development/redevelopment. We extend this analysis to understand the retailer mix in competitor communities.

Retail Marketing Guide

NextSite develops marketing materials to market your community and site opportunities to retailers, developers and tenant reps.

Focus Properties



Tiger Square
36,000 Sq. Ft.
Berkshire Hathaway CRE
Berkshire Hathaway



Pepperell Pkwy & 30th St N
27 Acres
Galaxy Partners, Inc.
H. Hart Cobb



Parker Crossing
16.43 Acres
The Shopping Center Group
Ray Jones



Capp's Landing
Lot 1H2 Capps Way
Fuller Realty
Eddie Fuller



Tiger Town
Corner Lot Available
Merchants Retail Partners
Bill Leiner



3008 Frederick Road
5+ Acres
The Brown Agency
Bill Brown

Retail Peers

City	State	5 Mile Population	5 Mile Average Household Income
Covington	GA	47,365	\$63,569
Griffin	GA	46,833	\$55,200
Clinton	MS	44,576	\$63,306
Carrollton	GA	44,230	\$66,870
Opelika	AL	43,152	\$64,956
Tupelo	MS	43,143	\$66,633
Columbia	TN	41,962	\$62,219
Lebanon	TN	40,910	\$71,089

Regional Trade Area Retail Demand

Category	Value
General Merchandise	\$483 Million
Supermarkets/ Grocery	\$435 Million
Health & Personal Care	\$233 Million
Full Service Restaurants	\$207 Million
Limited Service Restaurants	\$171 Million
Women's / Family Clothing	\$98 Million
Furniture/ Home Furnishings	\$66 Million
Shoe Stores	\$23 Million

NextSite

Andy Camp
VP of Business Development
andy@nextsite.net
706.957.0696

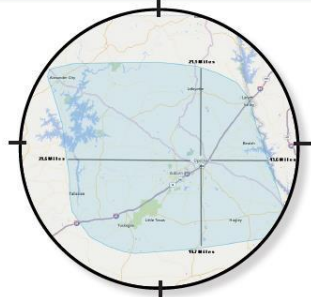
Lori Huguley
lhuguley@opelika-al.gov
334.705.5115





OPELIKA, AL

Opelika is conveniently located in east central Alabama along the dynamic I-85 corridor between Atlanta and Montgomery and adjacent to the thriving Auburn University. Opelika presents unparalleled opportunities for business, commercial, retail and industrial development, as well as an exceptional quality of life. The Auburn-Opelika MSA is one of the fastest growing metropolitan areas in the nation.

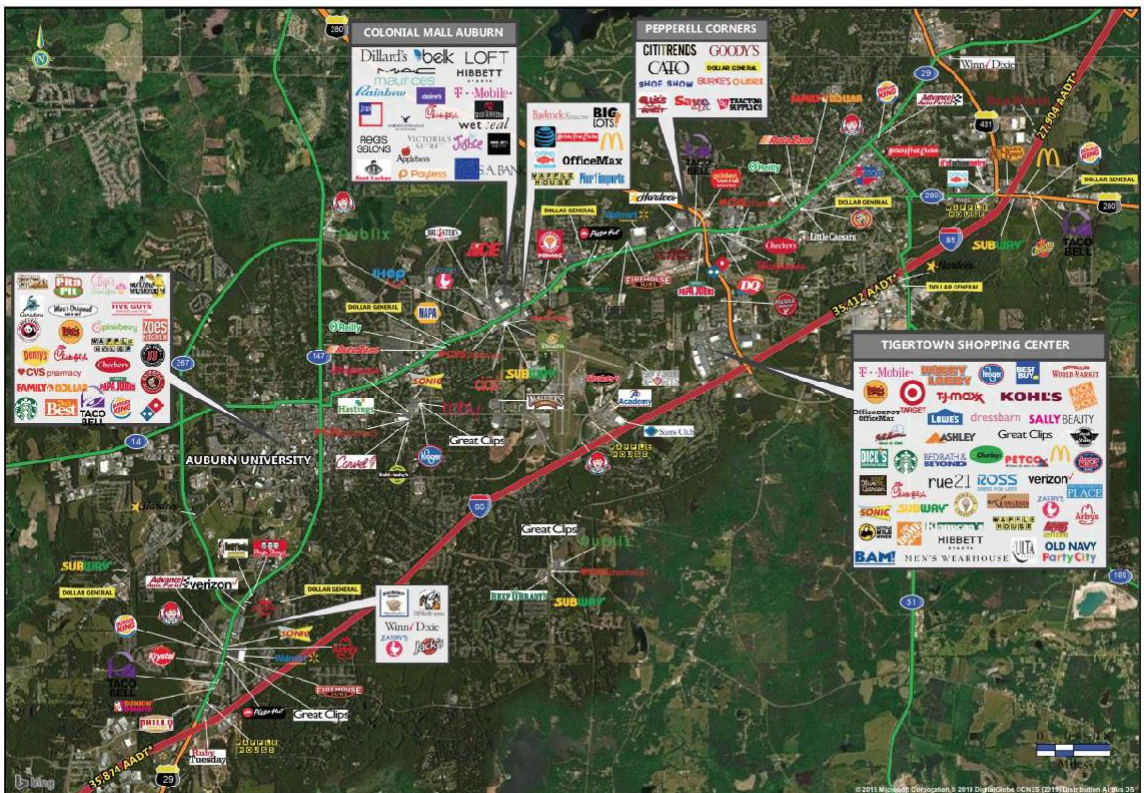


Drive Time	Radius
10-20-30 Min	3-5-10 Mile
10 MIN	3 Mile
Population: 60,376	Population: 23,528
Avg HH Income: \$66,769	Avg HH Income: \$60,459
20 MIN	5 Mile
Population: 121,006	Population: 37,801
Avg HH Income: \$70,369	Avg HH Income: \$63,344
30 MIN	10 Mile
Population: 170,727	Population: 106,590
Avg HH Income: \$67,449	Avg HH Income: \$70,337

Regional Trade Area

Population	256,787
Households	103,314
Average Age	37.73
Median HH Income	\$46,415
Average HH Income	\$64,933
Per Capita Income	\$26,359
Daytime Population	285,806

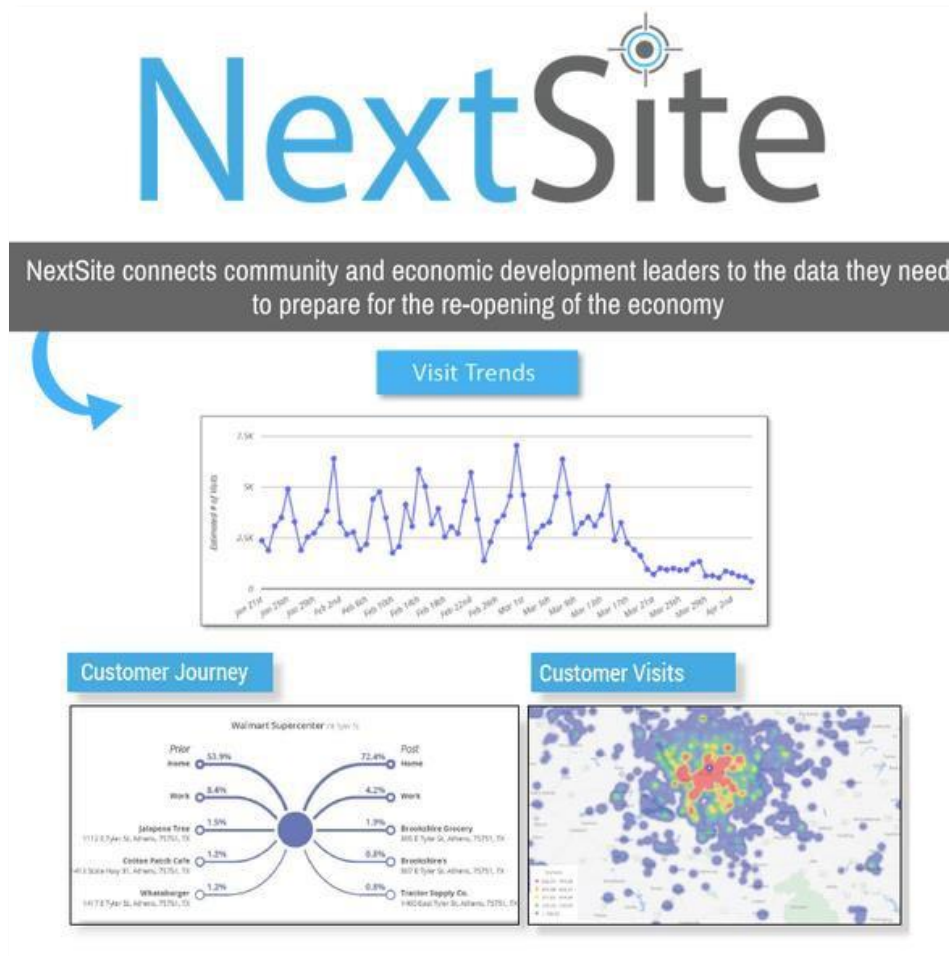




OPELIKA, ALABAMA

Major Retail & Restaurants

NextSite



NextSite client community, Cleveland GA, shared NextSite's customer journey analytics with small, local business owners and community leadership to analyze the need for assistance through the crisis and to help prepare for the re-opening of the economy.

NextSite's Customer Journey Analytics can provide your community with detailed analysis of the impact that COVID-19 is having on your downtown, retail corridors, tourist attractions and hospitality locations. Below are just a few of the benefits these reports provide:

- Understanding the historical travel patterns and visits prior to the start of the pandemic
- A data driven analysis of the decrease in visits during COVID-19 and quarterly updates moving forward to quantify and measure the rebound
- Market analysis you can provide to local/small business owners, developers, property owners and brokers to assist their efforts

"These NextSite customer journey reports were crucial to our local businesses and community leaders for measuring and understanding the potential impacts of the temporary shutdowns related to COVID-19. This is information we needed, that was otherwise unavailable without their assistance."

- Tom O'Bryant, City Administrator - Cleveland, Georgia.



Our process begins with establishing your Basecamp Account and issuing our Getting Started document to the identified primary contact(s) in your community. Simultaneously we begin the research and market analysis. As we complete components of the process, we upload the research, analysis and strategy to your Basecamp Account. Basecamp is also used to upload custom research, updated research and updates on conferences, retail trends and recruitment updates.

Harpersfield-Geneva JEDD, OH
Ohio

Overview
Messages
To-Dos
Calendar
Writeboards
Time
Files

Project overview & activity

FRIDAY, 29 MAY 2020

Comment
[Re: Taco Bell](#)

Message
[Taco Bell](#)

MONDAY, 27 APRIL 2020

File
[Geneva, OH - Retailer Peers.xlsx](#)

MONDAY, 20 APRIL 2020

File
[Stakeholder Questionnaire NextSite- Harpersfield OH \(1\).docx](#)

TUESDAY, 14 APRIL 2020

File
[Harpersfield Township, OH - Baseline - SPIRE Institute - Custom...cs.pdf](#)

File
[Harpersfield Township, OH - COVID-19 Impact - SPIRE Institute -...cs.pdf](#)

File
[COVID-19 Impact Tracking.pdf](#)

FRIDAY, 27 MARCH 2020

Message
[Spire Institute - Field Growth](#)

FRIDAY, 20 MARCH 2020

File
[Harpersfield Township, OH - Traffic Count Map.pdf](#)

TUESDAY, 17 MARCH 2020

File
[Harpersfield Township, OH - SPIRE Institute - Customer Journey ...cs.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Site Map.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Segmentation.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Retail GAP & ...qe.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Demographic Trends.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Consumer Spen...ns.pdf](#)

File
[Harpersfield Township, OH - Regional Trade Area - Community Overview.pdf](#)

File
[Harpersfield Township, OH - 10 Minute Drive Time - Retail GAP &...qe.pdf](#)

Real Estate Analysis – Focus Property Identification

Understanding the real estate options within the market for development, redevelopment and higher and best use allows the NextSite team to position specific properties to retail prospects. NextSite and its partners will work with the city to catalog local commercial properties that may be suitable sites for development and/or redevelopment, including those sites that may present a higher and best use. This will include maps, aerials, and all pertinent contact and site-specific information relative to each site. Once we identify the development and redevelopment Focus Properties, we market these opportunities to Developers and Tenant Reps.

 Shorter Ave Frontage 8.17 AC Sammy Rich 706-236-4400	 County Line Rd Development Site 20 Acres Ricky Robinson 256.337.4903	 Site Adj to Waffle House 4.02 AC Lee Rowell 770.318.6153	 Hampton Inn Outparcel 2.0 AC Mike Price 256.279.0622
 GA Hwy 53 Site (see former DG site) 3 AC Sammy Rich 706-236-4400	 Clift Farm Mixed-Use Development 345,000 SF Commercial 134,000 SF Office Martin Smith 205.259.2195	 Pad Site Adj to Bojangles 1.21 AC Brian Elrod 706.553.1000	 Morse Site 1.55 AC Mike Price 256.279.0622
 Calhoun Ave Site 4 AC Sammy Rich 706-236-4400	 County Line Road Sites 15 AC for Sale Scott Plummer 205.490.2829	 Hwy 11 & Hwy 138 Site 7.89 AC Brian Elrod 706.553.1000	 Copeland Site 5+ AC Mike Price 256.279.0622
 West Rome Site 123.13 AC Sammy Rich 706-236-4400	 1884 Slaughter Road 10K SF for Lease Anusha Davis 256.536.8809	 1011 W Spring St Site 7.02 AC Nathan Purvis 404.819.2520	 King's Inn Site .70 AC Mike Price 256.279.0622
 South Rome Site .54 AC Sammy Rich 706-236-4400	 Village Shoppes of Madison 1,500 - 2,212 SF Suites Sophia Alcalay 561.414.4679	 Hwy 78 & Hwy 138 Site 35 AC Nathan Purvis 404.819.2520	 Chandler Site .84 AC Mike Price 256.279.0622
 White Oak Lane Site 8.36 AC Sadie Krawczyk 770.266.5331			

Rome, GA

Madison, AL

Monroe, GA

Albertville, AL

"Chuck Branch and the NextSite Team are always very helpful, responsive and informative. Anytime I'm entering a market search for a retailer, I reach out to Chuck to see what information he can provide on the market."

Ray Jones
The Shopping Center Group

Retail Recruitment

The most important service we provide is proactively recruiting **developers and tenant reps** to position the identified Target Opportunity List of retailers/restaurants.

We identify retailers and developers looking to aggressively expand their market presence regionally and nationally. We understand the parameters set by retailers when reviewing potential new locations. We have a roster of developers who are looking to replicate previous developments in similar communities across the Southeast. NextSite meets with these retailers and developers in a variety of settings – office visits, site visits, ICSC and RetailLive and now, virtual meetings – to position opportunities in your community. While ICSC and RetailLive are important opportunities to engage in conversation, **retailers, tenant reps and developers have told us that post conference meetings and calls are the most productive use of their time, and their preferred way to discuss opportunities and share information.**



"Many of the connections we have made with developers and tenant reps have been the direct result of working with Chuck and the NextSite team. The City of Albertville is thankful for the retail growth opportunities we have had over the last few years and NextSite continues to be a great partner in assisting the city with all our retail recruiting efforts. It is reassuring to know that even when I am not in the room – the folks at NextSite are vetting opportunities for our city with their large network of developer and tenant rep relationships."

Mike Price
City of Albertville, AL – Economic Development Director

Conference Representation



ICSC Red River Conference and Deal Making
ICSC West Florida IDEX
ICSC Carolinas Conference and Deal Making
ICSC North Florida IDEX
ICSC RECon
ICSC Tennessee/Kentucky IDEX
ICSC Ohio IDEX
CenterBuild

ICSC Florida Conference and Deal Making
Retail Live! – Austin
Retail Live! - Orlando
ICSC Southeast Conference and Deal Making
ICSC Chicago Conference and Deal Making
ICSC New York Deal Making
Southern Lodging Summit
NABHOOD



Initial Timeline

Day
1

- ✓ Contract executed to engage NextSite
- ✓ Getting Started Questionnaire provided to the primary contact
- ✓ Basecamp Account is activated & document sharing begins
- ✓ Research & Market Analysis work begins
- ✓ Developer & Tenant Rep Contacts notified of client engagement

Day
15

- ✓ Getting Started Questionnaire has been received
- ✓ Mobile Mapping Analysis completed
- ✓ Aerial & Map work begins
- ✓ Peer Analysis & Retail Leakage reports completed

Day
30

- ✓ Focus Property information uploaded to Basecamp by client
- ✓ Radius, Travel Time & Regional Trade Area research completed
- ✓ All Market Analysis has been completed & uploaded to Basecamp

Day
45

- ✓ All Maps & Aerial outputs have been completed
- ✓ Focus Property Analysis has been completed & uploaded to OppSites
- ✓ Retailer Target List completed
- ✓ Retail Marketing Brochure completed

Day
60

- ✓ Proactive Marketing & Conference Representation begins
- ✓ Developer & Tenant Rep Contacts are provided market analysis, target list & aerial overview of existing retail