

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

May 18, 2023 - 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

PROCLAMATIONS

- A. Proclamation authorizing the Mayor
National Public Works Week May 21-27, 2023
National EMS Week May 21-27, 2023

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 May 18, 2023
- ▶ Bills List - May 18, 2023
- ▶ Renewal Liquor Licenses - See Attached Licenses
New Liquor License - Table 33 - 3797 Osage Beach Parkway

UNFINISHED BUSINESS

- A. Bill 23-35 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Don Schnieders Excavating Company, Inc. for Osage Beach City Hall Improvements for an amount not to exceed \$385,589.00 *Second Reading*
- B. Bill 23-38 - 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. *Second Reading*

NEW BUSINESS

- A. Public Hearing - Lakeport Village Tax Increment Financing (TIF) Redevelopment Plan
- B. Bill 23-44 - An ordinance designating a portion of the City of Osage Beach, Missouri, as a Redevelopment Area; approving the Lakeport Village Tax Increment Financing Redevelopment Plan; making findings related thereto; approving a Redevelopment Project for the Redevelopment Area and adopting Tax Increment Financing with respect thereto; and authorizing certain actions by City Officials. *First Reading*
- C. Public Hearing -Lakeport Village CID (Community Improvement District)
- D. Bill 23-45 - An ordinance approving a petition to establish the Lakeport Village Community Improvement District and authorizing and directing further actions in connection therewith. *First Reading*
- E. Bill 23-40 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 210 Offenses, Article IX Sexual Offenses: Section 210.1500 Definitions, adding new Section 210.1570 Regulating Sexually Oriented Business, Removing Sections 210.1870 Regulating Erotic Dance Establishments, Erotic Dancers Restrictions - Licensing and Records. *First Reading*

- F. Bill 23-41 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverage, Section 600.050 exposure to private parts of body or simulation thereof in commercial establishments licensed by chapter where intoxicating liquor is served or consumed of the city code for various purposes as set forth. *First Reading*
- G. Bill 23-42 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 405 Zoning Regulations, Sections 405.020 Definitions and Section 405.590 Special Uses Require Special Permission of the City Code for various purposes as set forth. *First Reading*
- H. Bill 23-43- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 5 year agreement with OpenGov for the installation and use of their asset and operations management software for an amount not to exceed \$134,000. *First Reading*
- I. Motion to approve the purchase of additional security equipment from Beishir Lock & Security for an amount not to exceed \$120,496.68
- J. Motion to accept petition for placement of a new street light near the corner of Dude Ranch and Dogwood.

STAFF COMMUNICATIONS

- A. Department Update List as of May 18, 2023

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

ADJOURN

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

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

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

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



**PROCLAMATION
NATIONAL PUBLIC WORKS WEEK**

MAY 21-27, 2023

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways, public buildings, and solid waste collections; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform.

NOW, THEREFORE, I, Michael Harmison, Mayor of the City of Osage Beach, do hereby proclaim the week of May 21 through May 27, 2023 as

“National Public Works Week”

in the City of Osage Beach, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort and quality of life.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 18th day of May 2023.

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk



PROCLAMATION

NATIONAL EMERGENCY MEDICAL SERVICES WEEK

MAY 21-27, 2023

WHEREAS, emergency medical services is a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services system consists of first responders, emergency medical technicians, paramedics, firefighters, educators, administrators, emergency nurses, emergency physicians, and others; and

WHEREAS, the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week.

NOW, THEREFORE, I, Michael Harmison, Mayor, in recognition of this event do hereby proclaim the week of May 21-27, 2023, as

EMERGENCY MEDICAL SERVICES WEEK

With the theme, EMS Strong Called to Care I encourage the community to observe this week with appropriate programs, ceremonies, and activities.

In witness thereof, I have hereunto set my hand and caused the Seal of the City of Osage Beach to be affixed this 18th day of May 2023.

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
May 4, 2023**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday May 4, 2023, at 6:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Phyllis Marose, Alderman Kevin Rucker, Alderman Bob O'Steen, Alderman Kellie Schuman, and Alderman Richard Ross Alderman Justin Hoffman. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office. Appointed and Management staff present were City Administrator Jeana Woods, Assistant City Administrator Mike Welty, City Attorney Cole Bradbury, Police Chief Todd Davis, City Planner Cary Patterson, Human Resource Generalist Mike Raye, Building Official Ron White, Economic Development Specialist Mitchell Moon, Public Works Operations Manager Crooks, City Treasurer Karri Bell, and Erick Howell – Cochran Engineering.

PROCLAMATIONS

Proclamation authorizing the Mayor.

National Travel and Tourism Week May 7-13, 2023

National Police Week May 7-13-2023 and Peace Officers Memorial Day May 15, 2023

Municipal Clerks Week May 1- 6, 2023

Local Government Week May 14-17, 2023

CITIZEN'S COMMUNICATIONS

No Citizens Communications

APPROVAL OF CONSENT AGENDA

Alderman Rucker made a motion to approve the Consent Agenda with corrections. This motion was seconded by Alderman Ross. Motion passes unanimously with a voice vote.

UNFINISHED BUSINESS

Bill 23-26 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 25-year agreement with the Missouri Department of Conservation to assist the City with the management and maintenance of the City Park Pond. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 23-26. This motion was seconded by Alderman Hoffman. The following roll call was taken to approve the second and final reading of Bill 23-26 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-26 was passed and approved as Ordinance 23.26.

Bill 23-28 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a new Master Services agreement with LOR Engineering, LLC d/b/a Cochran. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 23-28. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 23-28 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-28 was passed and approved as Ordinance 23.28.

Bill 23-31 - An ordinance of the City of Osage Beach, Missouri, Amending Chapter 115 Employees And Officers And Chapter 200 Police Department, Article I In General Sections; 115.010 Definitions, 115.060 Salaries, 115.120 Removal Of Officer, Article I City Administrator Section; 115.160 Appointment, Article II City Clerk Section; 115.200 Appointment, Article V City Treasurer, Section; 115.260 Appointment, Article VI City Attorney, Sections; 115.300 Appointment, 115.330 Duties, Section VII City Prosecutor, Section; 115.350

Appointment, Article VIII Public Works Operations Manager, Section; 115.390 Appointment, Article IX Evaluation Of Certain Appointed Officials, Section 115.410 Evaluation Of Certain Appointed Officials, Article II Police Chief Sections; 200.030 Appointment, Section 200.040 Powers And Duties Of Police Chief Of The City Code For Various Purposes As Set Forth. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 23-31. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 23-31 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-31 was passed and approved as Ordinance 23.31.

Bill 23-32 - An ordinance of the City of Osage Beach, Missouri, Creating New Sections in Chapter 115 Employees and Officers, Article X City Planner and Article XI Building Official of the City Code for various purposes as set forth. *Second Reading*

Alderman made Schuman motion to approve the second reading of Bill 23-32. This motion was seconded by Alderman Hoffman. The following roll call was taken to approve the second and final reading of Bill 23-32 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-32 was passed and approved as Ordinance 23.32.

Bill 23-33 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 500 Building Codes And Building Regulations, Sections 500.020, 2018 International Building Code - Amendments, Subsection 103.2, Section 500.27 - 2018 International Existing Building Code Amendments, Subsection 103.2, Section 500.260 Purposes Of The City Code For Various Purposes As Set Forth. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 23-33. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 23-33 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-33 was passed and approved as Ordinance 23.33.

Bill 23-34 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 400 Planning and Development Sections 400.030, Officers - Meetings - Records, Section 400.045 Zoning Officer, Section 405.710 Zoning Administrator of the City Code for Various Purposes as Set Forth. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 23-34. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 23-34 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-34 was passed and approved as Ordinance 23.34.

NEW BUSINESS

Bill 23-35 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Don Schneiders Excavating Company, Inc. for Osage Beach City Hall Improvements for an amount not to exceed \$385,589.00 *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 23.35 as presented. This motion was seconded by Alderman O'Steen. Motion passes unanimously with a voice vote.

Bill 23-36- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign an On Call Engineering Services Agreement with Crawford, Murphy, and Tilly (CMT). *First and Second Reading*

Alderman Marose made a motion to approve the first reading of Bill 23.36 as presented. This motion was seconded by Alderman O'Steen. Motion passes unanimously with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 23-37. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 23-37 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman O’Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-37 was passed and approved as Ordinance 23.37.

Bill 23-37 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a On Call Engineering Services Agreement with Bartlett and West, Inc. *First and Second Reading*

Alderman Hoffman made a motion to approve the first reading of Bill 23.37 as presented. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Alderman Schuman made a motion to approve the second reading of Bill 23-37. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 23-37 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman O’Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Bill 23-37 was passed and approved as Ordinance 23.37.

Bill 23-38 - 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*

Alderman Rucker made a motion to approve the first reading of Bill 23.38 as presented. This motion was seconded by Alderman Ross. Motion passes unanimously with a voice vote.

Motion to approve the purchase of an ABS/ Sulzer Model XFP 100 J CHI .368 PE 630/4 Submersible pump from Municipal Equipment Inc. for \$50,155.51 plus freight.

Alderman O’Steen made a motion to approve the purchase of an ABS/ Sulzer Model XFP 100 J CHI .368 PE 630/4 Submersible pump from Municipal Equipment Inc. for \$50,155.51 plus freight. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

Motion to accept petition for placement of a new streetlight at the corner of College and Bradford Drive.

Alderman Hoffman made a motion to accept petition for placement of a new streetlight at the corner of College and Bradford Drive. This motion was seconded by Alderman Ross. Motion passes unanimously with a voice vote.

STAFF COMMUNICATIONS

- ✓ City Administrator Woods – Attended the MCMA Conference great conference.
- ✓ Assistant City Administrator Welty – Attended the same MCMA Conference
- ✓ City Clerk Berreth – Working on Business and Liquor Licenses. Going to IIMC in Minnesota and be gone for the May 18th meeting. Pam Campbell from the Building Department will be filling in.
- ✓ City Treasurer Bell Received money from Charter communication Winchester vs Charter Communications – lawsuit was ruled in favor of for the city of Winchester. The City received \$18,559.00.
- ✓ City Attorney – working on marijuana, sexual ordinances bring it to the BOA on May 18, 2023.
- ✓ Police Chief Davis – worked a fatal traffic accident with all the surrounding agencies.
- ✓ Building Official White – Wallpaper removal was completed in all City Hall restrooms. This year there has been 41 permits issued (19 HVAC & 22 Water Heater Permits)
- ✓ Human Resource Generalist Raye – Lagers was sent data sheets and should get results in about 4 -6 weeks. The employee Survey will be out within the next week. No update on 360.
- ✓ Economic Development Specialist Moon- Attended the Heartland Conference. The Food Truck Vendor Event was well attended by approximately 7500 people.
- ✓ Public Works Operations Director Crooks – Sands Lift Station Bid came in approximately \$500,000 over budget.

- ✓ City Planner Patterson – Reviewing many permits. Planning Commission Meeting May 9, 2023, and Board of Adjustments Meeting May 17, 2023. Working with Oasis at Lakeport on traffic study.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

Alderman Rucker - Does the City need to do an Ordinance regarding the Marijuana Tax that was passed?

Alderman Schuman – Great job on Food Truck Vendor Event

Alderman Hoffman – Good job to the Food Truck Vendor Event. Is there room for growth.

Alderman O’Steen – Commend Park and Rec Staff – minimal complaints – more tables and chairs. Department update list dial down on completions dates.

Alderman Marose – Thanked all the staff for all their hard work. Many events around the lake this weekend.

Alderman Ross – Echo recognition. Great job to Transportation.

Mayor Harmison – Food Truck Vendors great event. Judged the corvette show. Water Safety Event in Camdenton on May 13 from 8am – 1pm. Working on a new Welcome to Osage Beach sign with Cary Patterson and Mitch Moon.

EXECUTIVE SESSION

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

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

No announcements were made following the closed session.

Alderman O’Steen moved to close the meeting. Alderman Schuman seconded the motion. The following roll call vote was taken to open the meeting: “Ayes”: Alderman Ross, Alderman Marose, Alderman Hoffman, Alderman Schuman, and Alderman O’Steen, Alderman Rucker. The meeting was therefore closed.

ADJOURN

There being no further business to come before the Board, the meeting was adjourned at 8:05 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 May 4, 2023, and approved May 18, 2023.

Tara Berreth/City Clerk

Michael Harmison/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
May 18, 2023**

Bills Paid Prior to Board Meeting	\$	295,706.50
Payroll Paid Prior to Board Meeting	\$	151,455.50
SRF Transfer Prior to Board Meeting	\$	-
TIF Transfer Osage Beach Commons	\$	-
TIF Transfer Dierbergs	\$	-
Bills Pending Board Approval	\$	253,671.77
Total Expenses	\$	700,833.77

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	MIDWEST PUBLIC RISK	ADJUST PAYROLL DEDUCTIONS	1,136.00-
			ADJUST PAYROLL DEDUCTIONS	96.00
			ADJUST PAYROLL DEDUCTIONS	16.00-
			Dental Insurance Premiums	638.00
			Dental Insurance Premiums	638.00
			Dental Insurance Premium	108.00
			Dental Insurance Premium	108.00
			Health Insurance Contribut	1,085.70
			Health Insurance Contribut	1,085.70
			Health Insurance Contribut	831.60
			Health Insurance Contribut	831.60
			Vision Insurance Contribut	93.50
			Vision Insurance Contribut	93.50
			Vision Insurance Contribut	20.00
			Vision Insurance Contribut	20.00
			Vision Insurance Contribut	56.00
			Vision Insurance Contribut	56.00
		MO DEPT OF REVENUE	State Withholding	4,033.00
		INTERNAL REVENUE SERVICE	Fed WH	11,139.75
			FICA	8,072.35
			Medicare	1,887.87
		LEGALSHIELD	ADJUST PAYROLL DEDUCTIONS	0.13-
			Pre-Paid Legal Premiums	161.50
			Pre-Paid Legal Premiums	161.50
		ICMA	Loan Repayment	77.62
			Loan Repayment	111.88
			Loan Repayment	106.47
			Loan Repayment	182.34
			Loan Repayment	139.12
			Loan Repayment	98.17
			Loan Repayment	153.05
			Retirment 457 &	3,095.65
			Retirement 457	1,130.00
			Loan Repayments	166.79
			Loan Repayments	134.84
			Loan Repayments	352.26
			Loan Repayments	92.92
			Loan Repayments	252.83
			Loan Repayments	161.77
			Loan Repayments	113.03
			Loan Repayments	127.21
			Retirment Roth IRA %	224.53
			Retirement Roth IRA	377.00
		AMERICAN FIDELITY ASSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	25.13
			American Fidelity	1,193.16
			American Fidelity	1,193.16
			American Fidelity	740.81
			American Fidelity	740.81
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	16.66
			Flexible Spending Accts -	16.66
		TEXAS LIFE INSURANCE CO	ADJUST PAYROLL DEDUCTIONS	0.07-
			Texas Life After Tax	116.88
			Texas Life After Tax	116.88
		HSA BANK	HSA Contribution	302.50
			HSA Family/Dep. Contributi	1,489.75
		PRINCIPAL LIFE INSURANCE COMPANY	ADJUST PAYROLL DEDUCTIONS	60.96-

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			ADJUST PAYROLL DEDUCTIONS	135.79-
			Group Life Ins and Buy Up	1.18
			Group Life Ins and Buy Up	1.18
			Group Life Ins and Buy Up	81.87
			Group Life Ins and Buy Up	<u>81.87</u>
			TOTAL:	43,084.60
Mayor & Board	General Fund	SCHUMAN, KELLIE	MEDICAL REIMB 2023-SCHUMAN	<u>250.00</u>
			TOTAL:	250.00
City Administrator	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	1,452.90
			Health Insurance Contribut	1,452.90
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
		INTERNAL REVENUE SERVICE	FICA	675.31
			Medicare	157.93
		ICMA	Retirement 401%	111.82
			Retirement 401	670.94
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	32.06
			Group Life Ins and Buy Up	32.06
			Short Term Disability Ins	21.00
			Short Term Disability Ins	<u>21.00</u>
			TOTAL:	5,505.84
City Clerk	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	213.33
			Medicare	49.89
		ICMA	Retirement 401%	35.60
			Retirement 401	213.60
		HSA BANK	HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Dependent Life Ins	1.61
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	7.50
			Group Life Ins and Buy Up	7.50
			Short Term Disability Ins	10.50
			Short Term Disability Ins	<u>10.50</u>
			TOTAL:	2,139.37
City Treasurer	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	4.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premium	4.50
			Health Insurance Contribut	143.50
			Health Insurance Contribut	143.51
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	1.00
			Vision Insurance Contribut	1.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	634.18
			Medicare	148.32
		ICMA	Retirement 401%	104.66
			Retirement 401	628.01
		WHITE, APRIL	MEALS/PRKNG TYLER CNNCT-WH	175.00
		HSA BANK	HSA Contribution	18.75
			HSA Family/Dep. Contributi	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.75
			Group Dependent Life Ins	3.74
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	20.33
			Group Life Ins and Buy Up	20.33
			Short Term Disability Ins	28.00
			Short Term Disability Ins	28.00
		POWERS, KEGAN	MEALS 2023 TYLER CNNCT-POW	<u>125.00</u>
			TOTAL:	5,212.54
Municipal Court	General Fund	MIDWEST PUBLIC RISK	Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		INTERNAL REVENUE SERVICE	FICA	98.82
			Medicare	23.11
		ICMA	Retirement 401%	16.57
			Retirement 401	99.44
		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	4.96
			Group Life Ins and Buy Up	4.96
			Short Term Disability Ins	7.00
			Short Term Disability Ins	<u>7.00</u>
			TOTAL:	1,594.20
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	357.95
			Medicare	83.71
		BRADBURY LAW FIRM LLC	CITY ATTORNEY CONTRACT SVC	<u>4,592.50</u>
			TOTAL:	5,034.16
Building Inspection	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	55.00
			Dental Insurance Premiums	55.00
			Dental Insurance Premium	9.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premium	9.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Health Insurance Contribut	935.40
			Health Insurance Contribut	935.40
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
		WHITE, RON	MLGE MABCA SPRING CONF-WHI	29.48
		INTERNAL REVENUE SERVICE	FICA	529.63
			Medicare	123.86
		ICMA	Retirement 401%	88.27
			Retirement 401	529.65
		MABCA	MABCA 2023 SPRING CONF-DUN	200.00
			MABCA 2023 SPRING CONF-WHI	200.00
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	187.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.75
			Group Dependent Life Ins	3.75
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	22.99
			Group Life Ins and Buy Up	22.99
			Short Term Disability Ins	24.50
			Short Term Disability Ins	<u>24.50</u>
			TOTAL:	6,085.91
Building Maintenance	General Fund	ALLIED SERVICES LLC	CITY HALL TRASH SERVICE	304.57
		INTERNAL REVENUE SERVICE	FICA	60.03
			Medicare	14.04
		SUMMIT NATURAL GAS OF MISSOURI INC	SERVICE 3/15-4/17/23	<u>281.74</u>
			TOTAL:	660.38
Parks	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00
			Health Insurance Contribut	1,148.00
			Health Insurance Contribut	1,148.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	PARK TRASH SERVICE	65.25
		INTERNAL REVENUE SERVICE	FICA	505.01
			Medicare	118.11
		ICMA	Retirement 401%	41.09
			Retirement 401	455.31
		AT&T MOBILITY-CELLS	PARKS DEPT CELL PHONES	46.23
		AMEREN MISSOURI	CP #2 IRRIG PUMP 3/15-4/16	11.51
		HSA BANK	HSA Contribution	150.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	12.95
			Group Life Ins and Buy Up	12.95
			Short Term Disability Ins	28.00
			Short Term Disability Ins	<u>28.00</u>
			TOTAL:	3,866.19
Human Resources	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Dental Insurance Premium	4.50
			Dental Insurance Premium	4.50
			Health Insurance Contribut	143.50
			Health Insurance Contribut	143.49
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	1.00
			Vision Insurance Contribut	1.00
		INTERNAL REVENUE SERVICE	FICA	193.84
			Medicare	45.33
		ICMA	Retirement 401%	7.90
			Retirement 401	193.13
		HSA BANK	HSA Contribution	18.75
			HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	7.74
			Group Life Ins and Buy Up	7.74
			Short Term Disability Ins	10.50
			Short Term Disability Ins	<u>10.50</u>
			TOTAL:	2,175.46
Overhead	General Fund	IMAGE QUEST	COPIER QUARTERLY MAINT	7.08
		XEROX CORPORATION	CITY HALL COPIER LEASE	<u>426.38</u>
			TOTAL:	433.46
Police	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	352.00
			Dental Insurance Premiums	352.00
			Dental Insurance Premium	45.00
			Dental Insurance Premium	45.00
			Health Insurance Contribut	1,722.00
			Health Insurance Contribut	1,722.00
			Health Insurance Contribut	5,811.60
			Health Insurance Contribut	5,811.60
			Health Insurance Contribut	4,365.20
			Health Insurance Contribut	4,365.20
			Vision Insurance Contribut	49.50
			Vision Insurance Contribut	49.50
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	8.00
			Vision Insurance Contribut	28.00
			Vision Insurance Contribut	28.00
		LEON UNIFORM CO INC	25 FLASHLIGHTS	3,500.00
		INTERNAL REVENUE SERVICE	FICA	3,551.04

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Medicare	830.48
		ICMA	Retirement 401%	548.09
			Retirement 401	3,550.97
		IMAGE QUEST	COPIER QUARTERLY MAINT	7.08
		XEROX CORPORATION	POLICE COPIER LEASE	182.13
		HSA BANK	HSA Contribution	225.00
			HSA Family/Dep. Contributi	1,125.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	16.05
			Group Dependent Life Ins	16.05
			Group Life Ins and Buy Up	24.20
			Group Life Ins and Buy Up	24.20
			Group Life Ins and Buy Up	133.10
			Group Life Ins and Buy Up	133.10
			Short Term Disability Ins	168.00
			Short Term Disability Ins	168.00
		CAPITAL ONE, N.A.	CANDY- SOTO CAREER EXPO	47.92
		CHAMBERLAIN, NORALEE	MEALS EMI CONF- CHAMBERLAI	<u>80.00</u>
			TOTAL:	39,093.01
911 Center	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	18.00
			Dental Insurance Premium	18.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	726.45
			Health Insurance Contribut	726.45
			Vision Insurance Contribut	5.50
			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
		AT & T/CITY HALL	911 PHONE SVC 4/23/23	1,092.64
		INTERNAL REVENUE SERVICE	FICA	709.55
			Medicare	165.95
		ICMA	Retirement 401%	78.85
			Retirement 401	572.14
		CHARTER COMMUNICATIONS HOLDING CO LLC	MOSWIN INTERNET 4/21-5/20/	119.98
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	3.21
			Group Dependent Life Ins	3.21
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	11.74
			Group Life Ins and Buy Up	11.74
			Short Term Disability Ins	35.00
			Short Term Disability Ins	<u>35.00</u>
			TOTAL:	5,732.45
Planning	General Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	33.00
			Dental Insurance Premiums	33.00
			Health Insurance Contribut	935.40
			Health Insurance Contribut	935.40
			Vision Insurance Contribut	6.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Vision Insurance Contribut	6.00
		INTERNAL REVENUE SERVICE	FICA	246.80
			Medicare	57.72
		ICMA	Retirement 401%	41.40
			Retirement 401	248.40
		HSA BANK	HSA Family/Dep. Contributi	112.50
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.60
			Group Dependent Life Ins	1.60
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	2.42
			Group Life Ins and Buy Up	10.04
			Group Life Ins and Buy Up	10.04
			Short Term Disability Ins	10.50
			Short Term Disability Ins	<u>10.50</u>
			TOTAL:	2,704.74
Information Technology General Fund		MIDWEST PUBLIC RISK	Dental Insurance Premiums	22.00
			Dental Insurance Premiums	22.00
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	5.50
			Vision Insurance Contribut	5.50
		INTERNAL REVENUE SERVICE	FICA	167.68
			Medicare	39.21
		ICMA	Retirement 401%	28.14
			Retirement 401	168.82
		AT&T INTERNET/IP SERVICES	LCF INTERNET 4/11/23	1,243.07
			GG INTERNET 4/11/23	769.14
			CH INTERNET 4/19/23	1,670.92
			PARK INTERNET 4/11/23	823.72
		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	8.23
			Group Life Ins and Buy Up	8.23
			Short Term Disability Ins	7.00
			Short Term Disability Ins	<u>7.00</u>
			TOTAL:	6,320.50
Economic Development General Fund		INTERNAL REVENUE SERVICE	FICA	129.18
			Medicare	30.21
		ICMA	Retirement 401%	20.83
			Retirement 401	125.01
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	5.81
			Group Life Ins and Buy Up	5.81
			Short Term Disability Ins	7.00
			Short Term Disability Ins	7.00
		MOON, MITCHELL	MILEAGE REIMB EDAC- M. MOO	15.07
			MILEAGE REIMB LDRSHP-M. MO	35.37
			MILEAGE REIMB HRTLND CONF-	<u>156.00</u>
			TOTAL:	537.29
NON-DEPARTMENTAL Transportation		MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	258.24
			Health Insurance Contribut	258.24
			Health Insurance Contribut	39.81
			Health Insurance Contribut	39.80
			Vision Insurance Contribut	12.81
			Vision Insurance Contribut	18.31
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	2.68
			Vision Insurance Contribut	2.68
		MO DEPT OF REVENUE	State Withholding	491.48
		INTERNAL REVENUE SERVICE	Fed WH	1,128.27
			FICA	980.67
			Medicare	229.33
		LEGALSHIELD	Pre-Paid Legal Premiums	11.20
			Pre-Paid Legal Premiums	11.20
		ICMA	Retirement 457 &	157.71
			Retirement 457	138.50
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	88.86
			American Fidelity	110.86
			American Fidelity	19.45
			American Fidelity	19.45
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	7.43
			Texas Life After Tax	15.31
		HSA BANK	HSA Contribution	100.00
			HSA Family/Dep. Contributi	101.83
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	6.69
			Group Life Ins and Buy Up	6.69
			Group Life Ins and Buy Up	0.21
			Group Life Ins and Buy Up	0.21
			TOTAL:	4,459.92
Transportation	Transportation	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	574.00
			Health Insurance Contribut	2,419.08
			Health Insurance Contribut	2,419.08
			Health Insurance Contribut	417.84
			Health Insurance Contribut	417.83
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	18.32
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	2.68
			Vision Insurance Contribut	2.68
		ALLIED SERVICES LLC	TRANS TRASH SERVICE	81.40
		INTERNAL REVENUE SERVICE	FICA	980.67
			Medicare	229.33
		ICMA	Retirement 401%	125.43
			Retirement 401	752.61
		IMAGE QUEST	COPIER QUARTERLY MAINT	2.36
		XEROX CORPORATION	TRANSPORTATION COPIER LEAS	60.71
		AMEREN MISSOURI	5757 CHAPEL SVC 3/16-4/16/	178.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMEREN MISSOURI	1075 NICHOLS LTS 3/16-4/16	61.76
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	300.01
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.35
			Group Dependent Life Ins	6.42
			Group Life Ins and Buy Up	11.33
			Group Life Ins and Buy Up	16.17
			Group Life Ins and Buy Up	23.74
			Group Life Ins and Buy Up	23.74
			Short Term Disability Ins	42.00
			Short Term Disability Ins	49.00
		CAPITAL ONE, N.A.	BOTTLED WATER	6.96
		HOME DEPOT CREDIT SERVICES	TOILET REPR KIT & PNTNG MT	28.73
			GRANITE GRIP PAINT	21.33
			GRANITE COATING & HAND SOA	44.76
		MID AMERICA BANK	FASTSTONE CAPTURE LICENSE	<u>16.66</u>
			TOTAL:	10,204.28
NON-DEPARTMENTAL	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00
			Health Insurance Contribut	103.14
			Health Insurance Contribut	103.14
			Health Insurance Contribut	39.79
			Health Insurance Contribut	39.80
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	7.32
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	2.68
			Vision Insurance Contribut	2.68
		MO DEPT OF REVENUE	WATER SALES TAX	3,557.79
			State Withholding	496.48
		INTERNAL REVENUE SERVICE	Fed WH	1,291.76
			FICA	777.88
			Medicare	181.92
		LEGALSHIELD	Pre-Paid Legal Premiums	3.13
			Pre-Paid Legal Premiums	3.13
		ICMA	Retirement 457 &	327.63
			Retirement 457	50.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	133.65
			American Fidelity	111.65
			American Fidelity	10.78
			American Fidelity	10.78
		TEXAS LIFE INSURANCE CO	Texas Life After Tax	48.72
			Texas Life After Tax	40.84
		HSA BANK	HSA Family/Dep. Contributi	122.79
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	0.83
			Group Life Ins and Buy Up	<u>0.83</u>
			TOTAL:	7,635.96
Water	Water Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	44.00
			Dental Insurance Premiums	44.00
			Dental Insurance Premium	27.00
			Dental Insurance Premium	27.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Health Insurance Contribut	861.00
			Health Insurance Contribut	861.00
			Health Insurance Contribut	966.18
			Health Insurance Contribut	966.18
			Health Insurance Contribut	417.80
			Health Insurance Contribut	417.83
			Vision Insurance Contribut	12.82
			Vision Insurance Contribut	7.32
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	6.00
			Vision Insurance Contribut	2.68
			Vision Insurance Contribut	2.68
		ALLIED SERVICES LLC	WATER TRASH SERVICE	81.40
		INTERNAL REVENUE SERVICE	FICA	777.88
			Medicare	181.93
		ICMA	Retirement 401%	127.87
			Retirement 401	767.21
		IMAGE QUEST	COPIER QUARTERLY MAINT	2.36
		XEROX CORPORATION	WATER COPIER LEASE	60.71
		AMEREN MISSOURI	5757 CHAPEL SVC 3/16-4/16/	178.47
		AMEREN MISSOURI	COLUMBIA CLG WELL 3/15-4/1	3,100.09
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	149.99
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	5.35
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	6.44
			Group Life Ins and Buy Up	1.60
			Group Life Ins and Buy Up	29.13
			Group Life Ins and Buy Up	29.13
			Short Term Disability Ins	42.00
			Short Term Disability Ins	35.00
		WILBER, ZACHARY	MILEAGE REIMB 4/15-4/21/23	94.32
		CAPITAL ONE, N.A.	BOTTLED WATER	6.96
		HOME DEPOT CREDIT SERVICES	TOILET REPR KIT & PNTNG MT	28.73
			GRANITE GRIP PAINT	21.33
			GRANITE COATING & HAND SOA	44.75
		MID AMERICA BANK	FASTSTONE CAPTURE LICENSE	16.67
		LUTTRELL, JOHN	MILEAGE REIMB 4/8-4/14/23	68.12
			TOTAL:	10,643.71
NON-DEPARTMENTAL	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	176.00
			Dental Insurance Premiums	154.00
			Health Insurance Contribut	259.02
			Health Insurance Contribut	181.47
			Health Insurance Contribut	217.40
			Health Insurance Contribut	217.40
			Vision Insurance Contribut	18.37
			Vision Insurance Contribut	18.37
			Vision Insurance Contribut	10.64
			Vision Insurance Contribut	10.64
		MO DEPT OF REVENUE	State Withholding	677.04
		INTERNAL REVENUE SERVICE	Fed WH	1,571.91
			FICA	1,260.74
			Medicare	294.85
		LEGALSHIELD	Pre-Paid Legal Premiums	3.13
			Pre-Paid Legal Premiums	3.13

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirment 457 &	235.65
			Retirement 457	49.50
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	57.90
			American Fidelity	49.80
			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 Family/Dep. Contributi	256.80
		PRINCIPAL LIFE INSURANCE COMPANY	Group Life Ins and Buy Up	1.21
			Group Life Ins and Buy Up	1.21
			Group Life Ins and Buy Up	0.20
			Group Life Ins and Buy Up	0.20
		OFFICE OF CHILD SUPPORT ENFORCEMENT	Case #931036721	145.20
			TOTAL:	5,907.76
Sewer	Sewer Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	176.00
			Dental Insurance Premiums	154.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	2,426.34
			Health Insurance Contribut	1,699.89
			Health Insurance Contribut	2,282.36
			Health Insurance Contribut	2,282.34
			Vision Insurance Contribut	18.36
			Vision Insurance Contribut	18.36
			Vision Insurance Contribut	10.64
			Vision Insurance Contribut	10.64
		ALLIED SERVICES LLC	SEWER TRASH SERVICE	81.40
		INTERNAL REVENUE SERVICE	FICA	1,260.74
			Medicare	294.84
		ICMA	Retirement 401%	127.98
			Retirement 401	1,073.98
		IMAGE QUEST	COPIER QUARTERLY MAINT	2.37
		XEROX CORPORATION	SEWER COPIER LEASE	60.72
		AMEREN MISSOURI	GRINDER PUMPS & LIFT STATI	2,761.42
			500 ST MORITZ S/P 3/20-4/1	15.02
			5757 CHAPEL L/S 3/16-4/16/	15.40
			HAWTHORN DR L/S 3/26-4/24/	62.86
			5757 CHAPEL SVC 3/16-4/16/	178.48
			253 W END L/S 3/16-4/16/23	26.49
			5676 ROCKWOOD L/S 3/26-4/2	12.27
			GRINDER PUMPS & LIFT STATI	6,949.75
			1075 RUNABOUT 3/28-4/26/23	16.17
			GRINDER PUMPS & LIFT STATI	2,976.73
			GRINDER PUMPS & LIFT STATI	5,366.94
		HSA BANK	HSA Family/Dep. Contributi	450.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	6.42
			Group Dependent Life Ins	5.35
			Group Life Ins and Buy Up	11.27
			Group Life Ins and Buy Up	6.43
			Group Life Ins and Buy Up	33.89
			Group Life Ins and Buy Up	33.89
			Short Term Disability Ins	56.00
			Short Term Disability Ins	49.00
		CAPITAL ONE, N.A.	BOTTLED WATER	6.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HOME DEPOT CREDIT SERVICES	PELLETIZED LIMESTONE	530.60
			STANDARD BLACK WIRE	1,605.63
			HARDBOARD TEMPERED PANELS	323.76
			TOOLS, SHOVELS, PICKAXE, KNIV	536.21
			TOILET REPR KIT & PNTNG MT	28.74
			GRANITE GRIP PAINT	21.32
			LIGHT BULBS & SPRAY PAINT	56.90
			GRANITE COATING & HAND SOA	44.75
			LADDER, LEVEL, TOOL BAG, CRI	751.45
			ELECTRIC TAPE, CABLE TIES, P	110.89
			GLOVES	42.31
			WORKBENCH CABINET	1,159.00
		MID AMERICA BANK	STEEL PADLOCKS	570.54
			UTILITY TRAILER	599.99
			FASTSTONE CAPTURE LICENSE	16.67
			LDGNG MRWA CONF-PRITCHETT	386.84
			LDGNG MRWA CONF-CROOKS	227.54
		HEGER, EUGENE	REIMB CDL PERMIT-HEGER	42.07
			TOTAL:	38,650.91
NON-DEPARTMENTAL	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	232.65
			Health Insurance Contribut	232.65
			Health Insurance Contribut	59.40
			Health Insurance Contribut	59.40
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		MO DEPT OF REVENUE	State Withholding	412.00
		INTERNAL REVENUE SERVICE	Fed WH	916.38
			FICA	905.12
			Medicare	211.69
		ICMA	Loan Repayment	134.33
			Loan Repayment	156.06
			Loan Repayment	60.66
			Loan Repayment	43.54
			Retirment 457 &	156.71
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	88.64
			American Fidelity	88.64
			American Fidelity	118.12
			American Fidelity	118.12
		AMERICAN FIDELITY ASSURANCE CO FLEX AC	Flexible Spending Accts -	31.25
			Flexible Spending Accts -	31.25
		HSA BANK	HSA Family/Dep. Contributi	45.00
		ONE TIME VENDOR	AMB OVERPAYMENT	909.90
			TOTAL:	5,255.51
Ambulance	Ambulance Fund	MIDWEST PUBLIC RISK	Dental Insurance Premiums	88.00
			Dental Insurance Premiums	88.00
			Dental Insurance Premium	9.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Dental Insurance Premium	9.00
			Health Insurance Contribut	2,179.35
			Health Insurance Contribut	2,179.35
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	11.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	2.00
			Vision Insurance Contribut	12.00
			Vision Insurance Contribut	12.00
		INTERNAL REVENUE SERVICE	FICA	905.12
			Medicare	211.69
		ICMA	Retirement 401%	96.73
			Retirement 401	826.97
		AMBULANCE REIMBURSEMENT SYSTEMS INC	APR AMBULANCE REIMBURSEMEN	2,482.62
		HSA BANK	HSA Family/Dep. Contributi	300.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	4.28
			Group Dependent Life Ins	4.28
			Group Life Ins and Buy Up	19.36
			Group Life Ins and Buy Up	19.36
			Group Life Ins and Buy Up	10.77
			Group Life Ins and Buy Up	10.77
			Short Term Disability Ins	42.00
			Short Term Disability Ins	<u>42.00</u>
			TOTAL:	10,825.85
NON-DEPARTMENTAL	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	56.43
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	121.37
			Health Insurance Contribut	124.08
			Health Insurance Contribut	59.40
			Health Insurance Contribut	59.40
			Vision Insurance Contribut	8.61
			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	1,632.95
			State Withholding	187.80
		INTERNAL REVENUE SERVICE	Fed WH	280.09
			FICA	380.54
			Medicare	89.00
		LEGALSHIELD	Pre-Paid Legal Premiums	8.73
			Pre-Paid Legal Premiums	9.27
		ICMA	Retirment 457 &	27.45
			Retirement 457	45.00
			Loan Repayments	30.39
			Loan Repayments	37.15
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	30.32
			American Fidelity	32.20
			American Fidelity	25.57
			American Fidelity	26.44

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	3,368.19
Lee C. Fine Airport	Lee C. Fine Airpor	MIDWEST PUBLIC RISK	Dental Insurance Premiums	56.43
			Dental Insurance Premiums	57.20
			Dental Insurance Premium	9.00
			Dental Insurance Premium	9.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	287.00
			Health Insurance Contribut	1,136.89
			Health Insurance Contribut	1,162.32
			Health Insurance Contribut	623.60
			Health Insurance Contribut	623.60
			Vision Insurance Contribut	8.61
			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
		ALLIED SERVICES LLC	LCF TRASH SERVICE	78.95
		INTERNAL REVENUE SERVICE	FICA	380.54
			Medicare	89.00
		ICMA	Retirement 401%	45.35
			Retirement 401	361.56
		DISH NETWORK	SERV 4/29-5/28/23	91.85
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	195.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	2.74
			Group Dependent Life Ins	2.78
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	14.52
			Group Life Ins and Buy Up	4.92
			Group Life Ins and Buy Up	5.23
			Short Term Disability Ins	24.96
			Short Term Disability Ins	25.20
		CAPITAL ONE, N.A.	HAND SOAP	12.88
			COFFEE,COFFEE FILTERS,LIGH	30.32
		HOME DEPOT CREDIT SERVICES	WEEDEATER	329.00
			PURGE BULB KIT	15.97
		BROADWAY FORD TRUCK SALES INC	2023 FORD F250 LCF PLOW TR	56,021.00
			TOTAL:	62,065.24
NON-DEPARTMENTAL	Grand Glaize Airpo	MIDWEST PUBLIC RISK	Dental Insurance Premiums	53.57
			Dental Insurance Premiums	52.80
			Health Insurance Contribut	111.28
			Health Insurance Contribut	108.57
			Vision Insurance Contribut	2.39
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		MO DEPT OF REVENUE	GG SALES TAX	431.21
			State Withholding	76.20
		INTERNAL REVENUE SERVICE	Fed WH	303.34
			FICA	275.16
			Medicare	64.36
		LEGALSHIELD	Pre-Paid Legal Premiums	14.70
			Pre-Paid Legal Premiums	14.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 457 &	13.54
			Retirement 457	30.00
		AMERICAN FIDELITY ASSURANCE COMPANY	American Fidelity	34.14
			American Fidelity	32.26
			American Fidelity	10.83
			American Fidelity	9.96
		HSA BANK	HSA Family/Dep. Contributi	25.00
			TOTAL:	1,673.67
Grand Glaize Airport	Grand Glaize Airpo	CITY OF OSAGE BEACH	957 AIRPORT RD 3/27-4/25/2	37.28
		MIDWEST PUBLIC RISK	Health Insurance Contribut	683.00
			Health Insurance Contribut	683.00
			Dental Insurance Premiums	53.57
			Dental Insurance Premiums	52.80
			Health Insurance Contribut	1,042.46
			Health Insurance Contribut	1,017.03
			Vision Insurance Contribut	2.39
			Vision Insurance Contribut	2.20
			Vision Insurance Contribut	4.00
			Vision Insurance Contribut	4.00
		ALLIED SERVICES LLC	GG TRASH SERVICE	78.97
		INTERNAL REVENUE SERVICE	FICA	275.16
			Medicare	64.36
		ICMA	Retirement 401%	25.48
			Retirement 401	246.90
		CHARTER COMMUNICATIONS HOLDING CO LLC	GG CABLE SVC 4/16-5/15/23	110.45
		HSA BANK	HSA Family/Dep. Contributi	105.00
		PRINCIPAL LIFE INSURANCE COMPANY	Group Dependent Life Ins	1.54
			Group Dependent Life Ins	1.50
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	9.68
			Group Life Ins and Buy Up	3.79
			Group Life Ins and Buy Up	3.48
			Short Term Disability Ins	17.04
			Short Term Disability Ins	16.80
		CAPITAL ONE, N.A.	HAND SOAP	3.52
			COFFEE,COFFEE FILTERS,LIGH	30.32
			TOTAL:	4,585.40

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

10	General Fund	130,430.10
20	Transportation	14,664.20
30	Water Fund	18,279.67
35	Sewer Fund	44,558.67
40	Ambulance Fund	16,081.36
45	Lee C. Fine Airport Fund	65,433.43
47	Grand Glaize Airport Fund	6,259.07

GRAND TOTAL:		295,706.50
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TOTAL PAGES: 16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Clerk	General Fund	KC DECORATIVE SEAL	CITY OF OB GOLD SEALS	206.00
		GENERAL CODE LLC	ECODE ANN MAINT 5/2023-4/2	<u>1,195.00</u>
			TOTAL:	1,401.00
City Attorney	General Fund	THOMSON REUTERS - WEST	WEST INFO CHARGES 4/1-4/30	<u>144.01</u>
			TOTAL:	144.01
Building Inspection	General Fund	CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	4.46
			BLDG DEPT UNIFORM RENTAL	4.46
			BLDG DEPT UNIFORM RENTAL	4.46
			BLDG DEPT UNIFORM RENTAL	4.46
		STAPLES BUSINESS ADVANTAGE	LAMINATING SHEETS & TAPE	<u>53.88</u>
			TOTAL:	71.72
Building Maintenance	General Fund	CINTAS CORPORATION	BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
			CH FLOOR MATS	78.88
			BLDG DEPT UNIFORM RENTAL	1.36
			BLDG DEPT UNIFORM RENTAL	1.36
			CH FLOOR MATS	78.88
		STAPLES BUSINESS ADVANTAGE	PLATES	43.86
			RESTROOM TOWELS	119.74
			PACKING TAPE	26.16
		BRICK CITY PAINTING & DRYWALL LLC	CH RESTROOM PAINTING	<u>12,844.00</u>
			TOTAL:	13,196.96
Parks	General Fund	LAKE RECHARGE & FIRE EQUIPMENT LLC	FIRE EXT INSPCTN & RECHRG-	158.25
			WATER SOFTENER 5/1-5/31/23	101.50
		CULLIGAN LAKE OF THE OZARKS	PARKS DEPT UNIFORM RENTAL	8.70
			PARKS DEPT UNIFORM RENTAL	3.50
			PARKS DEPT UNIFORM RENTAL	10.10
			PARKS DEPT UNIFORM RENTAL	3.50
		KOHL WHOLESALE	CONCESSION SUPPLIES	1,038.20
			CONCESSION SUPPLIES	653.28
		REEVES-WIEDEMAN COMPANY	PARTS FOR PARKS TOILET	<u>283.25</u>
			TOTAL:	2,260.28
Overhead	General Fund	HOOD & ASSOCIATES CPAS PC	2022 AUDIT BILLING	<u>6,500.00</u>
			TOTAL:	6,500.00
Police	General Fund	ED ROEHR SAFETY PRODUCTS CO	SPEAKERS	350.25
			RECESS PANELS,PARTITION,BU	3,685.76
		LEON UNIFORM CO INC	UNIFORM SHIRTS- T. TAYLOR	330.00
			UNIFORM & ACCESSORIES	443.00
			UNIFORM PANTS- MCCROREY	174.40
		HEDRICK MOTIV WERKS LLC	BRAKE REPAIRS- PD 24	383.07
			STEERING GEAR-2015 INTERCE	1,991.99
			OIL CHANGE & AIR FILTER-PD	133.10
			BUSINESS CARDS- S. WRIGHT	44.50
		OZARK TROPHY & ENGRAVING	20 AND 25 YEAR AWARDS	249.77
			TASER BATTERY PACKS	<u>588.60</u>
		AXON ENTERPRISE INC	TOTAL:	8,374.44
911 Center	General Fund	INTRADO LIFE & SAFETY SOLUTIONS CORPOR	V-VAAS MTHLY FEE 5/1-5/31/	<u>4,065.00</u>
			TOTAL:	4,065.00

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WATER DEPT UNIFORM RENTAL	1.25
		AMAZON CAPITAL SERVICES INC	RETURN HAND WIPES	58.38-
			WATERLESS HAND WIPES	54.68
			WIPES,SCISSORS,LAMINATNG S	73.00
		GFI DIGITAL	UB PRNTR MAINT 5/11-6/10/2	10.31
		NICK'S TRUE VALUE HARDWARE	PLUNGER,WSHR,DRN OPNR,HOSE	86.76
			INSECT REPELLENT	5.84
		MARCO TECHNOLOGIES LLC	NEW PLOTTER	3,535.33
			TOTAL:	6,680.81
Sewer	Sewer Fund	USABLUBOOK	BIO-BLOCKS FOR ODOR CONTRO	1,570.97
		GRAINGER INC	ARC FLASH JACKET & BIB KIT	1,567.55
			AIR FILTERS	97.44
			BODY HARNESS	511.26
		AMOS SEPTIC SERVICE INC	PUMPOUT @ THREE SEASONS	441.00
			PUMPOUT @ MOCKINGBIRD LN	441.00
			PUMPOUT @ 455 WALKERS CAY	6,684.00
		FASTENAL CO	LOCATE PAINT	428.05
		MO ONE CALL SYSTEM INC	LOCATES	70.65
		MUNICIPAL EQUIPMENT CO	GRINDER PUMPS- INVENTORY	119,372.75
			CONTACTORS	607.68
		O'REILLY AUTOMOTIVE STORES INC	GLASS FUSES	9.98
			WIPER BLADES- TRK 67	40.78
		CONSOLIDATED ELECTRICAL DISTR, INC	PVC PARTS- SANDS	133.82
			ELECTRICAL PARTS-APPLE BLO	169.62
			WIRE,CLAMPS,NUTS,CONNECTOR	799.82
			20W LIGHT FX- SANDS	58.90
			ELECTRICAL PARTS- STOCK	115.74
		CROWN POWER & EQUIPMENT	STIHL TRIMMER	359.99
		CORE & MAIN LP	COUPLINGS	365.07
			PART FOR REPAIR-JEFFERIES	84.42
			PARTS- JEFFRIES RD BREAK	249.98
		JCI INDUSTRIES INC	CONTROL PANELS	4,895.00
		CINTAS CORPORATION	SEWER DEPT UNIFORM RENTAL	1.10
			SEWER DEPT UNIFORM RENTAL	1.10
			SEWER DEPT UNIFORMS	189.29
			SEWER DEPT FLOOR MATS	10.33
			SEWER DEPT UNIFORM RENTAL	1.10
			SEWER DEPT UNIFORMS	161.25
			SEWER DEPT FLOOR MATS	10.33
			SEWER DEPT UNIFORM RENTAL	1.10
		AMAZON CAPITAL SERVICES INC	RETURN HAND WIPES	58.38-
			WATERLESS HAND WIPES	54.68
			WIPES,SCISSORS,LAMINATNG S	73.00
			WHITE EMERGENCY LIGHT BAR	85.99
			AMP INPUT REDUCERS	89.94
			MCC BUCKET-ELECTRICAL SUPP	273.02
			GRINDER CUTTING WHEEL	27.99
		CLIFFORD POWER SYSTEMS	GENERATOR MAINT-KK1-A	1,835.68
		REEVES-WIEDEMAN COMPANY	PVC CAP & DRAIN CAP-AMY LA	58.20
			ADAPTER,PVC,CURB STOP-JEFF	1,135.34
		GFI DIGITAL	UB PRNTR MAINT 5/11-6/10/2	10.31
		NICK'S TRUE VALUE HARDWARE	ADAPTER & BUSHING	7.78
			INSECT REPELLENT	5.84
			BUG REPELLENT,CLOTH SPRY-S	102.40
		MARCO TECHNOLOGIES LLC	NEW PLOTTER	3,535.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
TOTAL:				146,688.20
Ambulance	Ambulance Fund	MO VOCATIONAL ENTERPRISES	CUSTOM FLAT PLATES-AMBULAN	30.50
		DOUGLAS G WILSON DO PC	APR MEDICAL DIRECTOR SVC	1,000.00
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	217.80
			MEDICAL SUPPLIES	93.48
			MEDICAL SUPPLIES	44.37
			MEDICAL SUPPLIES	49.99
			MEDICAL SUPPLIES	178.77
		TELEFLEX LLC	POWER DRIVER	302.31
			MEDICAL SUPPLIES	1,112.19
		QUADMED INC	MEDICAL SUPPLIES	<u>313.90</u>
TOTAL:				3,343.31
Lee C. Fine Airport	Lee C. Fine Airpor	NAEGLER OIL CO	6,496 GAL LCF JET FUEL	19,315.45
		HEDRICK MOTIV WERKS LLC	INSTALL FLEX PIPE- 2006 TA	245.65
		CINTAS CORPORATION	LCF UNIFORM RENTAL	9.09
			LCF UNIFORM RENTAL	7.69
			LCF UNIFORM RENTAL	7.69
			LCF UNIFORM RENTAL	7.69
		CROWN PRODUCTS INC	FUEL FARM & TRUCK FILTERS	3,137.45
			FUEL FARM & TRUCK FILTERS	554.43
		DBT TRANSPORTATION SERVICES LLC	NAVAID MAINT 5/1-7/31/23	2,935.50
		SMITH PAPER & JANITOR SUPPLY CO INC	BATHROOM TOWELS	44.58
		WALLIS LUBRICANT LLC	AVIATION OIL	<u>171.30</u>
TOTAL:				26,436.52
Grand Glaize Airport	Grand Glaize Airpo	NAEGLER OIL CO	1,298 GAL GG JET FUEL	3,859.52
		CINTAS CORPORATION	GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
			GG UNIFORM RENTAL	3.97
		O'REILLY AUTOMOTIVE STORES INC	PRECISION U JOINT	17.95
		CROWN PRODUCTS INC	FUEL FARM & TRUCK FILTERS	1,593.59
		WALLIS LUBRICANT LLC	AVIATION OIL	<u>171.30</u>
TOTAL:				5,658.24

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

10	General Fund	57,588.87
20	Transportation	7,275.82
30	Water Fund	6,680.81
35	Sewer Fund	146,688.20
40	Ambulance Fund	3,343.31
45	Lee C. Fine Airport Fund	26,436.52
47	Grand Glaize Airport Fund	5,658.24

GRAND TOTAL:		253,671.77
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TOTAL PAGES: 5

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 #: 04351
Date Rec'd: 4/25/23
Check #: 2227

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/1/23</u>
Name of Establishment:	<u>1932 Reserve</u>
Physical Address:	<u>1202 PROCTER DRIVE</u>
Applicant Name:	<u>MARK SPEARS</u>

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. _____

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 #: 02759
Date Rec'd: 4-13-23
Check #: 106917

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	3/27/2023
Name of Establishment:	APPLEBEES #52091
Physical Address:	P.O. Box 456 Jefferson City MO 65102
Applicant Name:	ROBBIN GRIFFITH

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.

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Item	Fee	License Description	City Code
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	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
X	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. _____

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 #: 01170
Date Rec'd: 4-27-23
Check #: 10584

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4-24-2023</u>
Name of Establishment:	<u>Bear Creek Valley Golf Club</u>
Physical Address:	<u>910 Hwy 42 Osage Beach, MO 65065</u>
Applicant Name:	<u>Shirrel Duncan</u>

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
<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
	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. _____

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 #: 03322
Date Rec'd: 4/10/23
Check #: 4102-4

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	
Name of Establishment:	<u>Bella Donna Salon LLC</u>
Physical Address:	<u>1058 MAIN ST. OSAGE BEACH, MO 65065</u>
Applicant Name:	<u>Donna Comelli</u>

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
X	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. _____

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 #: 04821
Date Rec'd: 4/17/23
Check #: 1089

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3-30-23</u>
Name of Establishment:	<u>Bowlmor Lanes II</u>
Physical Address:	<u>914 Hwy. 42 Osage Beach, MO 65065</u>
Applicant Name:	<u>Judy Popielarz</u>

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.

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	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.)	<u>LDRK2</u>
	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. _____

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 #: 04520
Date Rec'd: 4/11/23
Check #: 4795

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3-30-23</u>
Name of Establishment:	<u>Bridgeview Marina</u>
Physical Address:	<u>873 CROW Lane</u>
Applicant Name:	<u>Greg Newell</u>

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
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	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. _____

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 #: 01019
Date Rec'd: 3.30.23
Check #: _____

pd/ck # 3224 3/30/23

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/29/23</u>
Name of Establishment:	<u>Backwater Sacks</u>
Physical Address:	<u>4341 Beach Dr.</u>
Applicant Name:	<u>Gary Prewitt</u>

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
X	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. _____

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 #: 05270
Date Rec'd: 5/2/23
Check #: 10000 \$
pd cc

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>2 MAY 2023</u>
Name of Establishment:	<u>The Gregory Four, LLC, DBA Charlie Foxtrots</u>
Physical Address:	<u>5180 Osage Beach Pkwy, Osage Beach, MO 65065</u>
Applicant Name:	<u>BETHANY GREGORY</u>

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.

Completed applications must be received by July 31st. Applications received after August 1 are subject to the following late fees: August 1 – August 30 - \$100 late fee; Sept. 1 to Sept. 31 - \$200 late fee; after October 1 - \$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. _____

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 #: 61190
Date Rec'd: 4-17-23
Check #: 9760 25

MATTER #430926

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	April 14, 2023
Name of Establishment:	Brinker Missouri Inc. d/b/a Chili's Grill & Bar #1102
Physical Address:	3820 Highway 54, Osage Beach, MO 65065
Applicant Name:	Stephen G. Mitchell, Managing Officer

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
X	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. _____

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: NA
Sewer Dept.: NA
License #: 03658
Pd V# 385242

LIQUOR LICENSE APPLICATION

Date of Application: 3/16/23

Date application received: _____

Trade name of establishment: CASEY'S GENERAL STORE #3481

Mailing address: ONE SE CONVENIENCE BLVD
PO BOX 8881 ANKENY IA 50021-8045 *ATTN: LICENSING

Applicant name: HENRY DOWEN III, MGNG OFFICER

(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 with your completed application
- ☐ **Renewal Applications:** Submit complete application. 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 - \$100.00 late fee; June 1 to June 30 - \$200.00 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. ____	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 in excess of 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 you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

<MASTER_TOP_END>

RECEIVED
MAR 24 2023
CITY CLERK

City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573/302-2000 Phone
573/302-3029 FAX
www.osagebeach.org



Planning Dept.: NA
Sewer Dept.: NA
License #: 01187
PAV# 38542

LIQUOR LICENSE APPLICATION

Date of Application: 3/16/23 Date application received: _____

Trade name of establishment: CASEY'S GENERAL STORE #2593

Mailing address: ONE SE CONVENIENCE BLVD
PO BOX 3001 ANKENY IA 50021-8045 *ATTN: LICENSING

Applicant name: HENRY DOWEN III, MGNG OFFICER

(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 with your completed application.
- ☐ **Renewal Applications:** Submit complete application. 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 - \$100.00 late fee; June 1 to June 30 - \$200.00 late fee; after June 30 - \$300 late fee.

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c. ____	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
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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. ____	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 in excess of 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 you are applying for a Caterer or Picnic license, describe the event in detail and provide the name, location, time and date of the event.

RECEIVED
MAR 24 2023
CITY CLERK

<MASTER_TOP_END>

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 #: 03512
Date Rec'd: NA
Check #: _____

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>April 24, 2023</u>
Name of Establishment:	<u>City of Osage Beach Park & Rec</u>
Physical Address:	<u>950 Hatchery Road</u>
Applicant Name:	<u>Jeana Woods</u>

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
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	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. _____

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 #: 04861
Date Rec'd: 5.1.23
Check #: _____

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/30/2023</u>
Name of Establishment:	<u>Casa grande Loz LLC</u>
Physical Address:	<u>4204 Osage Beach Parkway Osage Beach MO 65065</u>
Applicant Name:	<u>Sergio Sanches</u>

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. _____

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 #: 03434
Date Rec'd: 4-17-23
Check #: 983709

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3-29-23</u>
Name of Establishment:	<u>Dierbergs Lakeview Pointe</u>
Physical Address:	<u>16690 Swingley Ridge Rd Chesterfield, Mo 63017-0758</u>
Applicant Name:	<u>Timothy Larociere, Mgr Officer</u>

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. _____

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



Planning Dept: _____
Sewer Dept: _____
License #: 02415
4.11.23
1336

LIQUOR LICENSE APPLICATION

Date of Application: 3/27/23 Date Application Received: _____
Name of Establishment: Dog Days
Physical Address: 1232 Jeffries Rd. Osage Beach, MO 65065
Mailing Address: Same
Applicant Name: Dog Days, LLC Mark Barrett
(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. ☒	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.

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



Police Dept: OK
Sewer Dept:
License #: 04318
Date Rec'd: 4-10-23
Check #: 35128

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	3/27/2023
Name of Establishment:	Dollar General #19749
Physical Address:	P.O. Box 456 Jefferson City MO 65102
Applicant Name:	ROBBIN GRIFFITH

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
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	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
X	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. _____

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 #: 6503D
Date Rec'd: 4/27/23
Check #: 1109

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/19/23</u>
Name of Establishment:	<u>EC's Bar + Grill</u>
Physical Address:	<u>4344 Osage Beach Pkwy St C-1</u>
Applicant Name:	<u>Thomas Strong</u>

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
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	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. _____

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 #: 04579
Date Rec'd: 5-1-23
Check #: 3095

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/31/2023</u>
Name of Establishment:	<u>First Watch</u>
Physical Address:	<u>4325 Osage Beach Pkwy N., Osage Beach, MO 65065</u>
Applicant Name:	<u>LAKE OF THE OZARKS FW, LLC</u>

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
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	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. _____

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 #: 01195
Date Rec'd: 4-21-23
Check #: 2568
45000

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	April 18, 2023
Name of Establishment:	Flirt LLC
Physical Address:	843 Hwy 42 Osage Beach, MO 65065
Applicant Name:	Jackie R. Bradford

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
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	300.00	Manufacture or distilling of intoxicating liquors in excess of 5% alcohol by weight.	MLQWT
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	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
X	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. _____

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 #: 03711
Date Rec'd: 8-2-23
Check #: 40210

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4-30-2023</u>
Name of Establishment:	<u>Harmy's Cheese Store + more, LLC</u>
Physical Address:	<u>6378 Osage Beach Hwy, Osage Beach mo. 65065</u>
Applicant Name:	<u>Michael Harmison</u>

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
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	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. _____

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 #: 01198
Date Rec'd: 3/30/23
Check #: 1561189 3/30

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/27/2023</u>
Name of Establishment:	<u>Hy-Vee</u>
Physical Address:	<u>929 Hwy D Osage Beach, MO 65065</u>
Applicant Name:	<u>Hy-Vee, Inc.</u>

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
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☒	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
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	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. _____

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 #: 0197
Date Rec'd: 3/30/23
Check #: 1561189 3/30

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/27/2023</u>
Name of Establishment:	<u>Hy-Vee Gas</u>
Physical Address:	<u>997 Hwy D Osage Beach, MO 65065</u>
Applicant Name:	<u>Hy-Vee, Inc.</u>

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.

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	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
X	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. _____

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



Planning Dept: _____
Sewer Dept: _____
License #: ~~01267~~

04798

pd CK 11196 4/13/23

LIQUOR LICENSE APPLICATION

Date of Application: 04/06/2023 Date Application Received: 04/06/2023

Name of Establishment: Inn At Grand Blaise

Physical Address: 5142 Osage Beach Pkwy, Osage Beach, MO, 65065

Mailing Address: P.O. Box 969, Osage Beach, MO, 65065

Applicant Name: Petra Hotel Management Corp.
(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. ☒	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.

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 #: 03906
Date Rec'd: 4-26-23
Check #: 005748

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>April 25, 2023</u>
Name of Establishment:	<u>Jeffrey's Prime Rib and Lobster</u>
Physical Address:	<u>1252 Hwy KK Osage Beach MO 65065</u>
Applicant Name:	<u>Mary Jung</u>

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. _____

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 #: 01201
Date Rec'd: 4-11-23
Check #: 16796

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>04/06/23</u>
Name of Establishment:	<u>KK Eagle Stop</u>
Physical Address:	<u>5995 Osage Beach Parkway, Osage Beach, MO</u>
Applicant Name:	<u>Jenna Gier</u>

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.

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	375.00	Manufacture and distribution (not sales) of intoxicating malt liquor not more than 5% alcohol by weight.	MDBWT
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	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
X	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. _____

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 #: 03978
Date Rec'd: 4.11.23
Check #: 30814

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>April 6, 2023</u>
Name of Establishment:	<u>Kelly's Port Boat Store</u>
Physical Address:	<u>5250 Dude Ranch Rd Osage Beach Mo 65065</u>
Applicant Name:	<u>Kyle & Ryan Kelly</u>

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
X	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. _____

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 #: 03754
Date Rec'd: _____
Check #: _____

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>5/1/2023</u>
Name of Establishment:	<u>La Roca Club, LLC</u>
Physical Address:	<u>980 Airport Rd, Osage Beach, MO 65065</u>
Applicant Name:	<u>Amy Hernandez - La Roca Club, LLC</u>

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
X	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. _____

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 #: 03666
Date Rec'd: 5-1-23
Check #: 6279

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/6/2023</u>
Name of Establishment:	<u>Lil Rizzos</u>
Physical Address:	<u>929 Premium Outlets Dr. Osage Beach, MO</u>
Applicant Name:	<u>Windy Borders</u>

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
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	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. _____

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 #: 04361
Date Rec'd: 4.27.23
Check #: 1610
\$ 1011

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4-25-2023</u>
Name of Establishment:	<u>Lake of the Ozarks Brewing Co</u>
Physical Address:	<u>6192 Osage Beach Pkwy</u>
Applicant Name:	<u>Jacob Schuster</u>

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
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✓	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. _____

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 #: 03293
Date Rec'd: 4/3/23
Check #: 2520

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/3/23</u>
Name of Establishment:	<u>Linda Nails LLC.</u>
Physical Address:	<u>4344 Osage Beach Pkwy Ste C2 Osage Beach, MO 65065</u>
Applicant Name:	<u>HAI TRUONG LE, Linda Nails.</u>

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.

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	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
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	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. _____

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: 3/31/23
Check #: _____
CK # 1728 3/31/23

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/27/23</u>
Name of Establishment:	<u>LAKE Billiards, Inc dba LAKE Billiards Grill + Sports BAR</u>
Physical Address:	<u>4344 OSAGE Beach Pkwy, Ste 2-A OSAGE BEACH MO 65065</u>
Applicant Name:	<u>DAVID DYER LAKE Billiards, Inc.</u>

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.

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	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
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	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. _____

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 #: 04988
Date Rec'd: _____
Check #: _____

CC - 4/28/23

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	AGW Holdings DBA MacaDoodles
Name of Establishment:	
Physical Address:	6050 Crossing Dr. OB
Applicant Name:	

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. _____

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 #: 01732
Date Rec'd: 4.20.23
Check #: 35491

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/27/2023</u>
Name of Establishment:	<u>MURPHY OIL USA INC 8545</u>
Physical Address:	<u>P.O. Box 456 Jefferson City MO 65102</u>
Applicant Name:	<u>LORENE WILLIAMS</u>

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
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	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
X	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. _____

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 #: 04961
Date Rec'd: 4/28/23
Check #: 1187

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	4-29-2023
Name of Establishment:	Nicks True Value Hardware
Physical Address:	1036 PALISADES BLVD OSAGE BEACH MO
Applicant Name:	KNOX CLARK PARTNERS LLC - Chris Colter

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.

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	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
X	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. _____

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 #: 00384
Date Rec'd: 5.1.23
Check #: 7894

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	
Name of Establishment:	<u>Outback Steakhouse of Florida LLC</u>
Physical Address:	<u>3430 Osage Beach Parkway, Osage Beach, MO 65065</u>
Applicant Name:	<u>Jennifer Hanson, Managing Officer</u>

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.

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	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. _____

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 #: 01161
Date Rec'd: 5-1-23
Check #: 1458

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4-7-23</u>
Name of Establishment:	<u>On The Rise</u>
Physical Address:	<u>5439 O.B. Hwy</u>
Applicant Name:	<u>Shawn Castle Cheryl Castle</u>

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.

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	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
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	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
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	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. _____

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



Police Dept: 04215
Sewer Dept: _____
License #: _____
Date Rec'd: 4/26/23
Check #: 1882

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/25/23</u>
Name of Establishment:	<u>Pablitos Taqueria</u>
Physical Address:	<u>5896 Osage Beach Pkwy unit #1</u>
Applicant Name:	

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.

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	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. _____

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 #: 03493
Date Rec'd: 4.11.23
Check #: 8381

MAR 27 2023

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/31/23</u>
Name of Establishment:	<u>Parkway Eagle Stop</u>
Physical Address:	<u>5940 Osage Beach Parkway Osage Beach, MO</u>
Applicant Name:	<u>Jenna Gier, Managing Officer</u>

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.

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	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
X	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.

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 #: 01218
Date Rec'd: 4/26/23
Check #: Cash pd 4/26/23

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/26/2023</u>
Name of Establishment:	<u>Quick STOP (UMA-MAHESH ZNL)</u>
Physical Address:	<u>4817 OSAGE BEACH PARK OSAGE BEACH MO 65065</u>
Applicant Name:	<u>DILIP PATEL</u>

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.

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	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
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	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. _____

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 #: _____
Date Rec'd: 4-20-23
Check #: 140945
PA 45000

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>April 19, 2023</u>
Name of Establishment:	<u>Rapid Robert's, Inc. #113</u>
Physical Address:	<u>5308 Osage Beach Parkway, Osage Beach, MO 65065</u>
Applicant Name:	

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.

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	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
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	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

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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 #: 02983
Date Rec'd: 4/21/23
Check #: 47067
450.00

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/20/23</u>
Name of Establishment:	<u>Sundays Port 20</u>
Physical Address:	<u>3395 Spruce Lane, *Mailing address: 5863 Osage Beach Pkwy</u>
Applicant Name:	<u>Greg Smolyke Osage Beach MO</u>

As it appears on license. If corporation, name of corporation and managing officer. 65065

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

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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. _____

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



Police Dept: 8
Sewer Dept: _____
License #: 03359
Date Rec'd: 4-20-23
Check #: 7224
pd 75.00

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4/20/23</u>
Name of Establishment:	<u>Steve's PASTA EMPORIUM, LLC</u>
Physical Address:	<u>3924 JR. PROWOT PARKWAY, OSAGE BEACH, MO 65065</u>
Applicant Name:	<u>MICHELLE M. GLENN</u>

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
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	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
X	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. _____

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 #: 04479
Date Rec'd: 3/30/23
Check #: pd online

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application: 03/23/2023
Name of Establishment: Smoker Friendly #824
Physical Address: 3715 Osage Beach Pkwy #7, Osage Beach, MO 65065
Applicant Name: Smoker Friendly #824

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
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	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. _____

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 #: 03572
Date Rec'd: 3/29/23
Check #: 4963

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3-27-23</u>
Name of Establishment:	<u>The Solomon Cup</u>
Physical Address:	<u>5151 Osage Beach Pkwy E+D</u>
Applicant Name:	<u>Brent Solomon</u>

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
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	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. _____

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



Planning Dept: _____
Sewer Dept: _____
License #: 05295
PC V#
1009

LIQUOR LICENSE APPLICATION

Date of Application: _____ Date Application Received: _____
Name of Establishment: The Sanctuary Brewpub & Event Venue
Physical Address: 5716 Osage Beach Pkwy, Osage Beach, MO 65065
Mailing Address: 5795 Cobblestone Dr., Osage Beach, MO 65065
Applicant Name: Lily Ka Luna, LLC
(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. ☒	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.

RECEIVED

CITY CLERK

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 #: 03494
Date Rec'd: 4-3-23
Check #: 35129
450

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	3/27/2023
Name of Establishment:	TARGET STORE #1914
Physical Address:	P.O. Box 456 Jefferson City MO 65102
Applicant Name:	LORENE WILLIAMS

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.

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X	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. _____

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 #: 03704
Date Rec'd: 3.30.23
Check #: _____
pd CK# 2617-3/30/2

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/29/2023</u>
Name of Establishment:	<u>Tirebiters Peanut Pub</u>
Physical Address:	<u>4704 Jayhawk</u>
Applicant Name:	<u>GARY PREWITT</u>

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
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	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. _____

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 #: 00169
Date Rec'd: 4.11.23
Check #: 2028

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	3-29-22
Name of Establishment:	Vista Grande Inc.
Physical Address:	4579 Osage Beach Pkwy Osage Beach MO 65065
Applicant Name:	John Schell II

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
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	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
X	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. _____

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 #: 02042
Date Rec'd: 4.3.23
Check #: 35124
45000

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3/27/2023</u>
Name of Establishment:	<u>WALGREENS #1142</u>
Physical Address:	<u>3938 HIGHWAY 54 OSAGE BEACH MO 65065</u>
Applicant Name:	<u>ROBBIN GRIFFITH</u>

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.

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	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
X	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. _____

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 #: 01223
Date Rec'd: 4-11-23
Check #: 36736

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	
Name of Establishment:	WAL-MART #815
Physical Address:	4252 Osage Beach Parkway, Osage Beach, MO
Applicant Name:	James P. Emanuel, Jr., Managing Officer

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
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	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
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	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
X	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. _____

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



Planning Dept: _____
Sewer Dept: _____
License #: 01437
4-11-23
10770

LIQUOR LICENSE APPLICATION

Date of Application: 4/4/23 Date Application Received: _____
Name of Establishment: Wobbly Boots
Physical Address: 4717 Osage Beach Parkway
Mailing Address: 1232 Jeffries Rd. Osage Beach
Applicant Name: Wobbly Boots LLC Mark Barrett
(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.

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 #: 03690
Date Rec'd: 3-28-23
Check #: _____

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>3-28-23</u>
Name of Establishment:	<u>Wicked Willie's Sports Grill</u>
Physical Address:	<u>5384 Osage Beach Parkway</u>
Applicant Name:	<u>Chad Kautz</u>

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
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	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
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	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. _____

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 #: 02518
Date Rec'd: 4/18/23
Check #: 33538

LIQUOR LICENSE RENEWAL APPLICATION

Date of Application:	<u>4-10-23</u>
Name of Establishment:	<u>UTOPIA Tavern & Sports Bar</u>
Physical Address:	<u>5834 Osage Beach Pkwy, Osage Beach, MO 65065</u>
Applicant Name:	<u>Mark Kelley</u>

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
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	N/C	Wine tasting.	WTG

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573/302-2000 Phone
573/302-2039 Fax
www.osagebeach-mo.gov



Planning Dept: _____
Sewer Dept: _____
License #: 05335
NEW
ACK #
1095

LIQUOR LICENSE APPLICATION

Date of Application: March 2 2023 Date 4-14-23

Applicant Name: Thomas J Robinett
(As it is to appear on license. If corporation, name of corporation and managing officer)

Application Received: _____

Name of Establishment: Table 33

Physical Address: 3797 Osage Beach Parkway A-1, Osage Beach MO

Mailing Address: 294 Evergreen Dr., Lake Ozark MO 65049

- ☐ **New Applications:** Submit a copy of your Missouri voter registration card & background check performed by the Missouri Highway Patrol along with the application.
- ☐ **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
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	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.

RECEIVED
APR 23 2023
CITY CLERK

City of Osage Beach

Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Ron White, Building Official
Presenter: Ron White, Building Official

Agenda Item:

Bill 23-35 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Don Schnieders Excavating Company, Inc. for Osage Beach City Hall Improvements for an amount not to exceed \$385,589.00 *Second Reading*

Requested Action:

Second Reading of Bill #23-35

Ordinance Referenced for Action:

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

Deadline for Action:

No

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10 09-774256 Building Improvements

FY2023 Budgeted Amount: \$612,379.00

FY2023 Expenditures to Date (MM/DD/YY): (\$ 41,775.00)

FY2023 Available: \$570,604.00

FY2023 Requested Amount: \$385,589.00

Department Comments and Recommendation:

Bid specifications were advertised for City Hall Parking Lot Rehab, Emergency Exit, and Sidewalk Replacement / Entrance Repairs as one project. Three bids were received with the bid tabulation attached. The apparent low bidder is Don Schnieders Excavating Company, Inc. for \$375,589.00 (Base Bid). The city has worked with this company before and I have received excellent reviews. I am requesting a not to exceed amount of \$385,589.00, for the base bid and an additional \$10,000.00 force account. The budgeted amount for these items totaled \$379,000.00. If needed, there is money available for transfer within the Building Improvements account to cover the overage.

Building Department recommends approval in an amount not to exceed \$385,589.00.

City Attorney Comments:

Per City Code 110.230, Bill 23-35 is in correct form.

City Administrator Comments:

The first reading was read and approved on May 4, 2023. I concur with the department's recommendation. This project consists of four line-items within the Building Improvement budget, a total as indicated above of \$379,000. With the force account included in the request of not-to-exceed \$385,589, this project could potentially be over budget \$6,589 but will not be known until completion. At the conclusion of the project, an amendment will be completed if needed, from savings within other capital line items as indicated above.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH DON SCHNIEDER EXCAVATING CO, INC FOR THE OSAGE BEACH CITY HALL IMPROVEMENTS PROJECT IN AN AMOUNT NOT EXCEED \$385,589.00.

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

Section 1. The Board of Aldermen hereby authorizes the Mayor to execute on behalf of the City a Construction Contract with Don Schnieder Excavating Co, Inc., under substantially the same or similar terms and conditions as set forth in "Exhibit A".

Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed Three Hundred Eighty-Five Thousand Five Hundred Eighty-Nine Dollars. (\$385,589.00)

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

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

READ FIRST TIME: May 4, 2023

READ SECOND TIME:

I hereby certify that the above Ordinance No. 23.35 was duly passed on _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstain:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 22.35.

Date

Michael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk

Osage Beach City Hall Improvements

BID FORM

To: Honorable Mayor and Board of Aldermen
City of Osage Beach, Missouri

Gentlemen:

THE UNDERSIGNED BIDDER, having examined the Instructions to Bidders, Contract Forms, Drawings, Specifications, General Conditions, Supplementary Conditions, and other related Contract Documents attached hereto and referred to herein, and any and all Addenda thereto; the location, arrangement, and construction of existing railways, highways, streets, roads, structures, utilities, and facilities which affect or may be affected by the Work; the topography and condition of the site of the Work; and being acquainted with and fully understanding (a) the extent and character of the Work covered by this Bid Form; (b) the location, arrangement, and specified requirements of and for the proposed structures and miscellaneous items of Work appurtenant thereto; (c) the nature and extent of the excavations to be made, and the type, character and general condition of the materials to be excavated; (d) the necessary handling and rehandling of excavated materials; (e) all existing and local conditions relative to construction difficulties and hazards, labor, transportation, hauling, trucking and rail delivery facilities; and (f) all local conditions, laws, regulations, and all other factors and conditions affecting or which may be affected by the performance of the Work required by the Contract Documents.

HEREBY PROPOSE and agrees, if this Bid is accepted, to enter into agreement in the form attached hereto, and to perform all Work and to furnish all required materials, supplies, equipment, tools and plant; to perform all necessary labor; and to construct, install, erect and complete all Work stipulated in, required by, in accordance with the Contract Documents and other terms and conditions referred to therein (as altered, amended, or modified by any and all Addenda thereto) for the total bid price.

Bidder hereby agrees to commence Work under this Contract within **90** days after the Effective Date of the Agreement or, if a Notice to Proceed is given, on the day indicated in the Notice to Proceed. A Notice to Proceed may be given at any time within thirty days after the Effective Date of the Agreement.

Bidder acknowledges receipt of the following Addenda, which have been considered in the preparation of this Bid:

No. <u>1</u>	Dated <u>4/17/2023</u>
No. _____	Dated _____

Bidder agrees, if the bid is accepted, to perform all the work described in the Project Manual including all Addenda, for the following prices.

Osage Beach City Hall Improvements

BASE BID - CITY HALL SITE IMPROVEMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Mobilization/ General Conditions	1	LS	40,000.00	40,000.00
2	Erosion Control	1	LS	1,200.00	1,200.00
3	Removal of Existing Improvements	1	LS	17,000.00	17,000.00
4	Clearing & Grubbing	1	LS	10,000.00	10,000.00
5	Access Drive Fill	400	CY	35.00	14,000.00
6	2" Pavement Mill	3,708	SY	3.00	11,124.00
7	Millings Haul Off	232	CY	29.00	6,728.00
8	2" Asphalt Overlay	3,708	SY	18.00	66,744.00
9	Full Depth Asphalt Paving Section #1	333	SY	69.00	22,977.00
10	Standard Duty Paving Section #2	787	SY	59.00	46,433.00
11	Concrete Curb and Gutter	472	LF	40.00	18,880.00
12	Concrete Sidewalk, 4"	377	SF	20.00	7,540.00
13	Concrete Sidewalk, 4" with Integral Curb	2,154	SF	14.00	30,156.00
14	Concrete Stairs	50	SF	206.00	10,300.00
15	Concrete Ramp	329	SF	28.00	9,212.00
16	General Concrete Slab	745	SF	11.00	8,195.00
17	ADA Ramp - Type 1	2	EA	2,620.00	5,240.00
18	Pavement Striping	1	LS	2,200.00	2,200.00
19	Wheel Stops	2	EA	200.00	400.00
20	ADA Signage	1	EA	500.00	500.00
21	"Do Not Enter" Signage	2	EA	500.00	1,000.00
22	Concrete Step Handrail	24	LF	160.00	3,840.00
23	Concrete Ramp Handrail	133	LF	195.00	25,935.00
24	Finish Grading, Seeding and Strawing	0.5	AC	31,970.00	15,985.00
Total Base Bid - City Hall Site Improvements:					375,589.00

ALTERNATE NO. 1 - CITY HALL SITE IMPROVEMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Removal of Existing Improvements	1	LS	1,600.00	1,600.00
2	Concrete Sidewalk with Integral Curb	837	SF	17.00	14,229.00
Total Alternate 1 Bid - City Hall Site Improvements:					15,829.00

ALTERNATE NO. 2 - CITY HALL SITE IMPROVEMENTS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
1	Pavement Sealing (West Lot)	1,986	SY	2.50	4,965.00
2	Pavement Striping	1	LS	750.00	750.00
Total Alternate 1 Bid - City Hall Site Improvements:					5,715.00

Osage Beach City Hall Improvements

TOTAL BASE BID IN WRITING: Three Hundred Seventy-Five Thousand, Five Hundred Eighty-Nine Dollars and Zero Cents

TOTAL BID INCLUDING ALTERNATES IN WRITING: Three Hundred Ninety-Seven Thousand, One Hundred Thirty-Three Dollars
and Zero Cents

Osage Beach City Hall Improvements

It is mutually understood and agreed by and between the parties of this Contract, in signing the Agreement thereof, that time is of the essence in this Contract. In the event that the Contractor shall fail in the performance of the Work specified and required to be performed within the period of time stipulated therefore in the Agreement binding said parties, after due allowance for any extension of time which may be granted under provisions of the General Conditions, the Contractor shall pay unto the Owner, as stipulated, liquidated damages and not as a penalty, the sum stipulated therefore in the Contract Agreement for each and every consecutive calendar day that the Contractor shall be in default.

In case of joint responsibility for any delay in the final completion of the Work covered by the Agreement; where two or more separate Agreements are in force at the same time and cover work on the same project and at the same site, the total amount of liquidated damages assessed against all contractors under such Agreement for any one day of delay in the final completion of the Work will not be greater than the approximate total of the damages sustained by the Owner by reason of such delay in completion of the Work, and the amount assessed against any Contractor for such one day of delay will be based upon the individual responsibility of such Contractor for the aforesaid delay as determined by and in the judgment of the Owner.

The Owner shall have the right to deduct said liquidated damages from any moneys in its hands, otherwise due or to become due to said Contractor, or sue for and recover compensation for damages for nonperformance of the Agreement at the time stipulated herein and provided for.

The undersigned hereby agrees to enter into Contract on the attached Agreement Form and furnish the necessary bond within fifteen (15) consecutive calendar days from the receipt of Notice of Award from the Owner's acceptance of this Bid, and to complete said Work within the indicated number of consecutive calendar days from the thirtieth day after the Effective Date of the Agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

If this Bid is accepted and should Bidder for any reason fail to sign the Agreement within fifteen (15) consecutive calendar days as above stipulated, the Bid Security which has been made this day with the Owner shall, at the option of the Owner, be retained by the Owner as liquidated damage for the delay and expense caused the Owner; but otherwise, it shall be returned to the undersigned in accordance with the provisions set forth on page IB-5, paragraph 6.0 Bid Security.

Dated at Jefferson City, Missouri this 20th day of April, 2023.

LICENSE or CERTIFICATE NUMBER, if applicable _____

FILL IN THE APPROPRIATE SIGNATURE AND INFORMATION BELOW:

IF AN INDIVIDUAL: _____
Signature and Title

Typed or Printed Name

Doing Business As _____
Name of Firm

Business Address of Bidder: _____

Telephone No. _____

Osage Beach City Hall Improvements

IF A PARTNERSHIP:

Name of Partnership

Member of Firm (Signature)

Member of Firm (Typed or Printed)

Business Address of Bidder: _____

Telephone No. _____

IF A CORPORATION: Don Schnieders Excavating Company, Inc.

Name of Corporation

By

Donald E. Rhea

President

Signature & Title

Donald E. Rhea

Typed or Printed Name

ATTEST:

Kristy L. Libbert

Secretary or Assistant Secretary Signature

Kristy L. Libbert

Typed or Printed Name

(CORPORATE SEAL)

Business Address of Bidder: _____

1307 Fairgrounds Road

Jefferson City, MO 65109

Telephone No. (573)893-2251

If Bidder is a Corporation, supply the following information:

State in which Incorporated: _____

Missouri

Name and Address of its: President _____

Donald E. Rhea

1307 Fairgrounds Road, Jefferson City, MO 65109

Secretary _____

Bruce L. Bax

1307 Fairgrounds Road, Jefferson City, MO 65109

Bid Tabulation
OSAGE BEACH CITY HALL IMPROVEMENTS
OB23-023
April 20, 2023



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

Page 1

Item	Description	Unit	Quantity	Engineer's Estimate		Contractor Name		Contractor Name		Contractor Name	
				Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)	Unit Price (\$)	Total Cost (\$)
1	Mobilization/ General Conditions	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 28,000.00	\$ 28,000.00
2	Erosion Control	LS	1	\$ 4,000.00	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00	\$ 1,200.00	\$ 1,200.00	\$ 3,500.00	\$ 3,500.00
3	Removal of Existing Improvements	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 24,000.00	\$ 24,000.00	\$ 17,000.00	\$ 17,000.00	\$ 75,000.00	\$ 75,000.00
4	Clearing & Grubbing	LS	1	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	\$ 15,000.00	\$ 10,000.00	\$ 10,000.00	\$ 5,000.00	\$ 5,000.00
5	Access Drive Fill	CY	400	\$ 22.00	\$ 8,800.00	\$ 75.00	\$ 30,000.00	\$ 35.00	\$ 14,000.00	\$ 36.00	\$ 14,400.00
6	2" Pavement Mill	SY	3708	\$ 7.50	\$ 27,810.00	\$ 2.70	\$ 10,011.60	\$ 3.00	\$ 11,124.00	\$ 2.75	\$ 10,197.00
7	Milling Haul Off	CY	232	\$ 25.00	\$ 5,800.00	\$ 26.25	\$ 6,090.00	\$ 29.00	\$ 6,728.00	\$ 27.05	\$ 6,275.60
8	2" Asphalt Overlay	SY	3708	\$ 20.00	\$ 74,160.00	\$ 16.75	\$ 62,109.00	\$ 18.00	\$ 66,744.00	\$ 17.25	\$ 63,963.00
9	Full Depth Asphalt Paving Section #1	SY	333	\$ 75.00	\$ 24,975.00	\$ 49.00	\$ 16,317.00	\$ 69.00	\$ 22,977.00	\$ 52.50	\$ 17,482.50
10	Standard Duty Paving Section #2	SY	787	\$ 60.00	\$ 47,220.00	\$ 49.90	\$ 39,271.30	\$ 59.00	\$ 46,433.00	\$ 52.50	\$ 41,317.50
11	Concrete Curb and Gutter	LF	472	\$ 32.50	\$ 15,340.00	\$ 49.00	\$ 23,128.00	\$ 40.00	\$ 18,880.00	\$ 47.00	\$ 22,184.00
12	Concrete Sidewalk, 4"	SF	377	\$ 7.75	\$ 2,921.75	\$ 15.00	\$ 5,655.00	\$ 20.00	\$ 7,540.00	\$ 10.00	\$ 3,770.00
13	Concrete Sidewalk, 4" with Integral Cub	SF	2154	\$ 8.50	\$ 18,309.00	\$ 22.50	\$ 48,465.00	\$ 14.00	\$ 30,156.00	\$ 8.50	\$ 18,309.00
14	Concrete Stairs	SF	50	\$ 90.00	\$ 4,500.00	\$ 120.00	\$ 6,000.00	\$ 206.00	\$ 10,300.00	\$ 105.00	\$ 5,250.00
15	Concrete Ramp	SF	329	\$ 12.50	\$ 4,112.50	\$ 25.00	\$ 8,225.00	\$ 28.00	\$ 9,212.00	\$ 14.50	\$ 4,770.50
16	General Concrete Clab	SF	745	\$ 8.00	\$ 5,960.00	\$ 9.50	\$ 7,077.50	\$ 11.00	\$ 8,195.00	\$ 12.75	\$ 9,498.75
17	ADA Ramp - Type 1	EA	2	\$ 2,500.00	\$ 5,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,620.00	\$ 5,240.00	\$ 2,250.00	\$ 4,500.00
18	Pavemenet Striping	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,200.00	\$ 2,200.00	\$ 2,850.00	\$ 2,850.00
19	Wheel Stops	EA	2	\$ 350.00	\$ 700.00	\$ 150.00	\$ 300.00	\$ 200.00	\$ 400.00	\$ 150.00	\$ 300.00
20	ADA Signage	EA	1	\$ 400.00	\$ 400.00	\$ 600.00	\$ 600.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
21	"Do Not Enter" Signange	EA	2	\$ 400.00	\$ 800.00	\$ 400.00	\$ 800.00	\$ 500.00	\$ 1,000.00	\$ 500.00	\$ 1,000.00
22	Concrete Step Handrail	LF	24	\$ 60.00	\$ 1,440.00	\$ 120.00	\$ 2,880.00	\$ 160.00	\$ 3,840.00	\$ 110.00	\$ 2,640.00
23	Concrete Ramp Handrail	LF	133	\$ 100.00	\$ 13,300.00	\$ 100.00	\$ 13,300.00	\$ 195.00	\$ 25,935.00	\$ 155.00	\$ 20,615.00
24	Finish Grading, Seeding and Strawing	AC	0.5	\$ 10,000.00	\$ 5,000.00	\$ 16,000.00	\$ 8,000.00	\$ 31,970.00	\$ 15,985.00	\$ 32,000.00	\$ 16,000.00
25							\$ -		\$ -		\$ -
26							\$ -		\$ -		\$ -
27							\$ -		\$ -		\$ -
TOTAL BASE BID					\$ 345,548.25		\$ 375,729.40		\$ 375,589.00		\$ 377,322.85

Osage Beach City Hall Improvements

AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between the **City of Osage Beach**, Party of the First Part and hereinafter called the **Owner**, and Don Schnieders Excavating Company a corporation of State of Missouri Party of the Second Part and hereinafter called the **Contractor**.

WITNESSETH:

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

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

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

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

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

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

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

OSAGE BEACH CITY HALL IMPROVEMENTS

and the Contractor will accept as full compensation thereof, the sum (subject to adjustment as provided by the contract) of _____ for all work covered by and included in the contract award and designated in the foregoing Article I. Payment therefor shall be made in the manner provided in the General Conditions and Supplementary Conditions attached hereto.

ARTICLE IV. That the Contractor shall begin assembly of materials and equipment within fifteen (15) days after receipt from the Owner of executed copies of the contract and that the Contractor shall complete said work within **Ninety (90)** consecutive calendar days from the thirtieth day after the Effective Date of the agreement, or if a Notice to Proceed is given, from the date indicated in the Notice to Proceed.

Osage Beach City Hall Improvements

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

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

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

SIGNATURE:

ATTEST:

Owner, Party of the First Part

City Clerk

By _____
Name and Title

(SEAL)

*
LICENSE or CERTIFICATE NUMBER, if applicable _____

SIGNATURE OF CONTRACTOR:

IF AN INDIVIDUAL OR PARTNERSHIP

Contractor, Party of the Second Part

By _____
Name and Title

IF A CORPORATION

ATTEST:

Contractor, Party of the Second Part

Secretary

By _____
Name and Title

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

On This _____ day of _____, 20____, before me appeared _____
to me personally known who, being by me duly sworn, did say that he is the _____ of _____
_____ and that the seal affixed to said instrument is the corporate seal of
said corporation by authority of its board of directors, and said _____ acknowledged said
instrument to be the free act and deed of said corporation.

(SEAL)

My commission Expires: _____

Notary Public Within and For Said County and State

City of Osage Beach

Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Tara Berreth, City Clerk

Agenda Item:

Bill 23-38 - 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. *Second Reading*

Requested Action:

38 Second Reading of Bill #23-38

Ordinance Referenced for Action:

MEC (Missouri Ethic Commission), specifically RSMo Chapter 105, requires re-adoption by the City.

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

Deadline for Action:

Yes -Re-adoption is required in order to keep our policy in effect.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

The re-adoption of our Chapter 120-Conflicts of Interest is required by MEC (Missouri Ethics Commission) in order for all elected, appointed officials, and decision-making personnel, as well as candidates for public office, to avoid the requirement of filing Personal Finance Disclosure States (Long Form).

City Attorney Comments:

Per City Code 110.230, Bill 23-38 is in correct form. Adoption of this ordinance complies with Missouri Statutes Section 105.485.4.

City Administrator Comments:

The first reading was read and approved on May 4, 2023. 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. The follow sections of the Osage Beach Municipal Code are hereby reenacted and readopted as set for the below:

Section 120.010 Declaration of Policy. The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy 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 120.020 Conflicts of Interest.

- a. All elected and appointed officials as well as employees of the City must comply with conflict of interest statutes under Chapter 105 of the Missouri Revised Statutes as well as any other state law governing official conduct.
- b. If the Mayor or any member of the Board of Aldermen has a “substantial personal or private interest” in any measure, bill, order or ordinance proposed or pending before the Board, he or she must disclose that interest to the City Clerk and such disclosure shall be recorded in the City’s records. Substantial personal 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 120.030 Disclosure Reports. Each elected official, candidate for elective office, the City Administrator, and the City Attorney shall disclose the following information by May 1, or the appropriate deadline as referenced in R.S.Mo. § 105.487 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 City, other than compensation received as an employee or payment of any tax, fee or penalty due to the City, and other than transfers for no consideration to the City.
- 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 City, other than payment of any tax, fee or penalty due to the City or transactions involving payment for providing utility service to the City, and other than transfers for no consideration to the City.

- c. The City Administrator and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in R.S.Mo. § 105.487, 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 unless such names and addresses are filed by the 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 or 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 120.040 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 (council/board) 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
 4. candidacy.
- a. Financial disclosure reports giving the financial information required in Section 3 shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 120.050. 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 120.060. Time Limit. 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 SECOND TIME:

Ayes: Nays: Abstain: Absent:

Date _____

Date _____

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Public Hearing - Lakeport Village Tax Increment Financing (TIF) Redevelopment Plan

Requested Action:

Public Hearing

Ordinance Referenced for Action:

RSMo Section 67.2725; Public Hearing required.

Deadline for Action:

Yes - A Public Hearing required prior to applicable Board of Aldermen consideration of said plan.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

City Administrator Comments:

The public hearing precedes Bill 23.44 before the Board of Aldermen. The bill is requesting approval consideration for the Lakeport Village TIF Redevelopment Plan establishing a redevelopment area, designating the developer of record, and other actions related to the approval of the Plan. All procedural requirements have been completed.

The TIF Commission held two meetings, the first informational, the second completing the required public hearing before the TIF Commission. The commission approved the plan to move to the Board of Aldermen for final consideration. Documents enclosed with

Bill 23.44 include the Plan, Cost Benefit Analysis, Blight Study, and TIF Commission meeting minutes. Commission meeting minutes are included to provide further information for you in your consideration.

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 23-44 - An ordinance designating a portion of the City of Osage Beach, Missouri, as a Redevelopment Area; approving the Lakeport Village Tax Increment Financing Redevelopment Plan; making findings related thereto; approving a Redevelopment Project for the Redevelopment Area and adopting Tax Increment Financing with respect thereto; and authorizing certain actions by City Officials. *First Reading*

Requested Action:

First Reading of Bill #23-44

Ordinance Referenced for Action:

RSMo Section 99.800 - Section 99.825 regarding TIF (Tax Increment Financing) plan and financing.

Deadline for Action:

Yes - Within 14 to 90 days from the completion of the public hearing there must be the first reading of the Ordinances approving (1) the Redevelopment Plan and Redevelopment Project.

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

This project was heard before the TIF Commission at a Public Hearing on April 17, 2023. The TIF Commission voted 7 "Ayes" to 4 "Nays". Moving the project to the Board of Aldermen for final approval.

City Attorney Comments:

Per City Code 110.230, Bill 23-44 is in correct form.

City Administrator Comments:

This ordinance is requested to approve the Lakeport Village TIF Plan, establishing a redevelopment area, designating the developer of record, and other action related to the approval of the Plan. All procedural requirements have been completed to approve said TIF Plan. The TIF Commission held two meetings, the first informational, the second completing the required public hearing before the TIF Commission, ultimately approving the plan to move to the Board of Aldermen for final approval consideration. Documents enclosed include the Plan, Cost Benefit Analysis, Blight Study, and TIF Commission meeting minutes. TIF Commission meeting minutes and other documentation are included to provide further information for you in your consideration of Bill 23.44.

AN ORDINANCE DESIGNATING A PORTION OF THE CITY OF OSAGE BEACH, MISSOURI, AS A REDEVELOPMENT AREA; APPROVING THE LAKEPORT VILLAGE TAX INCREMENT FINANCING REDEVELOPMENT PLAN; MAKING FINDINGS RELATED THERETO; APPROVING A REDEVELOPMENT PROJECT FOR THE REDEVELOPMENT AREA AND ADOPTING TAX INCREMENT FINANCING WITH RESPECT THERETO; AND AUTHORIZING CERTAIN ACTIONS BY CITY OFFICIALS.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the “Act”), authorizes municipalities to approve redevelopment projects pursuant to the Act; and

WHEREAS, the City of Osage Beach, Missouri (the “City”), duly created the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the “TIF Commission”), pursuant to the Act; and

WHEREAS, the Act authorizes the TIF Commission to hold public hearings with respect to proposed redevelopment areas, redevelopment plans and redevelopment projects and to make recommendations thereon to the Board of Aldermen of the City; and

WHEREAS, the TIF Commission has reviewed a plan for redevelopment known as the “Lakeport Village Tax Increment Financing Redevelopment Plan,” attached as Exhibit A hereto and incorporated herein by this reference (the “Redevelopment Plan”), for an area consisting of approximately 24 acres located northeast corner of the Jefferies Road and U.S. Route 54 interchange (as further described on Appendix 1 to the Redevelopment Plan, the “Redevelopment Area”); and

WHEREAS, the Redevelopment Plan describes a redevelopment project consisting of the construction of a family-friendly resort and entertainment district, which is expected to include an approximately 350-425 room hotel with at least 15,000 square feet of conference center facilities (inclusive of ballroom space, business center space, and/or meeting space), an outdoor area, amusement and entertainment uses, a boardwalk overlooking the Lake of the Ozarks, a multi-story parking garage and not less than approximately 15,000 square feet of commercial space to accommodate restaurant, retail and other commercial uses (collectively, the “Redevelopment Project”); and

WHEREAS, implementation of the Redevelopment Plan and the Redevelopment Project will remediate the conditions that cause the Redevelopment Area to be a “blighted area” under the Act; and

WHEREAS, after all proper notice was given, the TIF Commission held a public hearing in conformance with the Act on April 17, 2023 and received comments from all interested persons and taxing districts relative to (1) the Redevelopment Plan, (2) the designation of the Redevelopment Area and (3) the approval of the Redevelopment Project; and

WHEREAS, on April 17, 2023, after due deliberation, the TIF Commission passed a resolution (attached as Exhibit B hereto) recommending that the Board of Aldermen (1) approve the Redevelopment Plan, (2) designate the Redevelopment Area as a “redevelopment area,” as defined by the Act, (3) approve the Redevelopment Project and (4) adopt tax increment financing with respect to the Redevelopment Project;

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

Section 1. Findings Required by the Act. The Board of Aldermen hereby makes the following findings:

A. The Redevelopment Area on the whole is a “blighted area,” as defined in Section 99.805(1) of the Act, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. This finding includes, and the Redevelopment Plan sets forth and the Board of Aldermen hereby finds and adopts by reference: (i) the study prepared by PGAV Planners, a consulting firm specializing in land use and urban planning, which includes a detailed description of the factors that qualify the Redevelopment Area as a “blighted area” and qualify the Redevelopment Project pursuant to the provisions of Section 99.810.1(1) of the Act, and (ii) an affidavit, signed on behalf of the proposed developer of the Redevelopment Project, attesting that the provisions of Section 99.810.1(1) of the Act have been met.

B. The Redevelopment Plan conforms to the comprehensive plan for the development of the City as a whole.

C. The estimated dates of completion of the Redevelopment Project and retirement of obligations incurred to finance Redevelopment Project costs have been stated in the Redevelopment Plan, and these dates are no more than 23 years from the date of adoption of this Ordinance approving the Redevelopment Plan and the Redevelopment Project.

D. The City has developed a plan for relocation assistance for businesses and residences in conformity with the requirements of Sections 523.200 through 523.205 of the Revised Statutes of Missouri, as amended.

E. A cost-benefit analysis showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area is attached as Exhibit C hereto and is incorporated herein as if fully set forth herein, which cost-benefit analysis shows the impact on the economy if the Redevelopment Project is not built and if the Redevelopment Project is built pursuant to the Redevelopment Plan. The cost-benefit analysis also includes a fiscal impact study on every affected political subdivision and sufficient information from the proposed developer of the Redevelopment Project for the TIF Commission to evaluate whether the Redevelopment Project, as proposed, is

financially feasible, and the TIF Commission found that the Redevelopment Project, as proposed, is financially feasible.

F. The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

Section 2. Designation of Redevelopment Area. The Redevelopment Area is hereby designated as a “redevelopment area” as defined in Section 99.805(13) of the Act.

Section 3. Approval of Redevelopment Plan. The Redevelopment Plan is hereby adopted and approved.

Section 4. Approval of Redevelopment Project. The Redevelopment Project is hereby adopted and approved. The Board of Aldermen finds that the Redevelopment Area includes only those parcels of real property and improvements thereon directly and substantially benefited by the proposed Redevelopment Project.

Section 5. Approval of Tax Increment Allocation Financing. Tax increment allocation financing is hereby adopted within the Redevelopment Area.

Section 6. Taxes and Payments in Lieu of Taxes. After the total equalized assessed valuation of the taxable real property in the Redevelopment Area exceeds the certified total initial equalized assessed valuation of the taxable real property in the Redevelopment Area, as determined in accordance with the Act, the ad valorem taxes and payments in lieu of taxes, if any, arising from the levies upon taxable real property in the Redevelopment Area by taxing districts and tax rates determined in the manner provided in Section 99.855.2 of the Act each year after the effective date of this Ordinance until the payment in full of all Redevelopment Project costs shall be divided as follows:

A. That portion of taxes, penalties and interest levied upon each taxable lot, block, tract or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Redevelopment Area shall be allocated to and, when collected, shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Redevelopment Area and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property in the Redevelopment Area shall be allocated to and, when collected, shall be paid to the City’s Treasurer, who shall deposit such payments in lieu of taxes into a special fund called the “Lakeport Village Special Allocation Fund” of the City for the purpose of paying redevelopment costs and obligations incurred in the payment thereof. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate of the Redevelopment Area from which they are derived and shall be collected in the same manner as the real property tax, including the assessment of penalties and interest where applicable.

Section 7. Economic Activity Taxes. In addition, fifty percent (50%) of the total additional revenue from taxes, penalties and interest which are imposed by the City or other taxing districts, and which are generated by economic activities within the Redevelopment Area, over the amount of such taxes, penalties and interest in the calendar year prior to the adoption of this Ordinance, while tax increment financing remains in effect, but excluding taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, taxes levied pursuant to Section 70.500 of the Revised Statutes of Missouri, as amended, licenses, fees or special assessments other than payments in lieu of taxes and any penalty and interest thereon, taxes levied pursuant to Section 94.660 of the Revised Statutes of Missouri, as amended, for the purpose of public transportation and any other tax or fee excluded by law, shall be allocated to and paid by the collecting officer to the City's Treasurer, who shall deposit such funds into a separate segregated account within the Lakeport Village Special Allocation Fund.

Section 8. Lakeport Village Special Allocation Fund. The Lakeport Village Special Allocation Fund is hereby established. The Lakeport Village Special Allocation Fund shall have a "PILOTs Account," an "EATs Account," a "New State Revenues Account," a "City Hotel Sales Tax Rebate Account" and such other accounts and subaccounts as may be necessary or desirable for the administration of the Redevelopment Plan. All moneys deposited in the Lakeport Village Special Allocation Fund shall be applied in a manner consistent with the Redevelopment Plan, as determined by the Board of Aldermen.

Section 9. Directives to City Staff. The City Clerk is hereby directed to submit a certified copy of this Ordinance to the County Assessor, who is directed to determine the total equalized assessed value of all taxable real property within the Redevelopment Area as of the date of this Ordinance, by adding together the most recently ascertained equalized assessed value of each taxable lot, block, tract or parcel of real property within the Redevelopment Area and shall certify such amount as the total initial equalized assessed value of the taxable real property within the Redevelopment Area. The City Clerk is further directed to submit a certified copy of this Ordinance to the County Collector, and the City's Treasurer is directed to certify to the County Collector the amount of taxes derived from economic activities within the Redevelopment Area in the calendar year prior to the adoption of this Ordinance, as prescribed in **Section 7.**

Section 10. State Supplemental Tax Increment Financing. The City is hereby authorized to apply to the State of Missouri for state supplemental tax increment financing ("Super TIF") to assist with the implementation of the Redevelopment Plan. All actions taken to date by the officers of the City with respect to applying for Super TIF, including, without limitation, the submission of the precertification form to the Department of Economic Development, are hereby ratified.

Section 11. Further Authority. The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution or taking of such action shall be conclusive evidence of such necessity or advisability.

Section 12. Severability. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the Board of Aldermen has or would have enacted the valid sections without the void one; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 13. Effective Date. This Ordinance shall be in full force and effect from and after the date of passage and approval of the Mayor.

READ FIRST TIME: READ SECOND TIME:
I hereby certify that Ordinance No. 23.44 was duly passed on by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approved Ordinance No.23.44.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

EXHIBIT A
REDEVELOPMENT PLAN

(On file in the office of the City Clerk)

EXHIBIT B

TIF COMMISSION RESOLUTION

(On file in the office of the City Clerk)

EXHIBIT C

COST-BENEFIT ANALYSIS

(On file in the office of the City Clerk)

MINUTES OF THE OSAGE BEACH TAX INCREMENT FINANCING COMMISSION

March 27, 2023

The Tax Increment Financing Commission of the City of Osage Beach, Missouri, met at 6:00 p.m. on Monday, March 27, 2023, City Hall in Osage Beach. The following were present: Alderman Tyler Becker, Fred Catcott, Dave Crane, Timothy Gardner, Bob Van Hook, Chief Paul Berardi, Brian Butts, Gail Griswold, Ike Skelton, James Gohagan. Absent Geniece Tyler. City Clerk Tara Berreth was present and performed the duties as secretary for the TIF Commission. Representing the City of Osage Beach were City Administrator Jeana Woods, City Attorney Cole Bradbury and Mark Spykerman/Gilmore & Bell, P.C.

MOTION TO ELECT A CHAIRMAN

Commissioner Fred Catcott made a motion to elect James Gohagan as Chairman. This motion was seconded by Commissioner Ike Skelton. Motion passes with a unanimous voice vote.

ELECTION OF OFFICERS

Commissioner Fred Catcott made a motion to elect Ike Skelton as Vice Chairman. This motion was seconded by Commissioner James Gohagan. Motion passes with a unanimous voice.

Commissioner Griswold made a motion to elect City Clerk Tara Berreth as Secretary. This motion was seconded by Commissioner Ike Skelton. Motion passes with a unanimous voice vote.

INTRODUCTION OF APPLICANT REPRESENTATIVES/CITY CONSULANTS

Mark Spykerman/Gilmore & Bell, Jeana Woods/City Administrator, Cole Bradbury/City Attorney, Tara Berreth/City Clerk were all present. Financial Advisor Jeff White/Columbia Capital not present.

Jeff Tegethoff and Allyn Witt – Tegethoff Development, Todd Schneider/Sky View Partners, Stifel Team/Bond Underwriters, Rich Obertino/TRI Architects, Cochran Engineering

PRESENTATION: FUNDAMENTALS OF TIF

Mark Spykerman from Gilmore & Bell gave a presentation on the purpose and operation of how the TIF Commission works. In addition, on to what role of the TIF Commission is.

OVERVIEW OF LAKEPORT VILLAE TAX INCREMENT FINANCING REDEVELOPMENT PLAN

- Oasis at Lakeport is a new \$350 million family resort and entertainment district to be developed along the Lakeport property acquired by Big Thunder Marine in 2021. Construction plans include the creation of a year-round entertainment destination offering 25 acres of amusement rides and attractions along with the Marriott Hotels property and 26,000-square-foot conference center, indoor waterpark, restaurants, 200 public boat slips and 1,000-space parking garage. Amusement offerings will include roller coasters, thrill and family rides and a 200-foot-tall observation wheel. The new Marriott Hotels property will be professionally managed by Aimbridge Hospitality from Plano, Texas, and is expected to include 400 rooms, a 26,000-square-foot conference center, full-service spa, restaurants, outdoor pool, pickleball courts and fitness center. The hotel will be located adjacent to a 50,000-square-foot fully enclosed state-of-the-art waterpark to be constructed by OpenAire, the world's premier designer, manufacturer and installer of custom retractable roof structures and enclosures and operable skylights. The waterpark will be operated by American Resort Management, the nation's top waterpark management company from Erie, Penn. Construction for both the hotel and waterpark is expected to be completed in 2026.

Commissioners' questions and concerns:

- Has there been contact with MoDOT about improving the intersection?
 - Yes, going to have a traffic study done, not only to evaluate vehicular and pedestrian access, as well as parking count, and number of boat slips that will be needed.
- Anticipated completion date
 - Hoping to have completed January 1, 2026, barring no supply chain problems.
- How many stories Parking garage?
 - 3 levels up, and 2 levels down
- Any legal problems with Margaritaville or Lodge at Four Seasons?
 - No anticipated problems.
- Any PILOTS proposed for the taxing districts?
 - No, not right now.
- The purchase of the timeshare does not progress as you had hoped. How does that impact your project?
 - Dramatically, will impact. But I am very confident a deal will be made.
- Have you communicated with Ameren regarding the sea walls?
 - Yes, meet with all the parties involved. Ameren has been very engaged.
- How do you blight a bare piece of land?
 - Deterioration of site improvements, Insanitary or unsafe conditions, conditions which endanger life or property, menace to the public health, safety, and welfare. This piece of property meets the Statutory definition of Blight.

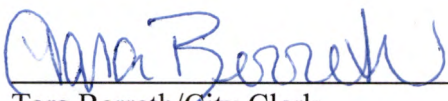
ACKNOWLEDGEMENT OF WRITTEN TESTIMONY, IF ANY

No written testimony was received.

ADJOURN

Commissioner Skelton made a motion to adjourn. This motion was seconded by Commissioner Catcott. Motion passed with voice vote. There being no further business the meeting adjourned at 7:00 pm.

I Tara Berreth, City Clerk do hereby certify that the above foregoing is a true and complete journal of proceedings of the workshop of the Tax Increment Financing Commission of the City of Osage Beach, Missouri, held on March 27, 2023


Tara Berreth/City Clerk


James Gohagan/Chairman

MINUTES OF THE OSAGE BEACH TAX INCREMENT FINANCING COMMISSION

April 17, 2023

The Tax Increment Financing Commission of the City of Osage Beach, Missouri, met at 6:00 p.m. on Monday, April 17, 2023, City Hall in Osage Beach. The following were present: Alderman Tyler Becker, Fred Catcott, Dave Crane, Timothy Gardner, Bob Van Hook, Chief Paul Berardi, Jacob Neusche, Gail Griswold, Ike Skelton, James Gohagan and Geniece Tyler. City Clerk Tara Berreth was present and performed the duties as secretary for the TIF Commission. Representing the City of Osage Beach were Mayor Michael Harmison, City Administrator Jeana Woods, City Attorney Cole Bradbury and Mark Spykerman/Gilmore & Bell, P.C., Adam Jones/PGAV and Via Zoom – Jeff White/Columbia Capital.

ROLL CALL AND INTRODUCTION OF COMMISSIONERS

All TIF Commissioners present.

APPROVAL OF MINUTES - MARCH 27, 2023

Commissioner Catcott made a motion to approve March 27, 2023 minutes as presented. This motion was seconded by Commissioner Van Hook. Motion passes with unanimous voice vote.

OPEN PUBLIC HEARING

The meeting was opened by Commissioner Chair James Gohagan.

INTRODUCTION OF APPLICANT REPRESENTATIVES/CITY CONSULTANTS

Mark Spykerman/Special Council - Gilmore & Bell, Cole Bradbury/City Attorney – City of Osage Beach, Jeana Woods/City Administrator, Michael Harmison-Mayor, Adam Jones-PGAV Planners and Jeff White-Columbia Capital Financial

DISCUSSION OF PURPOSE OF PUBLIC HEARING

Discussion is for the public to ask questions and give testimony on the project as presented.

TESTIMONY FROM APPLICANT

Jeff Tegethoff – gave a general overview of the Oasis at Lakeport project. Oasis at Lakeport is a new \$350 million family resort and entertainment district to be developed along the Lakeport property acquired by Big Thunder Marine in 2021. Construction plans include the creation of a year-round entertainment destination offering 25 acres of amusement rides and attractions along with the Marriott Hotels property and 26,000-square-foot conference center, indoor waterpark, restaurants, 200 public boat slips and 1,000-space parking garage. Amusement offerings will include roller coasters, thrill and family rides and a 200-foot-tall observation wheel. The new Marriott Hotels property will be professionally managed by Aimbridge Hospitality from Plano, Texas, and is expected to include 400 rooms, a 26,000-square-foot conference center, full-service spa, restaurants, outdoor pool, pickleball courts and fitness center. The hotel will be located adjacent to a 50,000-square-foot fully enclosed state-of-the-art waterpark to be constructed by OpenAire, the world's premier designer, manufacturer and installer of custom retractable roof structures and enclosures and operable skylights. The waterpark will be operated by American Resort Management, the nation's top waterpark management company from Erie, Penn. Construction for both the hotel and waterpark is expected to be completed in 2026.

TESTIMONY FROM CITY STAFF & CONSULTANTS

Adam Jones -PGAV – Visited the site and found that the site does meet all the qualifications under the Missouri Statutes for a Blighted site. From the visit to the site the following were determined deterioration of site improvements, insanitary or unsafe conditions, conditions which endanger life or property, menace to the public health, safety, and welfare.

Jeff White/Financial Advisor – Columbia Capital Financial – Explained that this project has met all but fore tests.

TESTIMONY FROM THE PUBLIC (All witnesses must sign in and give name and ward number)

Opposed/In Favor

- ✓ David Stokes - 5297 Washington Place, St Louis MO 63128 – Show Me Institute – see attached testimony.
- ✓ Vicky Simbro – 4505 Cove Road, Osage Beach – Ward I – Why can the developer use their own money? How does this help the residents of Osage Beach? Infrastructure problems.
- ✓ Phyllis Marose – PO Box 569, Osage Beach – Ward II – Osage Beach needs the boost. Concerns about the traffic on Jefferies.
- ✓ Evelyn Horkman – 1181 Jefferies Road, Osage Beach -Likes the project, except that Jefferies is a sleepy little road. Concerns about Jefferies Road. The Hotel is not appropriate for Jefferies Road. Consider the residents.
- ✓ Don Neuharth – 127 Lake Road Camdenton, Great project – not in favor of giving them a TIF.
- ✓ Ken Kwantes – V.P. Lakewood Homeowners association. See attached testimony.
- ✓ Tim Long – 4902 Wilson Dr. Osage Beach, Long time resident – In favor of project. This will help the city and provide great family entertainment.
- ✓ Diane Minzy – no longer have the same amenities at Lakeport, timeshare business is an awful business. Osage Beach needs this project. Would like to see Lakeport torn down.
- ✓ Dr. Sean Kirksey – Superintendent at Camdenton School District. The board members are under policy by the School District. They must vote NO. Because it is over 50%.
- ✓ Michael Harmison – Mayor – We are not St. Louis, we are Osage Beach. Family friendly business is needed.
- ✓ Justin Hoffman – What if the Super TIF does not go thru. What if you have to walk this project back? Is there a contingency.

ACKNOWLEDGEMENT OF WRITTEN TESTIMONY, IF ANY

Show Me Institute and Lakewood Board of Director letter. See Attached

CONCLUDING TESTIMONY FROM APPLICANT

Jeff Tegethoff – Thank you all for your service. We have already had 3 different organizations contact us for conferences. One group for 5-years conferences and two groups for 15 years. With full hotel buyout. Super TIF requires that all taxing districts must agree to this to receive the Super TIF. Focusing on moving forward and ongoing negotiations will continue with Lakewood Timeshare. About 250 and 300 employees. With this the school district would receive from property taxes immediately \$600,000.

QUESTIONS AND COMMENTS FROM THE COMMISSION

- Has MoDOT been contacted?
 - There has been a contact with MoDOT to do a study for vehicle and pedestrian traffic.
- Has the Super TIF been submitted?

- The precertification paperwork has been submitted. The first step is to get approval from this board. And the Board of Alderman for final approval.
- Lakewood Condo – If you cannot acquire the condos what is your next step?
 - Still going to pursue the purchase. Going to work around the condos until the situation has been resolved.
- Questions on how a vacant piece of land can be blighted. In addition, this piece of land is lake front property and will be developed. But to get TIF money, the property must be considered blighted. Disagree with the property being blighted and how the state has set standards for a blighted property.
- Have there been crime reports from this property.
 - Not aware of any crimes. Property owners do not report crime to the Police Department, they just fix the property.
- What is the school district going to get out of this TIF? Camdenton already has the lowest tax rate for education.

REQUEST FOR ANY ADDITIONAL TESTIMONY

No additional questions from City consultants.

CLOSE OR CONTINUE PUBLIC HEARING

Commissioner Becker made a motion to close the public hearing. This motion was seconded by Commissioner Catcott. Motion passes with a voice vote.

PRESENTATION AND DISCUSSION OF RESOLUTION

Mark Spykerman – gave a description of what is presented in the Resolution. See attached.

MOTION TO ADOPT RESOLUTION

Alderman Becker made a motion to adopt the Resolution as presented. This motion was seconded by Commissioner Gardner. Roll call vote “Ayes” Alderman Becker, Commissioner Catcott, Commissioner Crane, Commissioner Tyler, Commissioner Gardner, Commissioner Van Hook. “Nays” Commissioner Skelton, Commissioner Gohagan, Commissioner Neusche, Commissioner Griswold. Motion passes 7 ayes to 4 nays.

MOTION TO ADJOURN

Commissioner Catcott made a motion to adjourn. This motion was seconded by Commissioner Skelton. Motion passed with voice vote. There being no further business the meeting adjourned at 8:15: pm.

I, Tara Berreth, City Clerk, do hereby certify that the above foregoing is a true and complete journal of proceedings of the workshop of the Tax Increment Financing Commission of the City of Osage Beach, Missouri, held on April 17, 2023.

Approved via email – by majority of TIF Commission

Tara Berreth/City Clerk

James Gohagan/Chairman

City of Osage Beach, MO

To: Cole Bradbury, City Attorney
From: Ron White, Building Official
cc: Jeana Woods, City Administrator
Date: May 9, 2023
Re: Oasis at Lakeport, Osage Beach (Compliance Inspection / Structures)

May 8, 2023, at approximately 9:00 a.m., Inspector Johns and I inspected multiple structures located on the Oasis at Lakeport property for the existence of code violations. The following items were noted during our inspections:

Garage Structure (Dangerous Building)

1. Fascia is dilapidated and rotted throughout.
2. The roof sheathing is rotted and has developed holes and fallen in.
3. Gutters are no longer adequately fastened.
4. The bottom plates of the exterior walls are rotted in areas.
5. Exterior walls are not properly anchored to resist lateral or uplift loading.
6. Some studs are rotted near the bottom.
7. Shingles are aged and failing.

House Near Garage (Dangerous / Nuisance)

1. Siding has rotted.
2. Soffit and fascia have rotted.
3. Multiple layers of aged shingles.
4. Window missing in door – open to pests.
5. Window sill and trim has rotted.
6. The ceiling appears to be falling in.

Two Story Structure, Units 16, 17, 18... (Dangerous Building)

1. The deck has rotted.
2. The guardrail has rotted.
3. The exterior door is missing.
4. The stairs have rotted.
5. Soffit and fascia have rotted
6. No joist hangers at deck rim / beam.
7. Exposed conductors and splices.

Clubhouse, midway down hill, boarded up (Dangerous Building)

1. The deck, guardrail, and steps are dilapidated / rotted.
2. The fascia is rotted.
3. Roof sheathing is questionable.
4. The siding is rotted.
5. Deck joists and floor joists lack lateral support / bracing, and do not appear to be fastened to resist uplift.
6. Multiple layers of aged shingles.

Lower Structure 36, 37, 38... (Dangerous areas)

1. Gutters hanging off.
2. The soffit and fascia are rotted.
3. The decks and railing are rotted.
4. The stairs are rotted and severely sloped.
5. Guardrail pickets are loose.
6. The door jamb is rotted.
7. Aged roof covering.

Lakefront Building, Deli-Sea Store (limited inspection access – Dangerous)

1. Parking lot guard rails are rotted.
2. The deck and guard rails are rotted.
3. Siding is rotted.
4. The soffit is rotted.

Big Thunder Marine Building(s)

1. Fascia exposed to weather.
2. Siding is exposed and missing in areas.
3. Portion of guardrail is missing.
4. Open / exposed conductors and junction.
5. Window frame and trim paint is flaking – weather exposure.

5027 – Clubhouse

1. The fascia and siding need to be painted.
2. Portions of the siding are rotted.

Block Well House

1. Roof dilapidated / failing.

The above list was created after limited access, exterior observations only. If you would prefer that these descriptions be more detailed or include Osage Beach Municipal Code section references, I am happy to provide that but due to current time constraints, I wanted to be sure to provide you with at least this “preliminary” report of our findings.

















































OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	09/24/2021 11:11:13	TRAFFIC STOP	2021-00023171		5011	
C	03/21/2022 14:58:58	BUILDING/AREA CHECK	2022-00005735		5011	
C	06/09/2022 17:59:39	TRESPASSING	2022-00012786		5011	
C	08/02/2022 13:05:58	STEALING / OCCURRED	2022-00018173	22-0890	5011	
C	08/04/2022 07:34:21	BURGLARY / OCCURRED	2022-00018327		5011	
C	08/04/2022 22:48:48	BUILDING/AREA CHECK	2022-00018376		5011	
C	08/07/2022 10:36:36	ABANDONED VEHICLE	2022-00018640		5011	
C	09/08/2022 12:25:42	ABANDONED VEHICLE	2022-00021477		5011	
C	10/14/2022 00:28:19	BUSINESS CHECK	2022-00024491		5011	
C	11/10/2022 02:30:56	BUSINESS CHECK	2022-00026692		5011	
C	12/31/2022 01:24:55	BUILDING/AREA CHECK	2022-00031044		5011	

Big Thunder Marine

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	06/10/2013 19:03:59	FIRE COMMERCIAL STRUCTURE / 2ND ALARM	201300014836	LOF13-0421	5027	
C	08/10/2014 22:46:56	ANIMAL CONTROL	201400021528		5027	
C	11/24/2015 14:40:49	BUILDING/AREA CHECK	2015-00030102		5027	
C	06/12/2017 16:59:58	TRAFFIC STOP	2017-00015293		5027	
C	06/18/2017 10:44:50	BUILDING/AREA CHECK	2017-00015920		5027	
C	07/01/2017 16:23:44	BUILDING/AREA CHECK	2017-00017420		5027	
C	08/22/2017 10:13:36	BUSINESS CHECK	2017-00023565		5027	
C	09/23/2017 14:53:14	BUILDING/AREA CHECK	2017-00027083		5027	
C	01/04/2018 18:50:47	STEALING / OCCURRED	2018-00000308		5027	
C	04/03/2018 15:44:35	BUILDING/AREA CHECK	2018-00008101		5027	
C	05/15/2018 09:44:55	BUILDING/AREA CHECK	2018-00012122		5027	
C	07/01/2018 16:20:43	BUILDING/AREA CHECK	2018-00017359		5027	
C	12/29/2018 13:20:45	BUILDING/AREA CHECK	2018-00034525		5027	
C	02/07/2019 12:03:42	BUILDING/AREA CHECK	2019-00003338		5027	
C	08/26/2020 13:11:59	BUSINESS CHECK	2020-00019605		5027	
C	04/10/2021 04:57:42	FIRE MEDICAL ASSIST / STILL ALARM	2021-00006985	OBF21-0434	5027	207
C	04/10/2021 05:10:45	AMB / MUTUAL-AID (WHEN CALLING ANOTHER DEPT)	2021-00006987		5027	207
C	08/18/2021 09:44:04	ACCIDENT / W/O INJURY	2021-00019787	21-0948	5027	

LAKWOOD CONDO'S

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

LAKWOOD RESORT

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	05/22/2013 15:20:36	AMB / MEDICAL EMERGENCY	201300012994	OBA13-0275	1029	
C	05/26/2013 00:04:59	SUSP ACTIVITY	201300013406		1029	
C	05/30/2013 15:59:05	911 HANG UP	201300013918		1029	606 LA
C	08/08/2013 03:36:11	DISTURBANCE / IN PROGRESS	201300021024		1029	604
C	10/11/2013 17:34:42	LOCKOUT	201300027538		1029	
C	10/27/2013 02:27:56	BUILDING/AREA CHECK	201300028723		1029	
C	01/24/2014 16:42:17	AMB / MEDICAL EMERGENCY	201400002266	OBA14-0043	1029	
C	02/19/2014 11:20:30	911 HANG UP	201400004537		1029	606 LA
C	04/19/2014 02:04:15	ALCOHOL/DRUG	201400009812		1029	
C	06/30/2014 07:03:25	ALARM / BURGLARY	201400016758		1029	
C	07/04/2014 09:15:25	LOCKOUT	201400017257		1029	106
C	08/01/2014 16:08:50	LOCKOUT	201400020512		1029	
C	08/21/2014 09:48:41	LOCKOUT	201400022609		1029	
C	08/28/2014 06:31:55	AMB / MEDICAL EMERGENCY	201400023357	OBF14-1255	1029	305
C	09/15/2014 05:44:36	DEATH INVESTIGATION	201400025164	14-01175	1029	304
C	09/18/2014 12:02:01	PROPERTY DAMAGE / OCCURRED	201400025484		1029	606
C	09/23/2014 20:00:18	LOCKOUT	201400026063		1029	303
C	09/30/2014 15:36:11	911 HANG UP	201400026695		1029	
C	09/30/2014 16:24:27	AMB / MUTUAL-AID (WHEN CALLING ANOTHER DEPT)	201400026701		1029	
C	12/24/2014 10:52:01	911 HANG UP	201400033700		1029	
C	02/05/2015 10:26:05	DISTURBANCE / NOT OCCURRING	2015-00002663		1029	
C	02/12/2015 22:34:03	AMB / MEDICAL EMERGENCY	2015-00003321	15-00172	1029	503
C	04/08/2015 00:04:08	BUILDING/AREA CHECK	2015-00008126		1029	
C	05/01/2015 23:41:14	NOISE COMPLAINT	2015-00010368		1029	
C	08/21/2015 11:00:31	LOCKOUT	2015-00021620		1029	
C	09/12/2015 15:03:58	911 HANG UP / POLICE DISPATCHED	2015-00023793		1029	
C	09/29/2015 10:26:24	BUILDING/AREA CHECK	2015-00025460		1029	
C	10/29/2015 03:17:05	AMB / MEDICAL EMERGENCY	2015-00027982	OBF15-1557	1029	305
C	02/19/2016 23:08:12	ALARM / BURGLARY	2016-00004185		1029	
C	05/24/2016 11:04:01	ACCIDENT / W/O INJURY	2016-00012193		1029	
C	07/16/2016 15:20:04	911 HANG UP / POLICE DISPATCHED	2016-00017622		1029	
C	09/04/2016 21:05:08	PEDESTRIAN CHECK	2016-00022542		1029	
C	12/12/2016 23:58:24	LOCKOUT	2016-00029982		1029	308
C	01/03/2017 14:11:26	BUSINESS CHECK	2017-00000206		1029	
C	01/21/2017 16:24:44	BUSINESS CHECK	2017-00001743		1029	
C	02/01/2017 10:20:43	BUILDING/AREA CHECK	2017-00002722		1029	
C	02/22/2017 10:53:53	911 CALL / POLICE DISPATCHED	2017-00004719		1029	
C	04/27/2017 11:42:51	911 CALL / NO POLICE DISPATCH	2017-00010547		1029	
C	05/03/2017 10:42:52	BUILDING/AREA CHECK	2017-00011042		1029	
C	05/28/2017 17:22:15	AMB / MEDICAL EMERGENCY	2017-00013688	OBA17-0406	1029	
C	05/29/2017 04:18:12	STEALING / OCCURRED	2017-00013751	17-0682	1029	305
C	06/04/2017 16:45:06	BUILDING/AREA CHECK	2017-00014464		1029	
C	06/12/2017 11:59:21	BUILDING/AREA CHECK	2017-00015261		1029	
C	10/05/2017 13:51:41	PEDESTRIAN CHECK	2017-00028161	17-1430	1029	
C	10/09/2017 16:23:10	FOLLOW UP	2017-00028511		1029	
C	10/10/2017 08:57:39	FOLLOW UP	2017-00028565		1029	
C	11/29/2017 20:57:01	AMB / MEDICAL EMERGENCY	2017-00033259	OBF17-1954	1029	604
C	12/21/2017 20:56:05	DISTURBANCE / IN PROGRESS	2017-00035212		1029	

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	01/05/2018 10:00:43	911 CALL / POLICE DISPATCHED	2018-00000343		1029	
C	03/08/2018 10:04:05	BUSINESS CHECK	2018-00005731		1029	
C	03/28/2018 23:40:02	911 CALL / NO POLICE DISPATCH	2018-00007608		1029	
C	03/28/2018 23:49:03	BUILDING/AREA CHECK	2018-00007609		1029	
C	04/13/2018 13:37:00	BUSINESS CHECK	2018-00009036		1029	
C	04/30/2018 22:23:07	TRAFFIC STOP	2018-00010668		1029	
C	05/28/2018 22:18:35	AMB / MEDICAL EMERGENCY	2018-00013710	OBF18-0928	1029	606
C	07/23/2018 01:02:37	BUILDING/AREA CHECK	2018-00019744		1029	
C	07/23/2018 11:01:32	KEEP THE PEACE	2018-00019785		1029	
C	07/27/2018 08:21:35	911 CALL / POLICE DISPATCHED	2018-00020210		1029	
C	09/10/2018 12:51:09	BUILDING/AREA CHECK	2018-00025041		1029	
C	09/14/2018 10:15:28	ACCIDENT / W/O INJURY	2018-00025394	18-1177	1029	
C	10/08/2018 15:41:02	ANIMAL CONTROL	2018-00027778	18-1290	1029	
C	10/19/2018 15:51:22	STEALING / OCCURRED	2018-00028732		1029	
C	10/26/2018 09:25:20	BUILDING/AREA CHECK	2018-00029275		1029	
C	11/02/2018 14:24:37	911 CALL / NO POLICE DISPATCH	2018-00029879		1029	
C	11/05/2018 11:32:19	911 CALL / POLICE DISPATCHED	2018-00030066		1029	
C	11/09/2018 10:59:58	911 CALL / NO POLICE DISPATCH	2018-00030413		1029	
C	11/09/2018 11:01:54	911 CALL / NO POLICE DISPATCH	2018-00030414		1029	
C	11/09/2018 14:15:47	911 CALL / NO POLICE DISPATCH	2018-00030429		1029	
C	11/09/2018 14:24:03	911 CALL / NO POLICE DISPATCH	2018-00030430		1029	
C	11/29/2018 11:20:03	BUILDING/AREA CHECK	2018-00032002		1029	
C	12/03/2018 10:03:25	911 CALL / POLICE DISPATCHED	2018-00032304		1029	
C	12/13/2018 12:11:35	911 CALL / NO POLICE DISPATCH	2018-00033233		1029	
C	12/17/2018 16:05:41	BUILDING/AREA CHECK	2018-00033595		1029	
C	12/24/2018 11:48:05	911 CALL / NO POLICE DISPATCH	2018-00034167		1029	
C	12/28/2018 13:51:36	911 CALL / NO POLICE DISPATCH	2018-00034463		1029	
C	01/03/2019 14:04:44	911 CALL / POLICE DISPATCHED	2019-00000217		1029	
C	02/17/2019 16:04:34	BUILDING/AREA CHECK	2019-00004347		1029	
C	03/11/2019 10:57:42	911 CALL / POLICE DISPATCHED	2019-00006128		1029	
C	03/11/2019 11:04:31	BUILDING/AREA CHECK	2019-00006129		1029	
C	04/25/2019 12:40:47	BUILDING/AREA CHECK	2019-00010081		1029	
C	05/04/2019 15:53:26	AMB / MEDICAL EMERGENCY	2019-00010927	OBF19-0652	1029	
C	06/10/2019 11:37:07	BUILDING/AREA CHECK	2019-00014579		1029	
C	06/18/2019 13:35:12	BUILDING/AREA CHECK	2019-00015331		1029	
C	06/25/2019 07:15:08	BUSINESS CHECK	2019-00016008		1029	
C	07/12/2019 08:07:09	SUSP ACTIVITY	2019-00017898		1029	
C	07/28/2019 08:47:50	911 CALL / POLICE DISPATCHED	2019-00019490		1029	
C	07/28/2019 09:23:41	911 CALL / POLICE DISPATCHED	2019-00019493		1029	608
C	07/28/2019 09:34:50	911 CALL / NO POLICE DISPATCH	2019-00019496		1029	
C	07/28/2019 09:35:02	911 CALL / NO POLICE DISPATCH	2019-00019495		1029	
C	07/28/2019 09:38:43	911 CALL / NO POLICE DISPATCH	2019-00019497		1029	
C	07/28/2019 10:32:46	911 CALL / NO POLICE DISPATCH	2019-00019507		1029	
C	08/06/2019 12:53:39	BUILDING/AREA CHECK	2019-00020395		1029	
C	08/21/2019 22:31:13	AMB / MEDICAL EMERGENCY	2019-00021923	OBF19-1431	1029	103
C	08/26/2019 14:14:20	BUILDING/AREA CHECK	2019-00022305		1029	
C	01/11/2020 10:12:07	BUILDING/AREA CHECK	2020-00000911		1029	
C	02/18/2020 03:22:19	AMB / MEDICAL EMERGENCY	2020-00003639	OBA20-0127	1029	506
C	03/09/2020 10:53:20	BUILDING/AREA CHECK	2020-00005138		1029	
C	03/21/2020 17:33:00	BUSINESS CHECK	2020-00006063		1029	
C	04/27/2020 11:54:03	LITTERING	2020-00008551		1029	
C	04/27/2020 12:20:45	FOLLOW UP	2020-00008552		1029	

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	05/07/2020 09:46:53	PARKING COMPLAINT	2020-00009338		1029	
C	09/08/2020 13:55:17	TRAFFIC STOP	2020-00020938		1029	
C	09/10/2020 13:50:21	BUILDING/AREA CHECK	2020-00021108		1029	
C	11/09/2020 13:10:40	BUSINESS CHECK	2020-00025909		1029	
C	11/17/2020 09:08:14	BUSINESS CHECK	2020-00026545		1029	
C	03/14/2021 16:09:22	BUILDING/AREA CHECK	2021-00004949		1029	
C	03/27/2021 17:41:35	BUILDING/AREA CHECK	2021-00005942		1029	
C	04/26/2021 10:28:42	BUSINESS CHECK	2021-00008384		1029	
C	04/28/2021 15:56:37	BUILDING/AREA CHECK	2021-00008621		1029	
C	05/06/2021 00:06:59	BUILDING/AREA CHECK	2021-00009450		1029	
C	05/29/2021 01:42:19	BUILDING/AREA CHECK	2021-00011837		1029	
C	05/30/2021 14:39:41	OTHER AGENCY ASSIST	2021-00012065	21-0536	1029	308
C	05/30/2021 16:48:17	FOLLOW UP	2021-00012079		1029	308
C	05/30/2021 17:25:38	DISTURBANCE / IN PROGRESS	2021-00012085		1029	308
C	06/07/2021 10:25:12	BUSINESS CHECK	2021-00012875		1029	
C	06/09/2021 14:18:15	BUILDING/AREA CHECK	2021-00013086		1029	
C	06/14/2021 14:30:13	BUILDING/AREA CHECK	2021-00013570		1029	
C	08/15/2021 10:10:02	BUILDING/AREA CHECK	2021-00019528		1029	
C	08/21/2021 23:20:19	AMB / MEDICAL EMERGENCY	2021-00020141	OB21-1391	1029	
C	08/22/2021 15:18:44	BUSINESS CHECK	2021-00020187		1029	
C	09/04/2021 10:51:59	BUILDING/AREA CHECK	2021-00021369		1029	
C	09/08/2021 16:49:31	BUILDING/AREA CHECK	2021-00021778		1029	
C	10/10/2021 17:06:39	TRAFFIC STOP	2021-00024455		1029	
C	10/16/2021 15:00:01	911 CALL / POLICE DISPATCHED	2021-00024920		1029	608
C	10/17/2021 08:25:29	BUILDING/AREA CHECK	2021-00024968		1029	
C	10/18/2021 09:17:48	911 CALL / POLICE DISPATCHED	2021-00025044		1029	608
C	10/27/2021 12:42:36	BUILDING/AREA CHECK	2021-00025746		1029	
C	11/21/2021 12:24:45	BUSINESS CHECK	2021-00027637		1029	
C	12/21/2021 18:15:13	911 CALL / POLICE DISPATCHED	2021-00029941		1029	607
C	12/29/2021 14:39:11	BUILDING/AREA CHECK	2021-00030475		1029	
C	01/15/2022 07:07:24	ALARM / BURGLARY	2022-00000913		1029	
C	03/01/2022 11:39:42	BUSINESS CHECK	2022-00004134		1029	
C	03/05/2022 19:21:55	MISSING PERSON	2022-00004490		1029	
C	03/17/2022 13:02:37	BUILDING/AREA CHECK	2022-00005355		1029	
C	03/20/2022 14:37:33	BUSINESS CHECK	2022-00005637		1029	
C	04/21/2022 11:49:23	BUILDING/AREA CHECK	2022-00008225		1029	
C	04/27/2022 12:24:07	BUSINESS CHECK	2022-00008789		1029	
C	05/27/2022 10:49:11	BUSINESS CHECK	2022-00011366		1029	
C	06/14/2022 06:39:04	ALARM / BURGLARY	2022-00013221		1029	
C	06/22/2022 20:51:53	PEDESTRIAN CHECK	2022-00014085		1029	
C	07/26/2022 16:36:53	911 CALL / NO POLICE DISPATCH	2022-00017594		1029	608
C	10/25/2022 14:00:39	911 CALL / POLICE DISPATCHED	2022-00025423		1029	608
C	10/28/2022 08:36:19	BUSINESS CHECK	2022-00025625		1029	
C	11/03/2022 11:52:11	BUSINESS CHECK	2022-00026120		1029	
C	12/26/2022 06:24:32	ALARM / BURGLARY	2022-00030633		1029	
C	01/06/2023 08:47:50	BUSINESS CHECK	2023-00000428		1029	
C	02/04/2023 10:35:07	BUSINESS CHECK	2023-00002673		1029	
C	03/12/2023 12:06:38	FIRE STILL (MISC) / STILL ALARM	2023-00005637	23-0367OBF	1029	
C	03/12/2023 16:59:59	FOLLOW UP	2023-00005647		1029	
C	03/13/2023 08:49:17	BUSINESS CHECK	2023-00005693		1029	
C	03/13/2023 08:54:43	TRAFFIC STOP	2023-00005694		1029	
C	03/20/2023 22:08:48	BUILDING/AREA CHECK	2023-00006372		1029	

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	05/04/2023 10:50:06	BUSINESS CHECK	2023-00010122		1029	

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Celebration Cruise

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	05/20/2015 20:16:12	SUSP ACTIVITY	2015-00012190		5085	
C	05/24/2015 19:53:00	SUSP ACTIVITY	2015-00012656		5085	
C	03/12/2016 16:30:41	VEHICLE CHECK	2016-00005959		5085	
C	03/12/2016 17:25:14	PEDESTRIAN CHECK	2016-00005964		5085	
C	03/12/2016 20:00:34	BUILDING/AREA CHECK	2016-00005981		5085	
C	04/16/2016 09:38:38	ABANDONED VEHICLE	2016-00009069		5085	
C	05/07/2016 18:21:52	AMB / MEDICAL EMERGENCY	2016-00010838	OBF16-0597	5085	
C	05/08/2016 20:42:15	SUSP ACTIVITY	2016-00010924		5085	
C	06/08/2016 11:35:36	ABANDONED VEHICLE	2016-00013605		5085	
C	07/30/2016 23:02:04	BUILDING/AREA CHECK	2016-00019013		5085	
C	07/31/2016 17:35:55	VEHICLE CHECK	2016-00019063		5085	
C	01/03/2017 10:30:22	BUSINESS CHECK	2017-00000188		5085	
C	01/30/2017 08:41:07	BUSINESS CHECK	2017-00002526		5085	
C	02/02/2017 03:01:49	BUILDING/AREA CHECK	2017-00002803		5085	
C	02/17/2017 16:08:30	PEDESTRIAN CHECK	2017-00004234		5085	
C	02/18/2017 13:02:39	BUILDING/AREA CHECK	2017-00004314		5085	
C	03/23/2017 11:34:35	BUSINESS CHECK	2017-00007247		5085	
C	04/09/2017 08:19:16	PEDESTRIAN CHECK	2017-00008814		5085	
C	04/09/2017 08:29:18	OPEN DOOR/WINDOW	2017-00008816		5085	
C	04/09/2017 14:11:26	BUILDING/AREA CHECK	2017-00008854		5085	
C	04/22/2017 10:13:42	BUILDING/AREA CHECK	2017-00010047		5085	
C	04/24/2017 09:00:09	BUSINESS CHECK	2017-00010233		5085	
C	04/27/2017 16:15:44	VEHICLE CHECK	2017-00010564		5085	
C	04/30/2017 19:06:25	CHECK THE WELFARE	2017-00010842	17-0518	5085	
C	06/03/2017 16:17:36	VEHICLE CHECK	2017-00014329		5085	
C	06/04/2017 02:31:54	VEHICLE CHECK	2017-00014379		5085	
C	06/04/2017 16:16:23	BUILDING/AREA CHECK	2017-00014457		5085	
C	06/08/2017 01:09:02	VEHICLE CHECK	2017-00014815		5085	
C	06/16/2017 13:27:14	BUILDING/AREA CHECK	2017-00015712		5085	
C	06/16/2017 23:35:58	VEHICLE CHECK	2017-00015760		5085	
C	06/18/2017 10:40:53	BUILDING/AREA CHECK	2017-00015919		5085	
C	06/18/2017 17:21:15	BUILDING/AREA CHECK	2017-00015960		5085	
C	06/21/2017 17:37:53	AMB / MEDICAL EMERGENCY	2017-00016294	OBF17-0965	5085	
C	06/22/2017 23:11:44	VEHICLE CHECK	2017-00016424		5085	
C	06/24/2017 09:27:05	BUILDING/AREA CHECK	2017-00016546		5085	
C	06/29/2017 21:32:31	VEHICLE CHECK	2017-00017172		5085	
C	07/06/2017 22:12:17	VEHICLE CHECK	2017-00018199		5085	
C	07/12/2017 01:22:17	BUILDING/AREA CHECK	2017-00018754		5085	
C	07/20/2017 04:18:33	BUILDING/AREA CHECK	2017-00019743		5085	
C	07/29/2017 16:31:29	BUSINESS CHECK	2017-00020834		5085	
C	07/29/2017 16:32:58	BUILDING/AREA CHECK	2017-00020835		5085	
C	08/02/2017 11:23:47	VEHICLE CHECK	2017-00021303		5085	
C	08/04/2017 00:17:05	BUILDING/AREA CHECK	2017-00021530		5085	
C	08/20/2017 17:40:15	BUILDING/AREA CHECK	2017-00023369		5085	
C	08/26/2017 10:41:31	BUILDING/AREA CHECK	2017-00023998		5085	
C	09/14/2017 14:11:25	BUILDING/AREA CHECK	2017-00026117		5085	
C	09/23/2017 14:17:25	BUILDING/AREA CHECK	2017-00027080		5085	
C	11/05/2017 01:59:18	VEHICLE CHECK	2017-00031003		5085	
C	11/06/2017 23:34:43	BUILDING/AREA CHECK	2017-00031174		5085	
C	12/03/2017 17:46:29	BUILDING/AREA CHECK	2017-00033586		5085	
C	12/04/2017 19:41:05	ACCIDENT / W/INJURY	2017-00033696	17-1696	5085	
C	01/13/2018 17:50:07	BUILDING/AREA CHECK	2018-00001011		5085	

OSAGE BEACH POLICE DEPARTMENT

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	01/27/2018 22:26:53	BUILDING/AREA CHECK	2018-00002225		5085	
C	01/28/2018 21:24:08	BUILDING/AREA CHECK	2018-00002300		5085	
C	02/19/2018 09:26:18	BUILDING/AREA CHECK	2018-00004283		5085	
C	03/01/2018 22:50:37	BUILDING/AREA CHECK	2018-00005196		5085	
C	03/11/2018 21:36:11	BUILDING/AREA CHECK	2018-00006026		5085	
C	03/15/2018 21:29:46	BUILDING/AREA CHECK	2018-00006407		5085	
C	03/20/2018 23:39:12	BUILDING/AREA CHECK	2018-00006900		5085	
C	03/23/2018 13:15:42	BUILDING/AREA CHECK	2018-00007133		5085	
C	03/25/2018 21:28:42	BUILDING/AREA CHECK	2018-00007318		5085	
C	04/03/2018 21:23:54	BUILDING/AREA CHECK	2018-00008128		5085	
C	04/04/2018 22:52:25	BUILDING/AREA CHECK	2018-00008252		5085	
C	04/08/2018 23:19:01	BUILDING/AREA CHECK	2018-00008574		5085	
C	04/11/2018 22:22:45	BUILDING/AREA CHECK	2018-00008858		5085	
C	04/17/2018 22:26:42	BUILDING/AREA CHECK	2018-00009426		5085	
C	04/30/2018 13:29:56	BUSINESS CHECK	2018-00010620		5085	
C	04/30/2018 23:03:08	BUILDING/AREA CHECK	2018-00010673		5085	
C	05/01/2018 23:07:18	BUILDING/AREA CHECK	2018-00010770		5085	
C	05/05/2018 22:06:14	BUILDING/AREA CHECK	2018-00011211		5085	
C	05/15/2018 23:33:46	BUILDING/AREA CHECK	2018-00012196		5085	
C	05/20/2018 13:09:25	PEDESTRIAN CHECK	2018-00012620		5085	
C	06/01/2018 11:09:47	BUSINESS CHECK	2018-00014114		5085	
C	06/06/2018 21:49:16	BUILDING/AREA CHECK	2018-00014688		5085	
C	06/17/2018 01:25:54	BUILDING/AREA CHECK	2018-00015731		5085	
C	07/06/2018 01:14:21	BUILDING/AREA CHECK	2018-00017891		5085	
C	07/10/2018 22:25:41	BUILDING/AREA CHECK	2018-00018469		5085	
C	07/19/2018 16:27:46	MOTORIST / ASSIST	2018-00019362		5085	
C	07/19/2018 22:21:02	BUILDING/AREA CHECK	2018-00019392		5085	
C	07/24/2018 09:15:23	HARASSMENT	2018-00019887		5085	
C	07/28/2018 17:27:08	HARASSMENT	2018-00020370		5085	
C	08/24/2018 12:03:00	VEHICLE CHECK	2018-00023179		5085	
C	09/07/2018 15:09:27	BUILDING/AREA CHECK	2018-00024823		5085	
C	12/29/2018 13:14:52	BUILDING/AREA CHECK	2018-00034524		5085	
C	01/07/2019 01:36:26	BUILDING/AREA CHECK	2019-00000520		5085	
C	04/23/2019 06:11:47	BUILDING/AREA CHECK	2019-00009846		5085	
C	06/25/2019 04:53:48	PROPERTY DAMAGE / OCCURRED	2019-00016000		5085	
C	06/25/2019 19:21:07	FOLLOW UP	2019-00016090		5085	
C	09/05/2019 23:24:20	BUILDING/AREA CHECK	2019-00023260		5085	
C	09/13/2019 13:58:30	BUILDING/AREA CHECK	2019-00023987		5085	
C	12/08/2019 04:07:27	BUILDING/AREA CHECK	2019-00031058		5085	
C	03/26/2020 12:20:43	VEHICLE CHECK	2020-00006459		5085	
C	04/04/2020 11:12:16	BUILDING/AREA CHECK	2020-00007070		5085	
C	05/01/2021 21:05:18	AMB / MEDICAL EMERGENCY	2021-00009006	OBF21-0548	5085	
C	07/01/2021 16:00:14	VEHICLE CHECK	2021-00015216		5085	
C	09/30/2022 16:11:08	AMB / MUTUAL-AID (WHEN CALLING ANOTHER DEPT)	2022-00023382		5085	

OSAGE BEACH POLICE DEPARTMENT

LAKEWOOD MARINA

1000 City Parkway, Osage Beach, MO 65065

Address History Report

	Open Date / Time	Category	Event #	Complaint #	Street #	Apt / Ste.
C	08/01/2013 23:20:39	TRAFFIC STOP	201300020359		5011	
C	09/30/2013 17:43:01	BUILDING/AREA CHECK	201300026526		5011	
C	12/17/2013 01:53:05	BUILDING/AREA CHECK	201300033197		5011	
C	04/18/2014 11:38:24	AMB / TRAUMA	201400009753	OBF14-0527	5011	
C	04/18/2014 12:28:40	FIRE BOAT / DISTRICT FIRST	201400009758	OBF14-0528	5011	
C	01/22/2016 13:54:49	BUSINESS CHECK	2016-00001806		5011	
C	01/28/2016 10:08:35	BUSINESS CHECK	2016-00002285		5011	
C	03/10/2016 12:57:35	STEALING / OCCURRED	2016-00005774		5011	
C	03/23/2016 14:45:41	BUILDING/AREA CHECK	2016-00006967		5011	
C	05/05/2016 10:40:56	STEALING / OCCURRED	2016-00010618		5011	
C	08/10/2016 01:27:14	TRAFFIC STOP	2016-00019957		5011	
C	10/08/2016 13:42:33	LOCKOUT	2016-00025274		5011	
C	03/09/2017 10:41:20	AMB / MEDICAL EMERGENCY	2017-00006021	OBF17-0366	5011	
C	06/28/2017 04:11:27	BUILDING/AREA CHECK	2017-00016940		5011	
C	05/21/2018 17:11:07	BUILDING/AREA CHECK	2018-00012747		5011	
C	06/09/2019 12:34:45	LITTERING	2019-00014495		5011	
C	07/15/2019 15:48:21	ABANDONED VEHICLE	2019-00018227		5011	
C	08/06/2019 12:53:15	BUILDING/AREA CHECK	2019-00020394		5011	
C	03/08/2020 04:51:22	CITIZEN ASSIST	2020-00005050		5011	
C	03/08/2020 05:11:48	FIRE STILL (MISC) / STILL ALARM	2020-00005051	OBF20-0343	5011	
C	07/24/2020 11:54:18	ABANDONED VEHICLE	2020-00016675		5011	
C	07/30/2020 11:55:15	VEHICLE CHECK	2020-00017213		5011	
C	08/15/2020 02:09:36	TRAFFIC STOP	2020-00018639		5011	
C	11/23/2020 11:48:04	ANIMAL CONTROL	2020-00027014		5011	
C	09/03/2021 15:51:08	ABANDONED VEHICLE	2021-00021279		5011	
C	04/25/2022 12:11:16	BURGLARY / OCCURRED	2022-00008581		5011	
C	10/30/2022 09:38:34	TRESPASSING	2022-00025789		5011	
C	11/21/2022 06:47:06	SUSP ACTIVITY	2022-00027666	22-1379	5011	



Lakeport Village Tax Increment Financing Redevelopment Plan

**Presented to the Tax Increment Financing Commission
of the City of Osage Beach, Missouri
on April 17, 2023**

Prepared by:



1.0 Introduction

- 1.1 Purpose of Redevelopment Plan.** The purpose of this Redevelopment Plan is to describe the parameters for the use of tax increment financing in connection with the redevelopment of approximately twenty-four (24) acres located at the northeast corner of Jefferies Road and U.S. Route 54 (as more fully described in **Appendix 1**, the “Redevelopment Area”) in the City of Osage Beach, Missouri (the “City”).

Tegethoff Development, LLC (together with its affiliates, including Lakeport Village LLC, the “Developer”) has proposed using tax increment financing to fund a portion of the costs associated with redeveloping the parcels into a family-friendly resort and entertainment district (as more fully described herein, the “Redevelopment Project”).

- 1.2 Tax Increment Financing.** The Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865 of the Revised Statutes of Missouri (the “TIF Act”), permits municipalities to use tax increment financing (“TIF”) to fund certain eligible redevelopment project costs.

The theory of tax increment financing is that, by encouraging redevelopment projects, the value of real property in a redevelopment area should increase. When a TIF redevelopment plan is adopted, the assessed value of real property in the redevelopment area is frozen for tax purposes at the level prior to construction of improvements. The owner of the property continues to pay property taxes at this base level. As the property is improved, the assessed value of real property in the redevelopment area increases above the base level. By applying the tax rate of all taxing districts having taxing power within the redevelopment area to the increase in assessed valuation of the improved property over the base level, a “tax increment” is produced. The tax increments, referred to as “payments in lieu of taxes” or “PILOTs,” are paid by the owner of the property in the same manner and at the same time as regular property taxes. The PILOTs are transferred by the county collector to the city and deposited in a special allocation fund. In addition, local taxing districts transfer 50% of certain incremental “economic activity taxes” or “EATs” (i.e., sales taxes) to the city for deposit into the special allocation fund. The money deposited into the special allocation fund can then be used to pay redevelopment project costs or to retire bonds or other obligations issued to pay such costs.

The net effect of tax increment financing is to redirect a portion of property and sales taxes generated from the completed redevelopment project to repay a portion of the redevelopment costs. In this manner, future tax increases are not abated, but, rather, are used to fund costs of the project.

In accordance with the TIF Act, the City has established the Tax Increment Financing Commission of the City of Osage Beach, Missouri (the “TIF Commission”). The TIF Commission’s role is to review this Redevelopment Plan, hold a public hearing to solicit public comment, and, ultimately, recommend to the Board of Aldermen whether to approve this Redevelopment Plan and implement TIF. Following the TIF Commission’s recommendation (either in favor or in opposition), the Board of Aldermen may implement TIF by adopting an ordinance making the findings required by the TIF Act (which are further described in this Redevelopment Plan), designating the proposed “Redevelopment Area,” and approving this Redevelopment Plan and the “Redevelopment Project” described herein.

The TIF Act also requires the preparation of a cost-benefit analysis showing the economic impact of this Redevelopment Plan on each taxing district that is at least partially within the boundaries of the Redevelopment Area. The cost-benefit analysis is a separate document that has been provided to the TIF Commission.

1.3 The Redevelopment Area. A map and legal description of the Redevelopment Area are attached as **Appendix 1**. The parcels and subparcels included in the Redevelopment Area are listed on **Appendix 2**.

1.4 Blighted Area Finding. Among other required findings, TIF may only be implemented if the Board of Aldermen finds that:

The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a study prepared by a land use planner, urban planner, licensed architect, licensed commercial real estate appraiser, or licensed attorney, which includes a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met (Section 99.810.1(1) of the TIF Act).

Attached as **Appendix 3** is a study (the “Blight Study”) prepared by PGAV Planners, a consulting firm specializing in land use and urban planning, finding that the existing conditions within the Redevelopment Area meet the requirements of a “blighted area,” as defined in Section 99.805(1) of the TIF Act.

Attached as **Appendix 4** is an affidavit meeting the requirements of Section 99.810.1(1) of the TIF Act signed by a representative of the Developer.

- 1.5 The Redevelopment Project.** The Redevelopment Project consists of the construction of a family-friendly resort and entertainment district. This resort and entertainment district is expected to consist of an approximately 350-425 room hotel with at least 15,000 square feet of conference center facilities (inclusive of ballroom space, business center space, and/or meeting space), an outdoor area, amusement and entertainment uses (such uses may include an arcade and a Ferris wheel), a boardwalk overlooking the Lake of the Ozarks, a multi-story parking garage and not less than approximately 15,000 square feet of commercial space to accommodate restaurant, retail and other commercial uses. If this Redevelopment Plan is approved, the Developer expects to commence construction of the Redevelopment Project in mid-2023, with completion of initial amusement and entertainment uses estimated to be in in 2024 and completion of the hotel and waterpark estimated to be in in 2026. An estimated construction schedule is attached as **Appendix 5**, which schedule is subject to change and modification as the Redevelopment Project moves from concept to reality.

A detailed site plan depicting the proposed Redevelopment Project is attached as **Appendix 6**. However, the final size and specific uses within the resort and entertainment district may change as the Redevelopment Project evolves from concept to reality and as the Redevelopment Project evolves depending on market conditions, tenant requirements, and other factors. This Redevelopment Plan is not intended to require that the Redevelopment Project be developed in strict conformity with the detailed site plan attached as **Appendix 6** so long as the Developer complies with all generally applicable land use regulations of the City regarding zoning and site plan approvals and the Redevelopment Project that is ultimately constructed includes hotel, amusement, entertainment and retail uses of a similar nature to the concepts described above. Notwithstanding the foregoing, in accordance with the TIF Act, any changes to the Redevelopment Project after approval of this Redevelopment Plan that (1) alter the exterior boundaries of the Redevelopment Area, (2) affect the general land uses described in this Redevelopment Plan or (3) change the nature of the Redevelopment Project will require a formal amendment to the Redevelopment Plan after a public hearing and review by the TIF Commission.

No involuntary relocations are expected to occur as a result of the Redevelopment Project. However, in accordance with Missouri law, this Redevelopment Plan includes a relocation policy, attached as **Appendix 7**, requiring that certain minimum benefits be provided to any residents and businesses that are relocated as a result of the Redevelopment Project.

2.0 Required Redevelopment Plan Components

2.1 Redevelopment Program and Objectives. Implementation of the Redevelopment Project is intended to (a) remediate the conditions that cause the Redevelopment Area to be a Blighted Area, (b) create a sustainable and economically feasible project that will increase the tax base of the City and other taxing districts by attracting numerous visitors to the Lake of the Ozarks area, and (c) enhance the image of the City as a premier tourist destination.

2.2 Estimated Redevelopment Project Costs. The Redevelopment Project is estimated to cost approximately \$356,950,000, as delineated below:

Cost Description	Estimated Cost
Entertainment and Restaurants	\$ 99,950,000
Parking	35,000,000
Outdoor Attractions & Related Uses	42,000,000
Hotel	180,000,000
Total	<u>\$ 356,950,000</u>

2.3 Anticipated Sources of Funds to Pay Costs. It is anticipated that the costs of completing the Redevelopment Project will be paid through a combination of TIF funding, including State Supplemental TIF funding ("Super TIF"), investor equity, private financing, a 1% community improvement district ("CID") sales tax, a 1% transportation development district ("TDD") sales tax and CID and TDD special assessments. TIF funding, excluding Super TIF, available under this Redevelopment Plan to pay Redevelopment Project costs will not exceed \$51,886,524 plus interest (however, the principal amount of any notes, bonds or other obligations secured by TIF revenues, if any, may exceed \$51,886,524 to the extent necessary to fund costs associated with issuing the notes, bonds or other obligations, including, without limitation, attorney fees, bank and underwriter fees, and capitalized interest). Notwithstanding the foregoing, the maximum TIF funding, excluding Super TIF, available under this Redevelopment Plan will be reduced to \$42,309,795 if the CID and TDD sales taxes are not imposed and subjected to tax increment financing.¹

Super TIF is available under Section 99.845 of the TIF Act and allows for the use of "new state revenues" attributable to the incremental increase in state sales taxes or state income taxes generated from the Redevelopment

¹ As noted in Section 1.2 above, 50% of most local sales taxes are subject to deposit in the City's special allocation fund through tax increment financing. If 50% of the CID and TDD sales tax revenues are not deposited into the City's special allocation fund, then there will be less revenues available for TIF funding, which, in turn decreases the amount of TIF funding that can be supported by the Redevelopment Project.

Area to be made available to pay Redevelopment Project costs. The Redevelopment Project, by creating a new tourism destination and increasing out-of-state visitors to Missouri, is expected to result in a significant amount of new state revenues from the state sales tax. If this Redevelopment Plan is approved, the City intends to apply to the Missouri Department of Economic Development for Super TIF Funding in the maximum amount of \$10,896,473, which amount is supported by the estimated new state revenues expected to be generated from incremental state sales tax revenues within the Redevelopment Area. The Super TIF amount of \$10,896,473 is in addition to the other TIF funding described above.

As described in the Cost-Benefit Analysis prepared in connection with this Redevelopment Plan, the Developer expects to use CID and TDD sales tax and special assessment revenues that are not subject to tax increment financing to pay redevelopment project costs in addition to those costs funded or financed with TIF funding. The CID and TDD sales tax and special assessment revenues that are not subject to tax increment financing are expected to fund \$15,685,548 of CID-eligible and TDD-eligible Redevelopment Project costs.

- 2.4 Anticipated Type and Term of Obligations to be Issued.** The City and the Developer will enter into a redevelopment agreement (the “Redevelopment Agreement”) providing for the terms upon which TIF assistance will be provided. It is expected that the Redevelopment Agreement will permit TIF revenues to be paid to the Developer or its designee for reimbursement of eligible Redevelopment Project costs in installments as TIF revenues are generated and/or provide for the issuance of notes or bonds secured by TIF revenues to fund eligible Redevelopment Project costs (the “TIF Obligations”). The TIF Obligations may be issued by the City or its designee, such as an industrial development authority, and may be secured by both local TIF revenues and Super TIF.

Regardless of whether reimbursement to the Developer or its designee is provided directly under the Redevelopment Agreement or through the issuance of TIF Obligations, the City’s obligation to pay TIF revenues to the Developer under the Redevelopment Agreement or to a holder of TIF Obligations will not, in accordance with Section 99.810 of the TIF Act, extend beyond the date that is 23 years from the passage of the ordinance approving the Redevelopment Project. The terms of the CID and the TDD, however, may exceed the term of the TIF in accordance with Missouri law.

2.5 Anticipated Type and Term of Sources to Pay Costs. The Developer will be expected to use equity and/or obtain private financing to provide initial funding for all Redevelopment Project costs, subject to reimbursement for eligible expenditures from:

A. TIF revenues (either from direct payments made pursuant to the Redevelopment Agreement or from the proceeds of TIF Obligations);

B. Super TIF revenues (either from direct payments made to the Developer or from the proceeds of TIF Obligations);

C. CID revenues (either from direct payments made to the Developer or from the proceeds of notes, bonds, or other obligations issued by the CID or its designee); and

D. TDD revenues (either from direct payments made to the Developer or from the proceeds of notes, bonds, or other obligations issued by the TDD or its designee).

The Developer's private financing is expected to be at market rates and terms. The City will not provide any loan guarantees or other credit enhancements to the Developer. However, the Developer's interest in the Redevelopment Agreement and any notes, bonds or other obligations issued by the City, TDD, CID, or their respective designees may be pledged as collateral in connection with obtaining private financing.

2.6 Evidence of Commitment to Finance Project Costs. A letter from The Bank of Washington is attached as **Appendix 8**, describing the bank's commitment to finance a portion of the Redevelopment Project costs.

2.7 Most Recent Equalized Assessed Value. The most recent equalized assessed value of the Redevelopment Area is \$957,870.

2.8 Estimated Equalized Assessed Value after Redevelopment. After completion of the Redevelopment Project, the equalized assessed value of the Redevelopment Area is expected to be approximately \$76,572,000.

2.9 General Land Uses to Apply in the Redevelopment Area. All parcels located within the Redevelopment Area are currently zoned C-1. However, City staff have recommended that the Developer pursue an E-3 Entertainment Overlay zoning change to better conform the proposed Redevelopment Project to the City's zoning regulations.

As noted in **Section 1.5**, following completion of the Redevelopment Project, the Redevelopment Area will be used as a family-friendly resort and entertainment district consisting of hospitality, restaurant, retail and

recreational spaces. These uses (1) are consistent with the City's Future Land Use Map, which specifies commercial use for the Redevelopment Area and (2) will support the tourism efforts in the Lake of the Ozarks region, which is the number one goal described in the City's Comprehensive Plan.

As required by Section 99.810.1(6) of the TIF Act, the Redevelopment Project does not include initial development or redevelopment of any gambling establishment.

3.0 Required Findings

Section 99.810 of the TIF Act provides that the Board of Aldermen cannot approve a redevelopment plan without making certain findings. These findings, and the support for such findings, are listed below:

- Finding #1: "The redevelopment area on the whole is a blighted area, a conservation area, or an economic development area, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing. Such a finding shall include, but not be limited to, a study prepared by a land use planner, urban planner, licensed architect, licensed commercial real estate appraiser, or licensed attorney, which includes a detailed description of the factors that qualify the redevelopment area or project pursuant to this subdivision and an affidavit, signed by the developer or developers and submitted with the redevelopment plan, attesting that the provisions of this subdivision have been met."
 - *PGAV Planners, a consulting firm specializing in land use and urban planning, prepared the study attached as **Appendix 3**, which finds that the Redevelopment Area meets the requirements of a "Blighted Area," as defined in the TIF Act. The Developer has provided an affidavit, attached as **Appendix 4**, satisfying the other requirements of this finding.*
- Finding #2: "The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole."
 - *As noted in **Section 2.9**, this Redevelopment Plan and the Redevelopment Project described herein will support the tourism efforts in the Lake of the Ozarks region, which is the number one goal described in the City's Comprehensive Plan. Moreover, the City's Future Land Use Map indicates commercial use for the Redevelopment Area. A family-friendly resort and entertainment district is a commercial use.*
- Finding #3: "The estimated dates, which shall not be more than twenty-three years from the adoption of the ordinance approving a redevelopment project within a redevelopment area, of completion of any redevelopment project and retirement

of obligations incurred to finance redevelopment project costs have been stated, provided that no ordinance approving a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the redevelopment plan under which such project is authorized and provided that no property for a redevelopment project shall be acquired by eminent domain later than five years from the adoption of the ordinance approving such redevelopment project.”

- **Section 1.5** states that construction of the Redevelopment Project is expected to be completed by the beginning of 2026. **Section 2.4** states that the City’s obligation to pay TIF revenues to the Developer under the Redevelopment Agreement or to a holder of notes or bonds will not, in accordance with Section 99.810 of the TIF Act, extend beyond the date that is 23 years from the passage of the ordinance approving the Redevelopment Project. Accordingly, all notes or bonds secured by TIF revenues will be retired by such date.
- Finding #4: “A plan has been developed for relocation assistance for businesses and residences.”
 - A relocation policy is attached as **Appendix 7** to this Redevelopment Plan.
- Finding #5: “A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the redevelopment area. The analysis shall show the impact on the economy if the project is not built, and is built pursuant to the redevelopment plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the commission established in section 99.820 to evaluate whether the project as proposed is financially feasible.”
 - As noted in **Section 1.2**, a cost-benefit analysis meeting these requirements has been provided to the TIF Commission.
- Finding #6: “A finding that the plan does not include the initial development or redevelopment of any gambling establishment, provided however, that this subdivision shall be applicable only to a redevelopment plan adopted for a redevelopment area designated by ordinance after December 23, 1997.”
 - As noted in **Section 2.9**, the Redevelopment Area will be used as a family-oriented entertainment district consisting of hospitality, restaurant, retail and recreational spaces and will not include the initial development or redevelopment of any gambling establishment.

* * *

APPENDIX 1

MAP AND LEGAL DESCRIPTION OF REDEVELOPMENT AREA



Oasis at Lakeport – Legal Description

Commencing at a 5/8" rebar marking the West Quarter corner of said Section; thence, South 89 Degrees, 04 Minutes, 27 Seconds East along the Quarter Section line of said Section, 537.27 feet to a set 1/2 inch rebar and the POINT OF BEGINNING; thence, leaving said Quarter Section line, South 27 Degrees, 51 Minutes, 54 Seconds East along the Easterly right of way of Jefferies Road, 9.10 feet to Centerline Station 180+80, and 16+20 on the Northerly right of way of US Highway 54; thence, leaving said Easterly right of way, North 89 Degrees, 51 Minutes, 02 Seconds East along said Northerly right of way, 100.29 feet to a set 1/2 inch rebar; thence, leaving said Northerly right of way, North 0 Degrees, 55 Minutes, 31 Seconds West along the

Westerly line of a tract of land described by deed in Book 805, Page 905 in said Records of Camden County, 6.10 feet to a set 1/2 inch rebar; thence, leaving said westerly line, South 89 Degrees, 04 Minutes, 27 Seconds East along the Northerly line of said tract of land, and the Quarter Section line of said Section, 200.61 feet to a set 1/2 inch rebar; thence, leaving said Quarter Section line and said Northerly line, North 76 Degrees, 58 Minutes, 46 Seconds East along the Northerly right of way of US Highway 54, 70.00 feet to Centerline Station 177+30; thence, North 85 Degrees, 43 Minutes, 32 Seconds East, 131.53 feet to Centerline Station 176+00; thence, North 77 Degrees, 37 Minutes, 31 Seconds East, 25.93 feet to a set 1/2 inch rebar; thence, leaving said Northerly right of way along the approximate 662 contour along the following courses: North 8 Degrees, 40 Minutes, 02 Seconds East, 61.36 feet; thence, North 25 Degrees, 33 Minutes, 36 Second East, 18.15 feet; thence, North 37 Degrees, 57 Minutes, 49 Seconds East, 89.00 feet; thence, North 39 Degrees, 21 Minutes, 12 Seconds East, 19.22 feet; thence, North 32 Degrees, 08 Minutes, 52 Seconds East, 17.08 feet; thence, North 16 Degrees, 40 Minutes, 39 Seconds East, 37.22 feet; thence, North 17 Degrees, 15 Minutes, 18 Seconds East, 24.15 feet; thence, North 35 Degrees, 14 Minutes, 29 Seconds East, 10.43 feet; thence, North 32 Degrees, 43 Minutes, 40 Seconds East, 8.12 feet; thence, North 37 Degrees, 15 Minutes, 51 Seconds East, 6.57 feet; thence, North 16 Degrees, 44 Minutes, 12 Seconds East, 29.27 feet; thence, North 17 Degrees, 09 Minutes, 28 Seconds East, 32.03 feet; thence, North 3 Degrees, 14 Minutes, 48 Seconds East, 23.08 feet; thence, North 44 Degrees, 07 Minutes, 28 Seconds West, 87.88 feet; thence, North 58 Degrees, 01 Minutes, 21 Seconds West, 19.80 feet; thence, North 66 Degrees, 28 Minutes, 23 Seconds West, 14.63 feet; thence, North 60 Degrees, 02 Minutes, 33 Seconds West, 15.31 feet; thence, North 72 Degrees, 37 Minutes, 16 Seconds West, 29.79 feet; thence, North 63 Degrees, 08 Minutes, 35 Seconds West, 27.55 feet; thence, North 72 Degrees, 52 Minutes, 41 Seconds West, 127.47 feet; thence, North 85 Degrees, 45 Minutes, 12 Seconds West, 37.59 feet; thence, South 87 Degrees, 36 Minutes, 06 Seconds West, 14.64 feet; thence, North 72 Degrees, 10 Minutes, 11 Seconds West, 23.40 feet; thence, North 81 Degrees, 51 Minutes, 22 Seconds West, 42.78 feet; thence, North 81 Degrees, 09 Minutes, 41 Seconds West, 46.49 feet; thence, South 88 Degrees, 15 Minutes, 53 Seconds West, 30.13 feet; thence, South 69 Degrees, 02 Minutes, 08 Seconds West, 11.98 feet; thence, North 70 Degrees, 54 Minutes, 14 Seconds West, 31.08 feet; thence, North 2 Degrees, 54 Minutes, 17 Seconds West, 67.81 feet to a set 1/2 inch rebar; thence, leaving said 662 Contour, along the centerline of a Twenty-two foot (22') wide Easement, North 39 Degrees, 25 Minutes, 07 Seconds West, 81.75 feet; thence, North 10 Degrees, 11 Minutes, 17 Seconds West, 25.90 feet; thence, North 8 Degrees, 00 Minutes, 42 Seconds West, 222.33 feet to a set 1/2 inch rebar on the centerline of Lakewood Circle; thence, leaving said Easement, along said Centerline, along the following courses, South 53 Degrees, 27 Minutes, 37 Seconds East, 210.00 feet to a set 1/2 inch rebar; thence, North 86 Degrees, 22 Minutes, 23 Seconds East, 70.00 feet; thence, North 72 Degrees, 32 Minutes, 23 Seconds East, 360.00 feet to a set 1/2 inch rebar; thence, leaving said Centerline, South 85 Degrees, 02 Minutes, 37 Seconds East, 182.82 feet to a set 1/2 inch rebar on the approximate 662 Contour; thence, following along said 662 Contour along the following courses: North 60 Degrees, 10 Minutes, 11 Seconds East, 70.64 feet; thence, North 60 Degrees, 10 Minutes, 11 Seconds East, 63.64 feet; thence, North 85 Degrees, 34 Minutes, 36 Seconds East, 11.08 feet; thence, North 40 Degrees, 33 Minutes, 37 Seconds East, 31.89 feet; thence, North 40 Degrees, 38 Minutes, 40 Seconds East, 25.06 feet; thence, North 80 Degrees, 22 Minutes, 40 Seconds East, 4.32 feet; thence, North 36 Degrees, 43 Minutes, 32 Seconds East,

10.22 feet; thence, North 83 Degrees, 42 Minutes, 02 Seconds East, 10.90 feet; thence, North 38 Degrees, 50 Minutes 21 Seconds East, 15.68 feet; thence, North 5 Degrees, 58 Minutes, 08 Seconds West, 15.65 feet; thence, North 51 Degrees, 17 Minutes, 40 Seconds East, 7.39 feet; thence, North 15 Degrees, 10 Minutes, 18 Seconds East, 53.32 feet; thence, North 3 Degrees, 10 Minutes, 46 Seconds East, 38.06 feet; thence, North 23 Degrees, 46 Minutes, 19 Seconds West, 57.61 feet; thence, North 43 Degrees, 28 Minutes, 49 Seconds West, 62.72 feet; thence, North 64 Degrees, 49 Minutes, 24 Seconds West, 24.23 feet; thence, North 47 Degrees, 55 Minutes, 41 Seconds West, 39.14 feet; thence, North 80 Degrees, 20 Minutes, 43 Seconds West, 40.88 feet; thence, North 80 Degrees, 07 Minutes, 53 Seconds West, 20.62 feet; thence, North 60 Degrees, 10 Minutes, 20 Seconds West, 19.29 feet; thence, North 74 Degrees, 01 Minutes, 02 Seconds West, 21.79 feet; thence, North 81 Degrees, 28 Minutes, 44 Seconds West, 43.91 feet; thence, North 89 Degrees, 17 Minutes, 05 Seconds West, 170.25 feet; thence, South 70 Degrees, 21 Minutes, 22 Seconds West, 20.37 feet; thence, North 85 Degrees, 59 Minutes, 01 Seconds West, 39.22 feet; thence, North 89 Degrees, 02 Minutes, 53 Seconds West, 44.58 feet; thence, South 85 Degrees, 21 Minutes, 05 Seconds West, 88.17 feet; thence, North 81 Degrees, 22 Minutes, 42 Seconds West, 81.76 feet; thence, North 73 Degrees, 09 Minutes, 05 Seconds West, 40.55 feet; thence, North 84 Degrees, 24 Minutes, 54 Seconds West, 45.73 feet to a set 1/2 inch rebar; thence, leaving said 662 Contour, South 53 Degrees, 04 Minutes, 13 Seconds West, 78.10 feet to a 1/2 inch rebar; thence, North 89 Degrees, 20 Minutes, 05 Seconds West along the Southerly line of a tract of land described by deed in Book 865, Page 402 in said Records of Camden County, 144.85 feet; thence, leaving said Southerly line, North 89 Degrees, 07 Minutes, 56 Seconds West along the Southerly line of a tract of land described by deed in Book 366, Page 647 in said Records of Camden County, 140.39 feet to a 1/2 inch rebar on the Easterly right of way of Jefferies Road; thence, leaving said Southerly line along the following courses: South 9 Degrees, 52 Minutes, 22 Seconds West, 341.59 feet; thence, South 8 Degrees, 10 Minutes, 03 Seconds West, 100.06 feet on the Centerline Lakewood Circle; thence, continuing along said Easterly right of way, South 8 Degrees, 10 Minutes, 03 Seconds West, 251.96 feet; thence, on a curve to the left 177.76 feet, with a radius of 407.78 feet, and a chord direction of South 6 Degrees, 39 Minutes, 26 Seconds East, 176.36 feet, Thence, South 19 Degrees, 51 Minutes, 11 Seconds East, 374.60 feet to a 1/2 inch rebar; thence, North 71 Degrees, 53 Minutes, 00 Seconds East, 10.00 feet to a 1/2 inch rebar; thence, South 27 Degrees, 51 Minutes, 54 Seconds East, 71.35 feet to the POINT OF BEGINNING.

Goodin's Sub-Division:

Tract of land situated in the Northeast Quarter of Section II, Township 39 North, Range 16 West

Lakewood Condominium:

Tract "A" of Goodin's sub-division, a subdivision of record in Camden County, Missouri, filed in the Office of Recorder, in Plat Book 2 at Page 82. Said tract of land further described as being a part of the South half of the Northeast Quarter of Section II, Township 39 North, Range 16 West.

Lakewood Resort Condominium, Phase II:

The Part of Tract "A" of Goodin's Subdivision, a Subdivision of Record in Plat Book 2 at Page 82 in the Office of the Recorded in Camden County, Missouri, said tract of land further described as follows:

From the Southwest Corner of said Tract "A," being also a Point on the Centerline of a Road as Shown on the Recorded Plat, Run Along the Centerline of Road North 07 Degree 55 Minutes East 215.0 Feet to an Intersection with the Centerline of a 25.0 Foot Wide Road to the Right; Thence Along the Centerline of said Road to the Right North 50 Degree 50 Minutes East 145.0 Feet; Thence North 78 Degrees 40 Minutes East 140.0 Feet; Thence South 53 Degrees 40 Minutes East 165.0 Feet; Thence Leaving the Road Centerline South 17 Degree 40 Minutes East 99.62 Feet for the Point of Beginning; Thence Continue South 17 Degrees 40 Minutes East 62.19 Feet; Thence South 84 Degrees 22 Minutes 02 Seconds West 9.31 Feet; Thence South 77 Degrees 30 Minutes 48 Seconds West 17.22 Feet; Thence

South 73 Degrees 25 Minutes 06 Seconds West 14.39 Feet; Thence North 30 Degrees 14 Minutes 19 Seconds West 81.31 Feet; Thence North 87 Degrees 03 Minutes 20 Seconds East 83.16 Feet to the Place of Beginning.

Lakewood Resort Condominium, Phase II, First Addition:

The Part of Tract "A" of Goodin's Subdivision, a Subdivision of Record in Plat Book 2 at Page 82 in the Office of the Recorded in Camden County, Missouri, said tract of land further described as follows:

From the Southwest Corner of said Tract "A," being also a Point on the Centerline of a Road as Shown on the Recorded Plat, Run Along the Centerline of Road North 07 Degree 55 Minutes East 215.0 Feet to an Intersection with the Centerline of a 25.0 Foot Wide Road to the Right; Thence Along the Centerline of said Road to the Right North 50 Degree 50 Minutes East 145.0 Feet; Thence North 78 Degrees 40 Minutes East 140.0 Feet; Thence South 53 Degrees 40 Minutes East 165.0 Feet; Thence Leaving the Road Centerline South 87 Degrees 03 Minutes 20 Seconds West 54.85 Feet; Thence South 10 Degrees 24 Minutes 40 Seconds East (South 10 Degrees 20 Minutes East-Deed) 25.90 Feet; Thence South 39 Degree 34 Minutes 30 Seconds East (South 39 Degrees 30 Minutes East-Deed) 81.75 Feet; Thence North 50 Degrees 31 Minutes 30 Seconds East 11.44 Feet; Thence North 56 Degrees 21 Minutes 50 Seconds East 750 Feet; Thence North 68 Degrees 03 Minutes 16 Seconds East 25.74 Feet; Thence North 30 Degrees 14 Minutes 19 Seconds West 81.31 Feet to the Point of Beginning.

APPENDIX 2

PARCELS AND SUBPARCELS IN REDEVELOPMENT AREA²

LAKEPORT VILLAGE - PARCEL EQUALIZED ASSESSED VALUES			
Parcel ID Number	Assessed Values		
	2022	2021	2020
08-1.0-11.0-000.0-011-003.000	\$ 320.00	\$ 320.00	\$ 320.00
08-1.0-11.0-000.0-001-022.000	\$ 128,740.00	\$ 128,740.00	\$ 128,740.00
08-1.0-11.0-000.0-001-024.000	\$ 37,990.00	\$ 37,990.00	\$ 37,990.00
08-1.0-11.0-000.0-001-026.000	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00
08-1.0-11.0-000.0-001-029.000	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00
08-1.0-11.0-000.0-001-030.000	\$ 11,210.00	\$ 11,210.00	\$ 11,210.00
08-1.0-11.0-000.0-001-031.000	\$ 2,590.00	\$ 2,590.00	\$ 2,590.00
08-1.0-11.0-000.0-001-031.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-032.000	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-033.000	\$ 276,990.00	\$ 276,990.00	\$ 276,990.00
08-1.0-11.0-000.0-001-035.000	\$ 64,180.00	\$ 64,180.00	\$ 64,180.00
08-1.0-11.0-000.0-001-035.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-035.002	\$ 3,590.00	\$ 3,590.00	\$ 3,590.00
08-1.0-11.0-000.0-001-039.000	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-031.103	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-059.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-031.000	\$ 2,590.00	\$ 2,590.00	\$ 2,590.00
08-1.0-11.0-000.0-001-031.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-035.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-031.101	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.102	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.104	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.105	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.106	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.107	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.108	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-031.109	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1.0-11.0-000.0-001-059.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-059.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-060.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-061.008	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.002	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.003	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.004	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.005	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.006	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.007	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-062.008	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-063.001	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-063.002	\$ -	\$ -	\$ -
08-1.0-11.0-000.0-001-063.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-063.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-063.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-063.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-063.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1.0-11.0-000.0-001-063.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
	\$ 927,930.00	\$ 927,930.00	\$ 927,930.00

² Subparcels include individual condominium units and condominium common space.

APPENDIX 3
BLIGHT STUDY

Lakeport Village Redevelopment Area Qualifications Study

February 23, 2023



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SECTION 1

AREA DESCRIPTION AND BACKGROUND

The City of Osage Beach, Missouri (the "City") is located in Camden County (the "County") in central Missouri, adjacent to the Lake of the Ozarks (the "Lake"). The Lake is an 84-square-mile man-made reservoir that was created in 1929 for hydroelectric power generation. The Lake's shoreline, approximately 1,150 miles, is almost all privately owned. The Lake area has been a popular tourist destination since the 1960's. Over the last five years, visitation to the Lake has increased by roughly 5 percent.¹

In 2021, Big Thunder Marine, one of the Lake region's biggest boating companies, acquired approximately 23.4 acres of land (21.2 acres exclusive of public right-of-way) located near the intersection of Highway 54 and Jeffries Road, near boating mile marker 1 (the "Redevelopment Area").² Principals of Big Thunder Marine, along with Tegethoff Development have teamed up to propose an entertainment district and resort, amphitheater, a marina, and a boardwalk (collectively known as the "Project"). The developers estimate that construction of the project could begin mid-year 2023, with an anticipated delivery of the first entertainment uses in 2024 and completion of the entire project in 2026.

The Redevelopment Area contains 66 parcels, [*52*] of which are individual condominium units that are part of a "timeshare" structure.³

The Redevelopment Area's boundary is shown in the exhibit entitled **Redevelopment Area Boundary** included in **Appendix A** and further described in the written boundary description also contained in **Appendix A**.

The exhibit entitled **Current Land Use** in **Appendix B** shows the current land uses of the Redevelopment Area. The Redevelopment Area is comprised of four different zoning types, shown in **Current Zoning** in **Appendix B**. The entirety of the Redevelopment Area is zoned for commercial use.

¹ PGAV, Placer, AI. (2022)

² Fox 4 News. (2022)

³ A "timeshare" is a type of ownership arrangement in which multiple individuals each have the right to use a condominium unit for a specified period of time each year.

SECTION 2

BASIS FOR DESIGNATION AS A BLIGHTED AREA

PGAV examined existing conditions to determine whether the Redevelopment Area qualifies for Tax Increment Financing ("TIF") as found under Sections 99.800 – 99.865, RSMo of the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act"). TIF provides for the redirection of the incremental increase in sales and property tax revenue resulting from a redevelopment project to be used for approved project-related costs, infrastructure and capital improvements.

TIF is based on the premise that there will be an increase in the value of real property, new jobs and other economic activity within the Redevelopment Area as redevelopment occurs. As the property is improved, the assessed value of real property in the redevelopment area increases above the base level. By applying property taxes to the increase in the assessed value of the property over the base level, a tax increment is produced.

These tax increments, also referred to as "payments in lieu of taxes" (or "PILOTs"), are transferred to a special allocation fund that is administered by the city. The City and County also transfers 50% of all incremental local, non-State sales tax revenues to this fund. The money collected in the special allocation fund is then used to pay directly for the redevelopment project costs or to retire bonds or other obligations issued to pay such costs.

TIF allows cities and counties to:

- (1) Identify and designate redevelopment areas that qualify as "Blighted Areas;"
- (2) Adopt redevelopment plans that designate areas in need of redevelopment and state the objectives to be attained and the redevelopment projects to be undertaken;
- (3) Estimate redevelopment project costs which include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable;
- (4) Approve redevelopment projects for implementation of such development plan(s); and
- (5) Utilize the tools set forth in Chapter 99 RSMo to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a "Blighted Area" through the completion of a redevelopment project.

SECTION 3

ANALYSIS OF BLIGHTED AREA FACTORS

INTRODUCTION

This Section documents the conditions found to be present in the Redevelopment

INSANITARY OR UNSAFE CONDITIONS

Insanitary Conditions are often evidenced by litter, illegal dumping, conditions that attract or contribute to vermin, or a combination of such conditions. Unsafe conditions are evidenced by a lack of proper public infrastructure adequate for ensuring the public's safety and are contributed to by the deterioration of site improvements. Unsafe conditions are also often represented by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated buildings or site conditions, or the presence of continued crime. Such conditions may include poorly lit or unlit areas, cracked or uneven sidewalks, poor drainage, uneven grading or steep slopes, and improperly screened trash dumpsters that create loose litter and debris that can serve as breeding places for rodents or insects. Empty structures and storefronts that may be susceptible to vandalism or arson activities are also examples of insanitary and unsafe conditions.

Summary of Findings Regarding Insanitary and Unsafe Conditions:

All properties within the Redevelopment Area exhibited signs of insanitary or unsafe conditions. The conditions included vacant structures, steep slopes with no safety mechanisms, decks with failing support systems, structurally unsound buildings, and areas with overgrown vegetation that act as habitats for vermin.

The site visit by PGAV staff revealed that pedestrian and disabled access throughout the Redevelopment Area is difficult and, in some cases, impossible. No sidewalks exist along Jefferies Road, which results in pedestrians walking in the streets with auto traffic. Interior sidewalks and paths were disjointed and in disrepair, with very few guardrails to protect against drop-offs that could result in serious injury or death. The majority of the parking areas within the Redevelopment Area are cracked and spalling, with uneven surfaces. These conditions lead to hazardous conditions for pedestrians, especially those pedestrians with disabilities.

Representatives of a current owner provided PGAV with documentation showing the presence of asbestos in floor tiles within a single-story home within the Redevelopment Area. This documentation is included in **Appendix D**. Due to the age of a majority of the structures within the Redevelopment Area (built before 1978), it is likely that asbestos or lead-based paints are also present. As structures deteriorate, asbestos and lead-based paints can become exposed to the atmosphere creating health hazards for the public. This problem becomes exacerbated as time goes on. Older homes and buildings can also contain mercury-containing thermostats and ballasts containing fluorescent bulbs (mercury). The older HVAC systems in many of these homes also contain chlorofluorocarbons (CFCs) which are known to destroy the earth's protective ozone and contribute to climate change.⁴

A close structural inspection of the balconies at the rear of the condominiums showed evidence of sagging and instability. Several instances were noted and photographed where these projecting structures were beginning to pull away from the building facades. This type of structural

⁴ <https://www.pca.state.mn.us/air/chlorofluorocarbons-cfcs-and-hydrofluorocarbons-hfcs>

failure is common phenomenon, especially in mass construction. It can be caused by improper design of the slab or the construction of the top tensile steel that supports the balcony. Cracks in the façade and fascia are also beginning to show as a result of the sagging.

Vacant buildings represent insanitary and unsafe conditions as they can typically become locations for vagrancy when left unsecured. Upon interior inspection, PGAV staff noted that three of the five vacant structures within the Redevelopment Area required major rehabilitation that would likely cost more than the current value of the structure. Some buildings indicated evidence of recent break-ins or criminal trespassing. It should also be noted that these buildings are unlit at night due to disconnected utilities, which furthers the potential for criminal trespassing and vagrancy.

Fires in vacant buildings have become a matter of increasing concern. Vacant structures often present a higher probability of risk. Fires in empty buildings are also more likely to have been intentionally set and likely to spread beyond the building than fires in other structures. They also cause a disproportionate share of firefighter injuries.⁵ PGAV observed five structures as vacant during the site visit. These conditions create an atmosphere that fosters criminal activity and puts a strain on City resources.

In 2021, the Lake of the Ozarks Fire District conducted an inspection of the docks within the Redevelopment Area. Upon the completion of the inspection, Dock E was found to be unsafe due to its failure to meet current electrical requirements and codes. Of the 28 code requirements checked for compliance, Dock E was found non-compliant for all 28 under the 2017 National Electrical Code. Further documentation of these issues is included in **Appendix D**. Building and fire codes represent a minimum expectation for safety. The non-compliant electrical issues at Dock E constitute a menace to public health and safety within the Redevelopment Area.

The combined presence of the conditions mentioned above retards the provision of housing accommodations and constitutes an economic or social liability, and is a menace to the public, health, safety, morals, or welfare.

⁵ NFPA Research, 2018

DETERIORATION OF SITE IMPROVEMENTS

In general, deterioration refers to the physical and economic decline of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures; below-grade supporting structures such as water, sewer, and electric utilities; and surface site improvements such as parking areas, access and circulation roadways, drives, and lighting fixtures, signage, etc.

Deterioration may be evident in sound buildings containing minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, or holes and cracks over limited areas. The deterioration that is not easily curable and cannot be cured during routine maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc.

Summary of Findings Regarding Deterioration of Site Improvements:

The deterioration of site improvements within the Redevelopment Area is a direct result of a lack of maintenance, disinvestment, and prolonged environmental damage. All of the improvements within the Redevelopment Area show evidence of deterioration. Conditions include damaged and missing exterior building materials, missing or rotting windows and doors, extensive exterior damage, evidence of interior water intrusion and flooding, damage to structural supports or foundations, rusting metal surfaces, and deteriorating paint and building materials. In addition to significant building deterioration visible on these parcels, there is often evidence of deteriorating site improvements, including driveways, parking lots, pedestrian pathways, and steps. In some cases, safety mechanisms, structural supports, and railings have completely deteriorated, resulting in extremely hazardous conditions. Various examples of these conditions are documented in the photos provided in **Appendix C**.

The Redevelopment Area contains a high concentration of older buildings (beyond the 35-year standard) and corresponding site improvements. Building age has long been recognized as a contributing factor to urban blight. Early federal urban renewal standards from the Housing and Urban Renewal Act dating from the mid to late 1930s established the "35-years old or older" standard found in many state redevelopment statutes. As buildings age, it is recognized that the maintenance requirements of the building will increase as materials reach the end of their usable life, are likely to require replacement or significant rehabilitation, and begin to show their age in terms of outward appearance. Age is also a contributor to obsolescence. Most buildings 35 years and older have not been brought into compliance with evolving building codes and requirements and may no longer be suitable for their original, intended use. Older buildings are often less desirable in the real estate marketplace, and rehabilitation can usually cost more than constructing a new structure of the same size. Of the twelve buildings surveyed, eight were identified as being constructed prior to 1988. This represents 66 percent of structures within the Redevelopment Area being 35 years old or older.

It should also be noted that all of the buildings within the Redevelopment Area exhibited some physical factor of blight such as deterioration, insanitary and unsafe conditions, or conditions that endanger life or property by fire and other causes.

The presence of both deteriorated improvements and older buildings whose presence within the Redevelopment Area represents a strong correlation to disinvestment, disrepair, and deterioration retards the provision of housing accommodations and constitutes an economic or social liability, and is a menace to the public, health, safety, morals, or welfare.

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The observed insanitary and unsafe conditions and the vacant buildings within the Redevelopment Area represent conditions that endanger life or property by fire and other causes. Vacant buildings are more likely to be subject to fires or arson. And the lack of adequate pedestrian facilities and guard rails near the shoreline endanger life.

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE

The combination of the previously described existing conditions found within the Redevelopment Area constitutes a menace to the public health, safety, morals or welfare.

ECONOMIC LIABILITY

Because of a predominance of unsanitary or unsafe conditions, the deterioration of site improvements, and the existence of conditions that endanger life or property by fire and other causes, the Redevelopment Area constitutes an economic liability to the City. The Redevelopment Area is underutilized and has significant challenges to any improvement effort in its present condition and use. The Redevelopment Area has essentially lost much of its revenue generation capacity due to disinvestment and the previously mentioned blighting conditions.

Another typical measure of economic liability for a qualifications analysis is property value and the taxes it produces. Deterioration and disinvestment within the Area have caused the area's economic value to stagnate across the previous ten years. In 2012, the Redevelopment Area received a total assessor's market valuation of \$4,038,500. In 2022, the Area received a total assessor's market valuation of \$3,943,640.⁶ This represents a loss of more than two percent in taxable real property value. It also demonstrates that the Redevelopment Area has experienced little to no investment over the last decade. As a comparison, the City of Osage Beach's overall taxable real property value grew by 11% during the same period.⁷ Growth in the Federal Consumer Price Index ("CPI") provided by the Bureau of Labor Statistics also shows that Federal inflation ("CPI") also shows that the prices of all goods and services within the United States

⁶ Camden County Assessor's Office, 2022

⁷ City of Osage Beach Comprehensive Annual Financial Reports 2012-2022, 2022.

have grown by 25% over the same time period. Therefore, it is reasonable to believe that any property within the Redevelopment Area that has not increased in value by a minimum of 11% over the past ten years can be considered a disinvested property, a drag on the City's property tax base, and an economic liability to the City and other overlapping taxing districts.

The map entitled **Assessed Value Change -2012-2022** in **Appendix B** illustrates each parcel's change in valuation since 2012.

The Redevelopment Area has not been subject to private investment and has declined in taxable value since 2012. This fact indicates that the Redevelopment Area represents a drag on the local economy and the economic independence of the City and County in its present condition and use.

SUMMARY

One hundred percent (100%) (14 of 14) of the Redevelopment Area's properties exhibit one or more factor that contributes to the Redevelopment Area meeting the definition of a "Blighted area," as such term is defined within the TIF Act. The Redevelopment Area is a portion of the City that by reason of the predominance of unsanitary or unsafe conditions; deterioration of site improvements; or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, constitutes an economic and a menace to the public health, safety, morals, or welfare in its present condition and use.

Factors contributing to the above-listed requirements are outlined above and supported by the **Existing Conditions Photos** in **Appendix C**.

Pursuant to Section 99.805(1) RSMo., PGAV Planners conclude that a predominance and a preponderance of the Redevelopment Area is a "Blighted area."

APPENDICES

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND LEGAL DESCRIPTION



PLATE 1- REDEVELOPMENT AREA BOUNDARY

OASIS AT LAKEPORT REDEVELOPMENT AREA

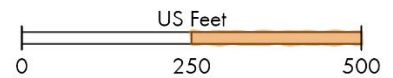
APPENDIX B

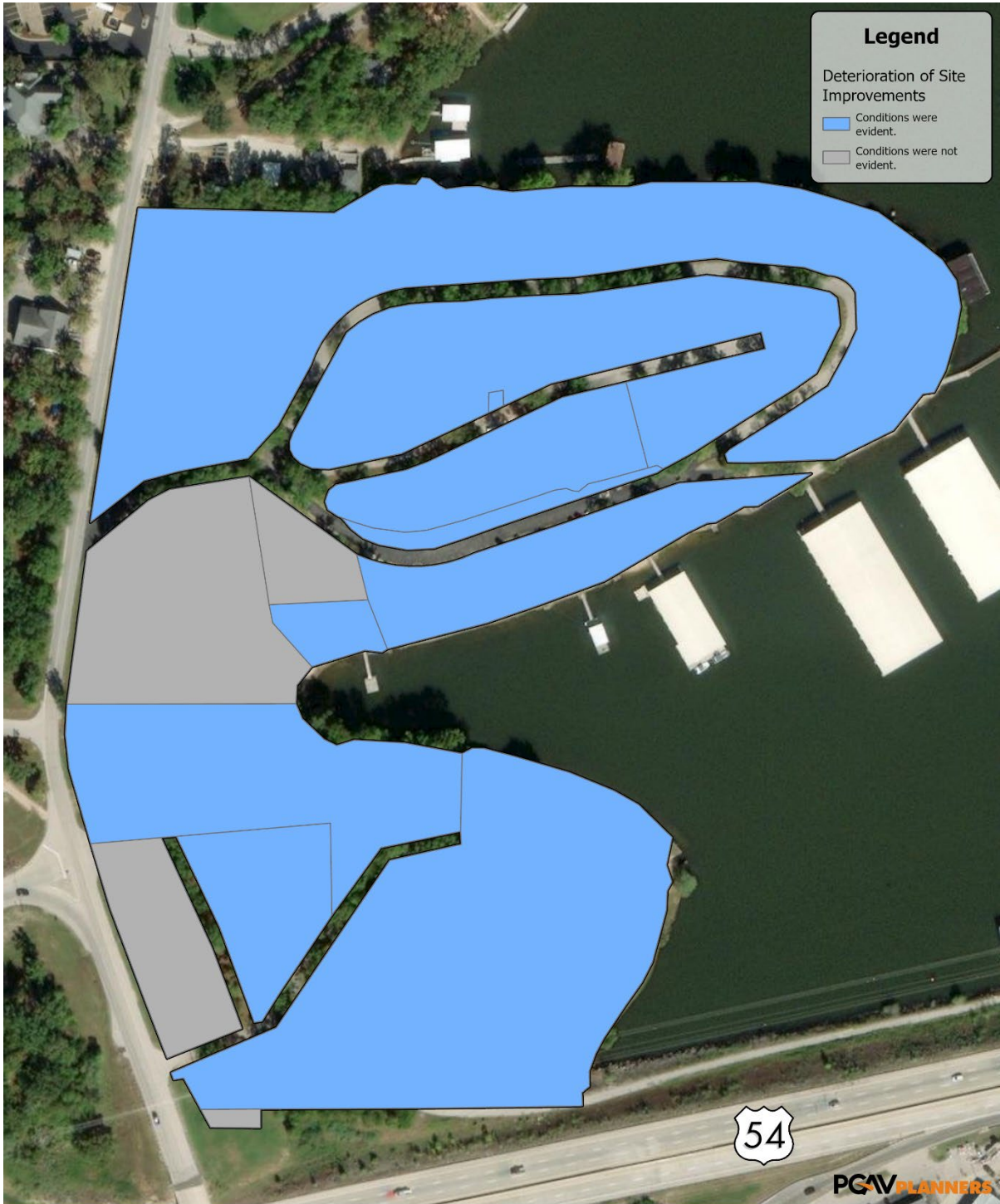
SUPPORTING EXHIBITS



EXISTING ZONING

LAKEPORT VILLAGE REDEVELOPMENT AREA

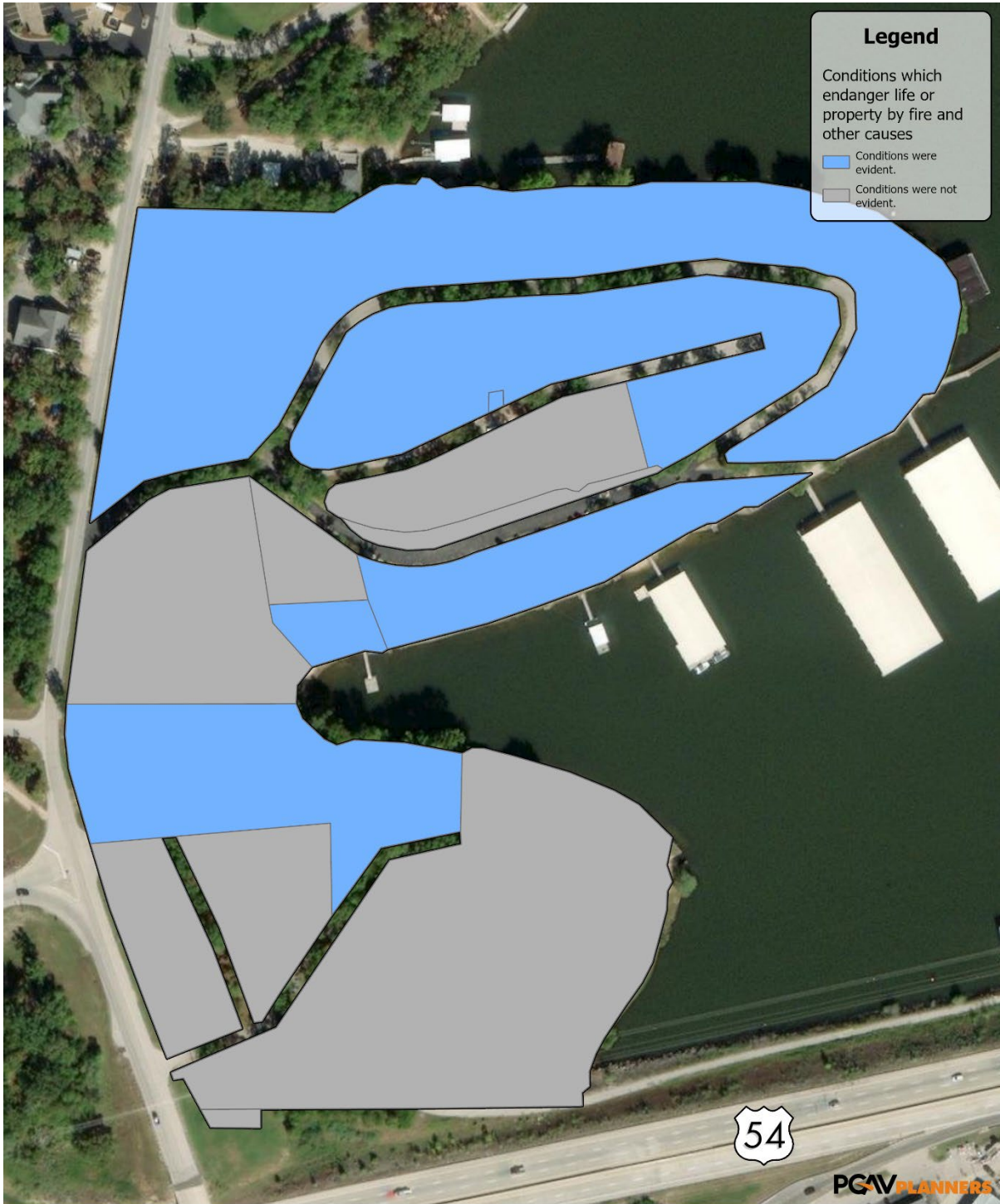




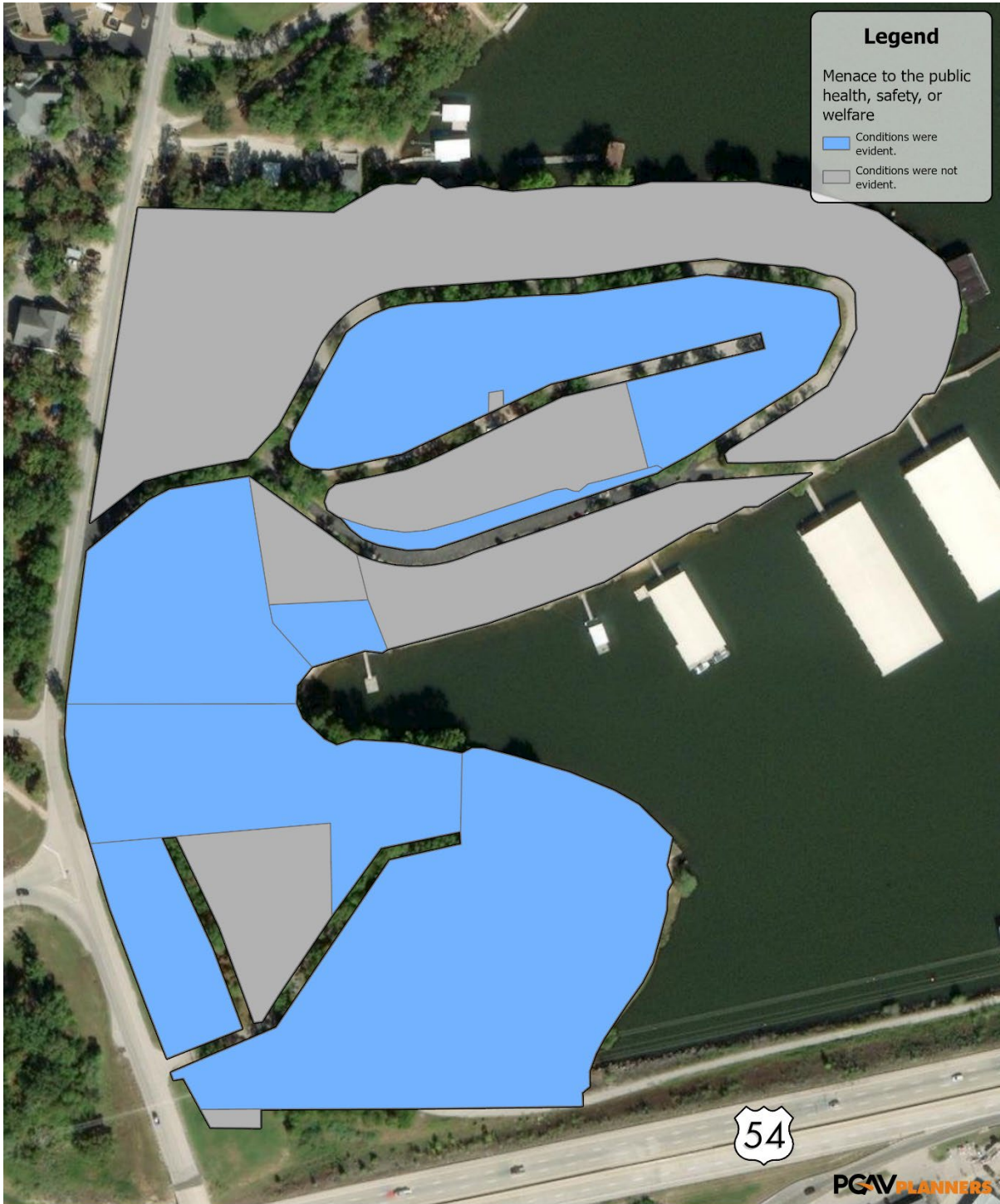
DETERIORATION OF SITE IMPROVEMENTS



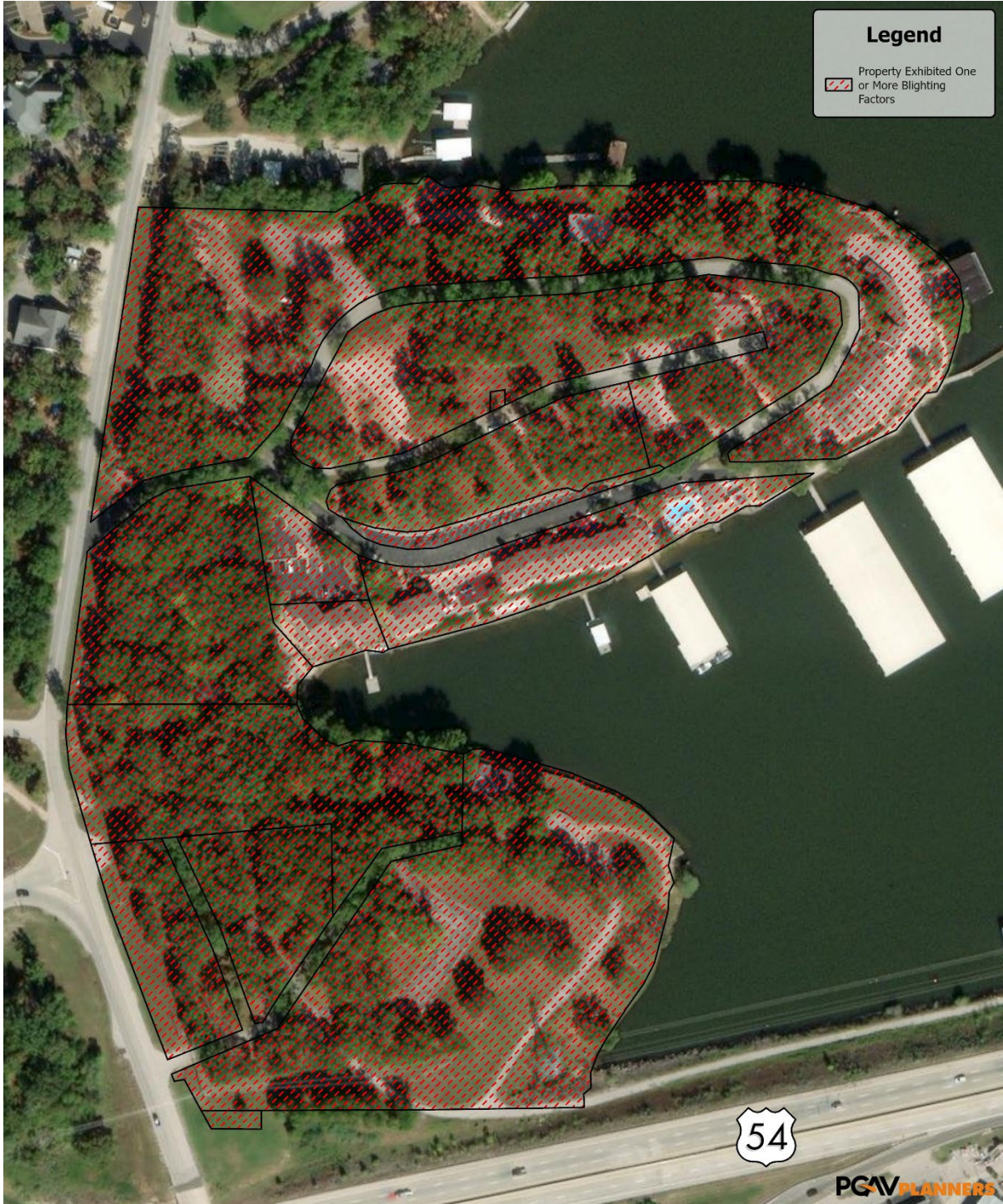
INSANITARY OR UNSAFE CONDITIONS
LAKEPORT VILLAGE REDEVELOPMENT AREA



CONDITIONS WHICH ENDANGER LIFE OR PROPERTY
LAKEPORT VILLAGE REDEVELOPMENT AREA

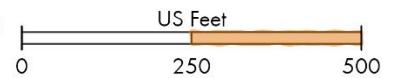


MENACE TO THE PUBLIC HEALTH, SAFETY, OR WELFARE
LAKEPORT VILLAGE REDEVELOPMENT AREA



PROPERTIES EXHIBIT ONE OR MORE BLIGHTING FACTORS

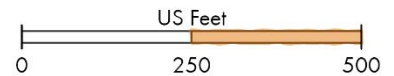
LAKEPORT VILLAGE REDEVELOPMENT AREA

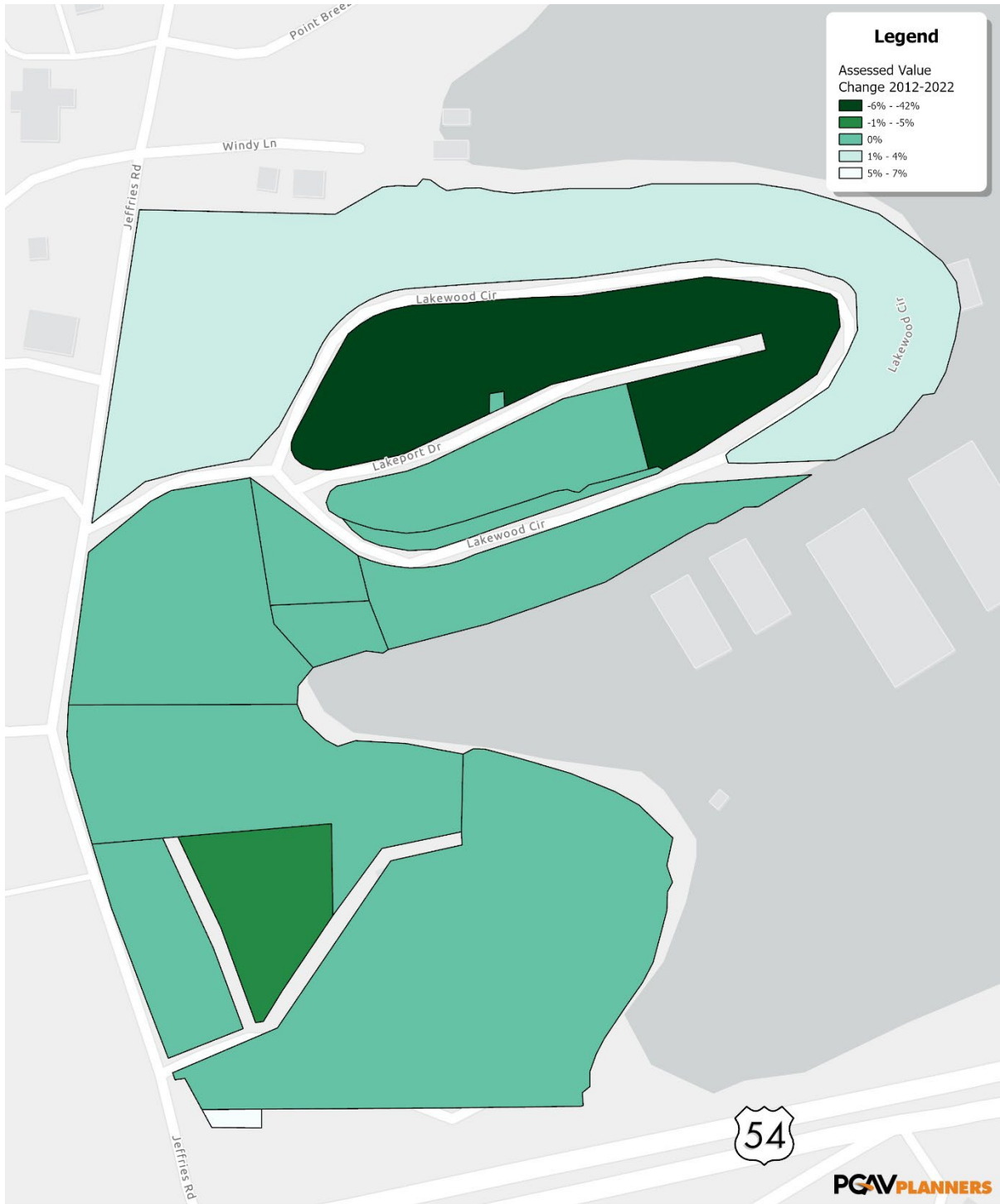




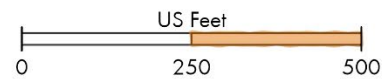
EXISTING LAND USE

LAKEPORT VILLAGE REDEVELOPMENT AREA





ASSESSOR MARKET VALUE PCT. CHANGE
LAKEPORT VILLAGE REDEVELOPMENT AREA



APPENDIX C

EXISTING CONDITIONS PHOTOS

**A map of photos showings existing conditions
may be found via the link below.**

[Link](#)

APPENDIX D

SUPPORTING DOCUMENTATION

Dock Wiring Inspection Sheet – Lake of the Ozarks – Fire Districts			
Date:	Permit # D-210069	Dock Location: 5011 Lakeport Dr. OB. Dock E UE 6517-1-L	
4-29-21	☐ Approved	☒ Not Approved	☐ Re-inspection
Owner(s): Big T LLC		Electrician:	
Address: PO Box 759 Lake Ozark Mo 65049		Address:	
Phone #(s): 573-965-4001		Phone #(s):	
Notes: Non-metallic sheathed cable shall not be used. (Romex & UF) All wiring methods and conductors shall be suitable for wet locations. All wiring shall meet National Electrical Code Article 555 Marinas and Boatyards.			

Apr	Not Apr.	
☐	☒	1. Feeder from the main panel to sub panel shall be 4 wire for 240 volts, 3 wire for 120 volts. (The breaker panel legs shall not be jumped). 2017 NEC section 353.7(C).
☐	☒	2. Conduit that is buried from the building to the sub-panel shall be schedule 40 PVC for underground use. Existing service feeders shall meet the current code standards. 2017 NEC section 353.7(A).
☐	☒	3. Junction box on the outside of the building serving the dock shall be weatherproof. 2017 NEC 353.13.
☐	☒	4. The feeder from the sub-panel to the dock shall be schedule 40 PVC (sunlight resistant or approved method) and shall be liquid tight flexible conduit at all pivot points 2017 NEC .13.
☐	☒	5. The conduit shall be sized for the conductors installed in the system. 2017 NEC Chapter 3.
☐	☒	6. The disconnecting means shall be within 6 feet of the ramp entrance. The disconnect shall be a breaker type. The disconnect shall be 42 inches Above Finished Grade. 2017 NEC section 353.7 (B) & (C).
☐	☒	7. All grounding conductors shall have continuous outer finish that is green including all bonding wires. 2017 NEC section 353.15 and local ordinance.
☐	☒	8. The grounding conductors shall be connected to the grounding bus in the sub-panel and to the ground rod. Grounding bus and grounded (neutral) must be separated. 2017 section 353.15.
☐	☒	9. A grounding electrode shall be in place. (At least 8 feet long and trade size of 1/2 inch). 2017 NEC section 353.15.
☐	☒	10. The grounding conductor shall be sized correctly for the circuit (minimum #6) and attached with a separate clamp directly to the grounding electrode. 2017 NEC section 353.15.
☐	☒	11. #6 grounding wire from the ground rod to the metal parts of the ramp with approved terminals. 2017 NEC section 354.15.
☐	☒	12. #6 grounding wire jumper shall be installed between all pivot points in the ramp, dock stiff arms, breakwaters, boat lifts, etc. 2017 NEC section 2015.
☐	☒	13. All metal enclosure and exposed metal parts of the electrical system shall be bonded to the grounding bus with approved terminals. The bonding connection shall be nut & bolt, no self-tapping screws. 2017 NEC 353.15.
☐	☒	14. All metal parts, metal piping, and all non-current carrying metal parts must be bonded to the panel board. 2017 NEC section 353.15.
☐	☒	15. All circuits shall be GFCI protected. 2017 NEC section 353.19.
☐	☒	16. All general use outlet receptacles shall be minimum 36 inches above the finished dock surface. Local ordinance.
☐	☒	17. All outlets dedicated for a piece of equipment shall be of the Marine Twist Lock type and GFCI protected. A disconnecting means must be within 30 inches of outlet or approved marine pedestal installation. 2017 NEC section 353.17 and 353.19.
☐	☒	18. All GFCI outlets receptacles shall work when tested. 2017 section 353.19 and local ordinance.
☐	☒	19. All cabinets and cutout boxes shall be a minimum of 1/4 inch of airspace between the enclosure and supporting surface.
☐	☒	20. All 15 and 20 amp, 120 and 240 volt non-locking type receptacles shall be listed weather-resistant type receptacles. 2017 NEC section 406.9(B).
☐	☒	21. All enclosures and fittings below 8 feet (for existing docks), all enclosures and fittings for new installation, or exposed to weather shall be in weatherproof enclosures and fittings and suitable for wet locations with allowable weep holes. 2017 NEC section 406.9 (B) (1).

Richards Remediation, Inc.

80 Sterling Brock Dr
Harrisburg, MO 65256 US
+1 5733033563
Office@richardsremediation.com

**Estimate****ADDRESS**

Big Thunder Marine
Attn: Shawn Cogdill
Corner of Davis Dr and Jefferies
Osage Beach, MO 65065

ESTIMATE**DATE****1049****12/29/2021**

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Asbestos Remediation	Set up mini enclosed containment around sheet flooring on concrete in lower level unit of 4 plex. Put containment under negative pressure by installing a HEPA air filtration machines to filter out air while work takes place. Properly remove and dispose of asbestos containing sheet flooring. Set single story home that's located next door up under negative pressure by installing HEPA air filtration machines to filter out the air while work takes place. Properly remove and dispose of all asbestos containing floor tile throughout the entire home. Payment due upon completion unless terms are set with company owner.	1	4,500.00	4,500.00

-
- * All removal work done under negative air pressure containment.
 - * Respiratory protection and protective clothing will be provided for all workers.
 - * Final lien waiver upon payment in full.
 - * Price includes all labor, materials, and disposal.
 - * DNR notification fees included in price if applicable.
 - * Disposal of asbestos materials at an approved DNR landfill.
 - * General liability and workers compensation insurance.

Accepted By

Accepted Date

APPENDIX 4

DEVELOPER AFFIDAVIT

STATE OF Missouri)
COUNTY OF Saint Louis County)

AFFIDAVIT

I, the undersigned, am over the age of 18 years and have personal knowledge of matters stated herein.

The undersigned swears, affirms and certifies the following to be true to induce the approval of Tax Increment Financing for the Redevelopment Area described in the Lakeport Village Tax Increment Financing Redevelopment Plan (the "Redevelopment Plan").

1. I am the President of Tegethoff Development, LLC (the "Developer") and am authorized by the Developer to attest to the matters set forth herein.

2. I am familiar with the Redevelopment Area described in the Redevelopment Plan. In my opinion, based on the factors set forth in the Redevelopment Plan, the Redevelopment Area, on the whole, qualifies as a "blighted area" as defined in Section 99.805(1) of the Missouri Revised Statutes, as amended, and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing.

And Further Affiant Sayeth Not.

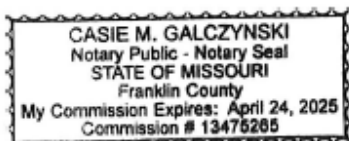
Tegethoff Development, LLC

By: [Signature]
Jeffrey J. Tegethoff, President

Subscribe and sworn to before me this 13 day of February 2023.

[Signature]
Notary Public

My Commission Expires: 4.24.2025



APPENDIX 5

ESTIMATED CONSTRUCTION SCHEDULE

Use	Estimated Outside Construction Start Date	Estimated Outside Date for Construction Completion
Entertainment and Restaurants	June 1, 2023	August 1, 2024
Parking Structure	June 1, 2023	August 1, 2024
Outdoor Attractions and Related Uses	January 1, 2024	January 1, 2027
Hotel	January 1, 2024	January 1, 2027

Note: These dates are merely estimates and are subject to change based on the timing of approvals, market conditions, tenant preferences, and other economic factors.

APPENDIX 6

SITE PLAN

Site Plan



NOTE: Building sizes, site placement, the nature and types of tenants or end-users, and other details as generally shown on the Site Plan may be subject to further modification as the Redevelopment Project moves from concept to reality. The Developer may continue negotiations with tenants or end-users as sites and building designs are completed.

APPENDIX 7

RELOCATION POLICY

This Relocation Policy governs relocation assistance, which shall be paid in conjunction with the implementation of any tax increment financing redevelopment plan as required by Section 99.810.1(4) of the Revised Statutes of Missouri. Under Missouri law, any municipality utilizing the redevelopment tools provided under Chapter 99 of the Revised Statutes of Missouri for redevelopment activities that cause displacement must adopt by rule or ordinance a relocation policy which meets the requirements set forth in Section 523.200-215 of the Revised Statutes of Missouri (the "Relocation Statute"). This Relocation Policy adopts the minimum statutory requirements of the Relocation Statute, which is incorporated herein by reference.

APPENDIX 8

PROJECT FINANCING COMMITMENT



November 17, 2022

Jeffrey Tegethoff
Tegethoff Development, LLC
Oasis at Lakeport
Sent via email: Jeff@TegethoffDevelopment.com

RE: Proposed Lakeport Village Development Project

Dear Mr. Tegethoff:

The purpose of this letter is to provide evidence of a conditional commitment by Bank of Washington (the "Bank") to provide financing for the proposed family-oriented resort and entertainment facility located adjacent to the Lake of the Ozarks in the City of Osage Beach, Missouri known as Lakeport Village (the "Project").

This correspondence is intended as a preliminary expression of the Bank's interest in financing this Project. The potential funding of this Project is subject to several contingencies, including the review of customary due diligence and underwriting, the issuance of the necessary tax increment financing by the City of Osage Beach, the approval of special taxing districts, and the review and approval of the Bank's Loan Committee, acting in its sole subjective discretion. In addition, similar commitment from other potential participating banks may also be required.

As we have discussed, financing of the Project would not be feasible without the assistance of tax increment financing. Therefore, please be advised that we are excited to a part of the financing package for the Project should the City of Osage Beach issue the necessary tax increment financing.

We hope this letter is sufficient evidence of our interest to provide Lakeport Village with financing. If you have any questions, do not hesitate to contact me.

Sincerely,

Bank of Washington

A handwritten signature in blue ink, appearing to read "Sam Unnerstall", is positioned above the printed name and title.

Sam Unnerstall,
Vice President of Commercial Lending

COST-BENEFIT ANALYSIS

*Submitted in Conjunction with the Lakeport
Village Redevelopment Plan*

April 17, 2023

Prepared for

Tax Increment Financing Commission

of the City of Osage Beach, Missouri

I. INTRODUCTION

Attached hereto is a Cost-Benefit Analysis submitted in conjunction with the *Lakeport Village Tax Increment Financing Redevelopment Plan* (the “Plan”), which pertains to the proposed redevelopment of certain real property in the City of Osage Beach, Missouri (the “City”), as more particularly described in the Plan (the “Redevelopment Area”). As further set forth in the Plan, the proposed redevelopment project is the development and construction of a family-oriented resort and entertainment district to be constructed on the underutilized northeast corner of Jefferies Road and US Highway 54 (the “Redevelopment Project” or “Project”). The Redevelopment Project is expected to consist of an approximately 350-425 room hotel with at least 15,000 square feet of conference center facilities (inclusive of ballroom space, business center space, and/or meeting space), an outdoor area, amusement and entertainment uses (such uses may include an arcade and a Ferris wheel), a boardwalk overlooking the Lake of the Ozarks, a multi-story parking garage and not less than approximately 15,000 square feet of commercial space to accommodate restaurant, retail and other commercial uses.

The attached Cost-Benefit Analysis is submitted pursuant to Section 99.810 of the Real Property Tax Increment Allocation Redevelopment, Sections 99.800 to 99.865, RSMo., as amended (the “TIF Act”), and profiles the economic consequences of the Redevelopment Project as proposed in the Plan, as well as a study showing the fiscal impact of the Project upon each taxing district. This analysis, together with the information provided in the Plan, profiles the anticipated economic impact and financial feasibility of the Project.

The attached calculations are merely projections, as the Project has not yet been constructed. These projections are based on a series of assumptions that must be considered when interpreting the results of this analysis.

II. GENERAL ASSUMPTIONS AND CONDITIONS

This Memorandum and the financial information contained herein are based on projections, assumptions, and information provided by an affiliate of the proposed developer of the Project, Tegethoff Development, LLC (along with its affiliates, including Lakeport Village, LLC, collectively, the “Developer”) and prospective tenant(s), as well as information or assumptions provided by various sources considered reliable. These projections are intended to be interpreted and used based on the assumptions set forth herein. Furthermore, with respect to assessed values of property, the attached projections are based upon information and methodologies provided by the Camden County Assessor’s Office; ultimately, however, these assessments are left to the discretion of the County Assessor.

The projections presented in this document are forward-looking and involve certain assumptions, as noted above, and judgments regarding uncertainties including, without limitation:

- Changes in the real estate market;
- Actual leasing results;

- Tenant location and performance;
- The timing of project start and completion; and
- Changes in the commercial market competition and economic conditions.

The ability to achieve the results described herein depends on the timing and probability of a complex series of future events and conditions, both internal and external to the proposed development project. Any event or action that alters an assumed event, assumption, or conditions used to achieve the projections contained herein shall be considered a cause to void all projections contained herein.

The tax revenue projections contained in this report represent prospective information, opinions, and estimates regarding a development project that is not yet complete. These projections are not provided as predictions or assurances that a certain level of performance will be achieved or that certain events will occur. The actual results may vary materially from the projections described herein, and the variations may be material. Because the future is uncertain, there is risk associated with achieving the results projected.

III. AVAILABILITY OF INCREMENTAL TAX REVENUES

The availability of the projected incremental tax revenues for both the affected taxing districts and for deposit into the Special Allocation Fund is impacted by several events. Specifically, the attached calculations assume the prompt payment and collection of all taxes, and the distribution of these monies to the Special Allocation Fund by the City.

IV. SPECIFIC ASSUMPTIONS

Attached hereto are sets of spreadsheets and information formulated with respect to the proposed Project. The first sheet details the tax rates and taxing districts applicable to a potential TIF for the Project, along with the Equalized Assessed Value of all of the tax parcels within the boundaries of the Project. The sheet, entitled “Projected TIF Revenues,” profiles the potential revenues that may be generated by the Project for distribution to the Special Allocation Fund by the Project. Several of the key assumptions used to calculate the figures profiled on this sheet, including the applicable rates for property taxes, as well as the methodologies for determining future PILOTs and EATS and the assumed growth rates, are provided on the first sheet along with the last sheet titled “Assumptions”.

The next set of sheets, entitled “Cost-Benefit Analysis” consists of a cost-benefit analysis and fiscal impact study showing the overall impact of the total Project on taxing districts if TIF is approved and the Project is completed. The assumptions provided on the TIF Revenues spreadsheet with respect to tax rates, growth rates and methodologies generally apply as well to the Cost-Benefit Analysis. Additionally, the Cost-Benefit Analysis indicates the impact of certain taxes which are generated by the Project but not captured by the TIF, and thus not shown on the TIF Revenues sheet, and also profiles the projected taxes generated if the Project is not

built (the “Without TIF” scenario). Some pertinent assumptions with respect to the Cost-Benefit Analysis are:

- Without TIF, it is assumed that the Redevelopment Area will remain underutilized and will generate minimal incremental real property tax revenues. Without the redevelopment of the Redevelopment Area using TIF, it is assumed that the Redevelopment Area will be in an unmarketable condition and the Project will not be completed;
- Utility taxes are assumed to be 10% of projected utility costs for the Redevelopment Project upon completion of the Redevelopment Project; without TIF, minimal new utility tax revenues are anticipated if the property remains in its current underutilized state;
- While utility taxes are not considered to be a source of repayment of the TIF Notes on the “TIF Revenues” sheet (due to collection difficulties), the Cost-Benefit Analysis assumes that only half of such taxes are paid to the taxing districts (assuming the other half are captured as EATs);
- It is assumed that the TIF will be approved in early 2023, the TIF will terminate in 2043, and payments in lieu of taxes will end in 2043.
- The Personal and Real Property tax rates are based upon the 2022 rates for each. Although these rates vary from year to year, it is impossible to determine what the rate will be in any future year;
- The impact to the State of Missouri (the “State”) for real property and sales taxes are reflected on the Cost-Benefit Analysis sheets, and the impact to the State for sales taxes are addressed below in more detail;
- It is assumed that the portions comprising the Project will commence prior to the dates set forth in the “Construction Schedule” attached hereto and will be completed prior to the estimated outside completion dates set forth therein; and
- The PILOT and EATs projections are generally based upon the assumptions detailed on the “Assumptions” sheet.

In addition to the above assumptions, the “Projected TIF Revenues” and “Cost Benefit Analysis” assume that fifty percent of the sales tax authorized pursuant to Section 321.552 RSMo for the benefit of the Osage Beach Fire Protection District (the “Fire District”) will be deposited into the Special Allocation Fund for the benefit of the Project. However, under the TIF Act, the Fire District is entitled to reimbursement from the Special Allocation Fund in the amount of at least fifty percent but not more than one hundred percent of the Fire District’s increment. As such, the Fire District make seek reimbursement of one hundred percent of the Fire District’s increment as statutorily authorized.¹

¹ The Developer is pursuing discussions with the Fire District to obtain their support and cooperation for the Project. However, as of the date hereof, the Developer does not have an agreement with the Fire District. The Developer will continue to communicate with the Fire District and keep the City informed of the ultimate resolution. The net present value of the Fire District’s increment is approximately \$1.8 million over the life of the TIF. A reduction in the Fire District’s contribution to the Special Allocation Fund would result in a decrease in the Projected TIF Revenues.

While the TIF projections are based on a coverage ratio of 1.1 for PILOTs and 1.25 for EATs, without these coverage ratios, the TIF is projected to be paid off in 2043. The tax projections given assume the TIF will be paid off in 2043 and additional taxes collected after this date will be wholly dedicated to the applicable taxing districts.

The next sheet lists anticipated sources and uses used to construct the Project. Following the sources and uses is a sheet that includes a projected operating pro-forma for the Project and a financial analysis showing the Project is financially feasible and will provide a reasonable return on investment. As demonstrated by the pro forma, without TIF and other proposed incentives, the total cost of the Project makes the Project financially unfeasible, particularly given the extraordinary costs associated with the public infrastructure improvements required for the Project. The requested incentives and support will bridge this financial gap and will help make the Project financially feasible. As shown on the attached pro forma, without TIF and other incentives, the Developer would have a return of only 6.25% at stabilization. With TIF and other incentives, the Project is expected to generate a reasonable return of approximately 8.01% at stabilization, which is a typical accepted rate of return for a similar project. Thus, when compared to projects of similar size and scope, the TIF and other incentives allow the Developer to generate an acceptable rate of return for this Project. Furthermore, as of the date hereof, the yield on the U.S. 3-Month Treasury is 4.7% and is anticipated to continue to increase through at least the first half of 2023. This benchmark is often described as the “risk free rate of return” as investors can achieve this rate of return on their investment with zero to minimal financial risk. As such, any development, particularly ground-up development such as the Project, made by an investor or developer must be projected to significantly outperform the “risk free rate”, both in the short term and long term as the “risk free rate” continues to rise, in order to be undertaken. Additionally, due to current macro-economic factors and the existing interest-rate environment, the type of financing available for a comprehensive resort style development similar to the Project is very limited, and when available, ranges from 7% to 9%, making the Project extremely difficult and expensive to finance. If the Project was solely reliant on conventional financing, the anticipated rate of return on the Project would not be sufficient to proceed with development. Moreover, the Developer’s projected rate of return is well within the market “capitalization rate” for standard hotel projects. According to CoStar, an industry leader in commercial real estate analysis and information, hotel buyers were offering capitalization rates of 7.0% to in excess of 8.0%. It should be noted this market capitalization rate is for all types of hotels, which includes hotels that are much less complex and less risky than the Project. Moreover, CoStar is projecting that the average capitalization rates for hotels will increase up to 150 basis points beginning in 2023 and continuing into the future. This would put industry capitalization rates at Project completion in excess of 9%. Without TIF and other incentive, the projected rate of return for the Project would be well below the commonly accepted rate of return in today’s environment for a similar project when considering the risk, size, and scope of the Project, along with carrying costs to the developer associated with the project.

Finally, among the other incentives being considered for the Project is State Supplemental Tax Increment financing (“SuperTIF”) pursuant to Section 99.845 of the TIF Act, which could provide additional tax increment revenues based on the incremental increase in the general revenue portion of State sales tax revenues received or the State income tax withheld on behalf of new employees by the employer at businesses located within the Project. The impact to the

State with regarding to State sales taxes is shown on the “Cost-Benefit-Analysis” sheets noted above, but we have assumed that SuperTIF for this Project would not include the incremental general revenue portion of the State income tax withheld on behalf of new employees by the employer at businesses located within the Project. The sheets included herein reflect the impact to the State with regard to State sales tax revenues, which we have assumed would be the incremental revenues pledged to any SuperTIF approved for the Project.

Lastly, specific assumptions used to calculate the figures shown on the previous sheets are noted on the last sheet titled “Assumptions”.

V. CONCLUSION

The information attached hereto is based on a series of complex assumptions which are described herein. This information is submitted for the purposes of analysis provided in Section 99.810 of the TIF Act, and contains no warranty therewith. The information contained herein provides an analysis of the impact of the Project as well as information sufficient to determine the whether the Project is financially feasible.

Except for its intended use by the City of Osage Beach TIF Commission, the City’s Board of Aldermen and/or the State of Missouri for consideration of tax increment financing or SuperTIF for the Project, neither this document nor its contents may be referred to or quoted, in whole or in part, for any purpose including, but not limited to, any official statement for a bond issue and consummation of a bond sale, any registration statement, prospectus, loan, or other agreement or document, without proper review and written approval by Husch Blackwell LLP regarding any representation therein. Husch Blackwell LLP has neither verified nor audited the information that was provided by any source. Information provided by others is assumed to be reliable, but Husch Blackwell LLP assumes no responsibility for its accuracy, certainty or degree of risk involved. Because this analysis assumes that there will be no significant change in market conditions and the schedule requested by the Developer will be followed, Husch Blackwell LLP assumes no liability should market conditions change or the schedule not be met.

Tax Rates & Equalized Assessed Values

2023 Real Property and Personal Property Tax Rates		
Taxing Jurisdiction	Commercial Rate	Personal Property
State of Missouri	0.0300	0.0300
Camden County	0.1100	0.1100
Senior Citizen Tax	0.0460	0.0460
Library Tax	0.0963	0.0963
SB40 CCDDR	0.0576	0.0576
Osage Beach Fire	0.7434	0.7434
Camden School	2.9700	2.9700
Osage Beach Road/Bridge	0.1100	0.1100
Tax Rate	4.1633	4.1633
Merchants' and Manufacturers' Replacement Tax	0.0300	
Total Tax Rate	4.1933	4.1633
TIF Property Tax Rate*	3.3323	4.1633
*Excludes the Merchants' and Manufacturers' Replacement Tax, State Blind Pension Fund Tax, SB40 CCDDR Tax, and Osage Beach Fire District Tax Source: Camden County; 2022 Tax Rates		

2023 Sales Tax Rates	
Taxing Jurisdiction	Rate
State - General	3.0000
State Education	1.0000
State - Conservation	0.1250
State - Parks and Soil	0.1000
County - General	1.0000
County - LEST	0.5000
City - General	1.0000
City - Capital Projects	0.5000
City - Transportation	0.5000
Osage Beach Fire Protection District	0.5000
General Sales Tax Rate	8.2250
TIF Sales Tax Rate*	4.0000
*Excludes State Sales Taxes (SuperTIF Analysis covered separately) Source: Osage Beach 2023 Tax Rates	

LAKEPORT VILLAGE - PARCEL EQUALIZED ASSESSED VALUES			
Parcel Identification Number	Assessed Values		
	2022	2021	2020
08-1-0-11.0-000.0-011-003.000	\$ 320.00	\$ 320.00	\$ 320.00
08-1-0-11.0-000.0-001-022.000	\$ 128,740.00	\$ 128,740.00	\$ 128,740.00
08-1-0-11.0-000.0-001-024.000	\$ 37,990.00	\$ 37,990.00	\$ 37,990.00
08-1-0-11.0-000.0-001-026.000	\$ 2,600.00	\$ 2,600.00	\$ 2,600.00
08-1-0-11.0-000.0-001-029.000	\$ 20,500.00	\$ 20,500.00	\$ 20,500.00
08-1-0-11.0-000.0-001-030.000	\$ 11,210.00	\$ 11,210.00	\$ 11,210.00
08-1-0-11.0-000.0-001-031.000	\$ 2,590.00	\$ 2,590.00	\$ 2,590.00
08-1-0-11.0-000.0-001-031.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-032.000	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-033.000	\$ 276,990.00	\$ 276,990.00	\$ 276,990.00
08-1-0-11.0-000.0-001-035.000	\$ 64,180.00	\$ 64,180.00	\$ 64,180.00
08-1-0-11.0-000.0-001-035.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-035.002	\$ 3,590.00	\$ 3,590.00	\$ 3,590.00
08-1-0-11.0-000.0-001-039.000	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-031.103	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-059.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-031.000	\$ 2,590.00	\$ 2,590.00	\$ 2,590.00
08-1-0-11.0-000.0-001-031.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-035.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-031.101	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.102	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.104	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.105	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.106	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.107	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.108	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-031.109	\$ 9,690.00	\$ 9,690.00	\$ 9,690.00
08-1-0-11.0-000.0-001-059.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-059.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-060.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.008	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.002	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.003	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.004	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.005	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.006	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.007	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-062.008	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-063.001	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-063.002	\$ -	\$ -	\$ -
08-1-0-11.0-000.0-001-063.003	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.004	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.005	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.006	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.007	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-061.008	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.001	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
08-1-0-11.0-000.0-001-063.002	\$ 9,980.00	\$ 9,980.00	\$ 9,980.00
	\$ 957,870.00	\$ 957,870.00	\$ 957,870.00

Projected TIF Revenues

Lakeport Village - Projected TIF Revenues												

Cost-Benefit Analysis

(see attached)

Estimated Real Estate Taxes to Taxing Districts																											
WITH TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033												
Assessed Value				\$	927,930	\$	927,930	\$	927,930	\$	53,600,400	\$	76,572,000	\$	80,400,600	\$	80,400,600	\$	82,812,618	\$	82,812,618	\$	85,296,997	\$	85,296,997		
Taxing Jurisdiction				Levy Amount		Levy as % of Total																					
State of Missouri (not subject to capture by TIF)				0.0300	0.72%	\$	278	\$	278	\$	278	\$	16,080	\$	22,972	\$	24,120	\$	24,120	\$	24,844	\$	24,844	\$	25,589	\$	25,589
Camden County				0.1100	2.64%	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021
Senior Citizen Tax				0.0460	1.10%	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427	\$	427
Library Tax				0.0963	2.31%	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894	\$	894
SB40 CCDDR (not subject to capture by TIF)				0.0576	1.38%	\$	534	\$	534	\$	534	\$	30,874	\$	44,105	\$	46,311	\$	46,311	\$	47,700	\$	47,700	\$	49,131	\$	49,131
Osage Beach Fire (showing not captured by TIF)				0.7434	17.86%	\$	6,898	\$	6,898	\$	6,898	\$	398,465	\$	569,236	\$	597,698	\$	597,698	\$	615,629	\$	615,629	\$	634,098	\$	634,098
Camden School				2.9700	71.34%	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560
Osage Beach Road/Bridge				0.1100	2.64%	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021
Total				4.1633	100%	\$	38,633	\$	38,633	\$	38,633	\$	476,341	\$	667,235	\$	699,050	\$	699,050	\$	719,094	\$	719,094	\$	739,739	\$	739,739
Estimated Real Estate Taxes to Taxing District																											
WITHOUT TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033												
Assessed Value				\$	927,930	\$	927,930	\$	927,930	\$	927,930	\$	937,209	\$	937,209	\$	946,581	\$	946,581	\$	956,047	\$	956,047	\$	956,047		
Taxing Jurisdiction				Levy Amount		Levy as % of Total																					
State of Missouri (not subject to capture by TIF)				0.0300	0.72%	\$	278	\$	278	\$	278	\$	278	\$	281	\$	281	\$	284	\$	284	\$	284	\$	287	\$	287
Camden County				0.1100	2.64%	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,031	\$	1,031	\$	1,041	\$	1,041	\$	1,041	\$	1,052	\$	1,052
Senior Citizen Tax				0.0460	1.10%	\$	427	\$	427	\$	427	\$	427	\$	431	\$	431	\$	435	\$	435	\$	435	\$	440	\$	440
Library Tax				0.0963	2.31%	\$	894	\$	894	\$	894	\$	894	\$	903	\$	903	\$	912	\$	912	\$	912	\$	921	\$	921
SB40 CCDDR (not subject to capture by TIF)				0.0576	1.38%	\$	534	\$	534	\$	534	\$	534	\$	540	\$	540	\$	545	\$	545	\$	545	\$	551	\$	551
Osage Beach Fire (showing not captured by TIF)				0.7434	17.86%	\$	6,898	\$	6,898	\$	6,898	\$	6,898	\$	6,967	\$	6,967	\$	7,037	\$	7,037	\$	7,037	\$	7,107	\$	7,107
Camden School				2.9700	71.34%	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,560	\$	27,835	\$	27,835	\$	28,113	\$	28,113	\$	28,395	\$	28,395
Osage Beach Road/Bridge				0.1100	2.64%	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,021	\$	1,031	\$	1,031	\$	1,041	\$	1,041	\$	1,052	\$	1,052
Total				4.1633	100%	\$	38,633	\$	38,633	\$	38,633	\$	38,633	\$	38,633	\$	39,019	\$	39,019	\$	39,409	\$	39,409	\$	39,803	\$	39,803
Assumed Growth Rate Without TIF:				1.01																							
Estimated Commercial Surcharge																											
WITH TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033												
Assessed Value				\$	927,930	\$	927,930	\$	927,930	\$	53,600,400	\$	76,572,000	\$	80,400,600	\$	80,400,600	\$	82,812,618	\$	82,812,618	\$	85,296,997	\$	85,296,997		
Tax Type				Levy Amount (2022)		Levy as % of Total																					
Commercial Surcharge				0.0300	100.00%	\$	278	\$	278	\$	278	\$	16,080	\$	22,972	\$	24,120	\$	24,120	\$	24,844	\$	24,844	\$	25,589	\$	25,589
Total				0.0300	100%	\$	278	\$	278	\$	278	\$	16,080	\$	22,972	\$	24,120	\$	24,120	\$	24,844	\$	24,844	\$	25,589	\$	25,589
Estimated Commercial Surcharge																											
WITHOUT TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033												
Assessed Value				\$	927,930	\$	927,930	\$	927,930	\$	927,930	\$	937,209	\$	937,209	\$	946,581	\$	946,581	\$	956,047	\$	956,047	\$	956,047		
Tax Type				Levy Amount		Levy as % of Total																					
Commercial Surcharge (not currently collected as no commercial activity)				0.0300	100.00%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Total				0.0300	100%	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-

Estimated Real Estate Taxes to Taxing Districts														Note: The shaded area denotes period after projected payoff of TIF					
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS		
Assessed Value				\$ 87,855,906	\$ 87,855,906	\$ 90,491,584	\$ 90,491,584	\$ 93,206,331	\$ 93,206,331	\$ 96,002,521	\$ 96,002,521	\$ 98,882,597	\$ 98,882,597	\$ 101,849,075	\$ 101,849,075	\$ 104,904,547	\$ 1,870,529,263		
Taxing Jurisdiction				Levy Amount	Levy as % of Total														
State of Missouri (not subject to capture by TIF)				0.0300	0.72%	\$ 26,357	\$ 26,357	\$ 27,147	\$ 27,147	\$ 27,962	\$ 27,962	\$ 28,801	\$ 28,801	\$ 29,665	\$ 29,665	\$ 30,555	\$ 30,555	\$ 31,471	\$ 561,159
Camden County				0.1100	2.64%	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 112,034	\$ 112,034	\$ 115,395	\$ 359,877
Senior Citizen Tax				0.0460	1.10%	\$ 427	\$ 427	\$ 427	\$ 427	\$ 427	\$ 427	\$ 427	\$ 427	\$ 427	\$ 46,851	\$ 46,851	\$ 48,256	\$ 150,494	
Library Tax				0.0963	2.31%	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 894	\$ 98,081	\$ 98,081	\$ 101,023	\$ 315,056	
SB40 CCDDR (not subject to capture by TIF)				0.0576	1.38%	\$ 50,605	\$ 50,605	\$ 52,123	\$ 52,123	\$ 53,687	\$ 53,687	\$ 55,297	\$ 55,297	\$ 56,956	\$ 56,956	\$ 58,665	\$ 58,665	\$ 60,425	\$ 1,077,425
Osage Beach Fire (showing not captured by TIF)				0.7434	17.86%	\$ 653,121	\$ 653,121	\$ 672,714	\$ 672,714	\$ 692,896	\$ 692,896	\$ 713,683	\$ 713,683	\$ 735,093	\$ 735,093	\$ 757,146	\$ 757,146	\$ 779,860	\$ 13,905,515
Camden School				2.9700	71.34%	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 27,560	\$ 3,024,918	\$ 3,024,918	\$ 3,115,665	\$ 9,716,690	
Osage Beach Road/Bridge				0.1100	2.64%	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 1,021	\$ 112,034	\$ 112,034	\$ 115,395	\$ 359,877	
Total				4.1633	100%	\$ 761,004	\$ 761,004	\$ 782,906	\$ 782,906	\$ 805,466	\$ 805,466	\$ 828,702	\$ 828,702	\$ 852,636	\$ 852,636	\$ 4,240,283	\$ 4,240,283	\$ 4,367,491	\$ 26,446,094
														Note: TIF District will expire prior to payment of real estate taxes					
Estimated Real Estate Taxes to Taxing District														2044	2045	2046	TOTALS		
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	1,014,863	1,014,863	1,025,012	22,297,274		
Assessed Value				\$ 965,608	\$ 965,608	\$ 975,264	\$ 975,264	\$ 985,016	\$ 985,016	\$ 994,867	\$ 994,867	\$ 1,004,815	\$ 1,004,815						
Taxing Jurisdiction				Levy Amount	Levy as % of Total														
State of Missouri (not subject to capture by TIF)				0.0300	0.72%	\$ 290	\$ 290	\$ 293	\$ 293	\$ 296	\$ 296	\$ 298	\$ 298	\$ 301	\$ 301	\$ 304	\$ 304	\$ 308	\$ 6,689
Camden County				0.1100	2.64%	\$ 1,062	\$ 1,062	\$ 1,073	\$ 1,073	\$ 1,084	\$ 1,084	\$ 1,094	\$ 1,094	\$ 1,105	\$ 1,105	\$ 1,116	\$ 1,116	\$ 1,128	\$ 24,527
Senior Citizen Tax				0.0460	1.10%	\$ 444	\$ 444	\$ 449	\$ 449	\$ 453	\$ 453	\$ 458	\$ 458	\$ 462	\$ 462	\$ 467	\$ 467	\$ 472	\$ 10,257
Library Tax				0.0963	2.31%	\$ 930	\$ 930	\$ 939	\$ 939	\$ 949	\$ 949	\$ 958	\$ 958	\$ 968	\$ 968	\$ 977	\$ 977	\$ 987	\$ 21,472
SB40 CCDDR (not subject to capture by TIF)				0.0576	1.38%	\$ 556	\$ 556	\$ 562	\$ 562	\$ 567	\$ 567	\$ 573	\$ 573	\$ 579	\$ 579	\$ 585	\$ 585	\$ 590	\$ 12,843
Osage Beach Fire (showing not captured by TIF)				0.7434	17.86%	\$ 7,178	\$ 7,178	\$ 7,250	\$ 7,250	\$ 7,323	\$ 7,323	\$ 7,396	\$ 7,396	\$ 7,470	\$ 7,470	\$ 7,544	\$ 7,544	\$ 7,620	\$ 165,758
Camden School				2.9700	71.34%	\$ 28,679	\$ 28,679	\$ 28,965	\$ 28,965	\$ 29,255	\$ 29,255	\$ 29,548	\$ 29,548	\$ 29,843	\$ 29,843	\$ 30,141	\$ 30,141	\$ 30,443	\$ 662,229
Osage Beach Road/Bridge				0.1100	2.64%	\$ 1,062	\$ 1,062	\$ 1,073	\$ 1,073	\$ 1,084	\$ 1,084	\$ 1,094	\$ 1,094	\$ 1,105	\$ 1,105	\$ 1,116	\$ 1,116	\$ 1,128	\$ 24,527
Total				4.1633	100%	\$40,201	\$40,201	\$40,603	\$40,603	\$41,009	\$41,009	\$41,419	\$41,419	\$41,833	\$41,833	\$42,252	\$42,252	\$42,674	\$928,302
														Note: TIF District will expire prior to payment of real estate taxes					
Assumed Growth Rate Without TIF:				1.01															
Estimated Commercial Surcharge														2044	2045	2046	TOTALS		
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	101,849,075	101,849,075	104,904,547	1,870,529,263		
Assessed Value				\$ 87,855,906	\$ 87,855,906	\$ 90,491,584	\$ 90,491,584	\$ 93,206,331	\$ 93,206,331	\$ 96,002,521	\$ 96,002,521	\$ 98,882,597	\$ 98,882,597						
Tax Type				Levy Amount (2022)	Levy as % of Total														
Commercial Surcharge				0.0300	100.00%	\$ 26,357	\$ 26,357	\$ 27,147	\$ 27,147	\$ 27,962	\$ 27,962	\$ 28,801	\$ 28,801	\$ 29,665	\$ 29,665	\$ 30,555	\$ 30,555	\$ 31,471	\$ 561,159
Total				0.0300	100%	\$ 26,357	\$ 26,357	\$ 27,147	\$ 27,147	\$ 27,962	\$ 27,962	\$ 28,801	\$ 28,801	\$ 29,665	\$ 29,665	\$ 30,555	\$ 30,555	\$ 31,471	\$ 561,159
														Note: TIF District will expire prior to payment of real estate taxes					
Estimated Commercial Surcharge				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	1,014,863	1,014,863	1,025,012	22,297,274		
WITHOUT TIF				\$ 965,608	\$ 965,608	\$ 975,264	\$ 975,264	\$ 985,016	\$ 985,016	\$ 994,867	\$ 994,867	\$ 1,004,815	\$ 1,004,815						
Assessed Value																			
Tax Type				Levy Amount	Levy as % of Total														
Commercial Surcharge (not currently collected as no commercial activity)				0.0300	100.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total				0.0300	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Utility Tax Distribution																										
WITH TIF			BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033												
Utility Usage			\$	-	\$	-	\$	-	\$	600,000	\$	618,000	\$	636,540	\$	655,636	\$	675,305	\$	695,564	\$	716,431	\$	737,924		
Tax Type			Levy Amount (Commercial)		Levy as % of Total																					
Utility Tax			10.00%	100%	\$	-	\$	-	\$	-	\$	30,000	\$	30,900	\$	31,827	\$	32,782	\$	33,765	\$	34,778	\$	35,822	\$	36,896
Total			10.00%	100%	\$	-	\$	-	\$	-	\$	30,000	\$	30,900	\$	31,827	\$	32,782	\$	33,765	\$	34,778	\$	35,822	\$	36,896
Commercial Square Footage:			400,000																							
Assumed Growth Rate			1.03																							

Estimated Utility Tax Distribution																		
WITHOUT TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033			
Utility Usage				\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Tax Type				Levy Amount (Commercial)		Levy as % of Total												
Utility Tax				10.00%	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total				10.00%	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Estimated Retail Sales Tax Distribution																									
WITH TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033										
Retail Sales (excluding hotel room sales)				\$	-	\$	15,750,000	\$	48,375,000	\$	69,000,000	\$	72,450,000	\$	74,261,250	\$	76,117,781	\$	78,020,726	\$	79,971,244	\$	81,970,525	\$	84,019,788
Tax Type		Levy Amount	Levy as % of Total																						
	State (not captured by TIF)	4.225%	41.32%	\$	-	\$	665,438	\$	2,043,844	\$	2,915,250	\$	3,061,013	\$	3,137,538	\$	3,215,976	\$	3,296,376	\$	3,378,785	\$	3,463,255	\$	3,549,836
	County - General	1.000%	9.78%	\$	-	\$	78,750	\$	241,875	\$	345,000	\$	362,250	\$	371,306	\$	380,589	\$	390,104	\$	399,856	\$	409,853	\$	420,099
	County - LEST	0.500%	4.89%	\$	-	\$	39,375	\$	120,938	\$	172,500	\$	181,125	\$	185,653	\$	190,294	\$	195,052	\$	199,928	\$	204,926	\$	210,049
	City - General	1.000%	9.78%	\$	-	\$	78,750	\$	241,875	\$	345,000	\$	362,250	\$	371,306	\$	380,589	\$	390,104	\$	399,856	\$	409,853	\$	420,099
	City - Capital Projects	0.500%	4.89%	\$	-	\$	39,375	\$	120,938	\$	172,500	\$	181,125	\$	185,653	\$	190,294	\$	195,052	\$	199,928	\$	204,926	\$	210,049
	Osage Beach Fire Protection District	0.500%	4.89%	\$	-	\$	39,375	\$	120,938	\$	172,500	\$	181,125	\$	185,653	\$	190,294	\$	195,052	\$	199,928	\$	204,926	\$	210,049
	City - Transportation	0.500%	4.89%	\$	-	\$	39,375	\$	120,938	\$	172,500	\$	181,125	\$	185,653	\$	190,294	\$	195,052	\$	199,928	\$	204,926	\$	210,049
	CID - Lakeport Village	1.000%	9.78%	\$	-	\$	78,750	\$	241,875	\$	345,000	\$	362,250	\$	371,306	\$	380,589	\$	390,104	\$	399,856	\$	409,853	\$	420,099
	TDD - Lakeport Village	1.000%	9.78%	\$	-	\$	78,750	\$	241,875	\$	345,000	\$	362,250	\$	371,306	\$	380,589	\$	390,104	\$	399,856	\$	409,853	\$	420,099
Total		10.225%	100%	\$	-	\$	1,137,938	\$	3,495,094	\$	4,985,250	\$	5,234,513	\$	5,365,375	\$	5,499,510	\$	5,636,997	\$	5,777,922	\$	5,922,370	\$	6,070,430
Growth Rate during stabilization: 5%				1.05																					
				1.03																					
Growth Rate after Stabilization: 3%																									

Estimated Retail Sales Tax Distribution														
WITHOUT TIF			BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Retail Sales			\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Type		Levy Amount	Levy as % of Total											
State (not captured by TIF)		4.225%	41.320%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County - General		1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
County - LEST		0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City - General		1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City - Capital Projects		0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Osage Beach Fire Protection District		0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City - Transportation		0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CID - Lakeport Village		1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TDD - Lakeport Village		1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		10.225%	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Estimated Utility Tax Distribution																			
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS		
Utility Usage				\$ 760,062	\$ 782,864	\$ 806,350	\$ 830,540	\$ 855,457	\$ 881,120	\$ 907,554	\$ 934,780	\$ 962,824	\$ 991,709	\$ 1,021,460	\$ 1,052,104	\$ 1,083,667	\$ 17,205,891		
Tax Type				Levy Amount (Commercial)	Levy as % of Total														
Utility Tax				10.00%	100%	\$ 38,003	\$ 39,143	\$ 40,317	\$ 41,527	\$ 42,773	\$ 44,056	\$ 45,378	\$ 46,739	\$ 48,141	\$ 49,585	\$ 102,146	\$ 105,210	\$ 108,367	\$ 1,018,156
Total				10.00%	100%	\$ 38,003	\$ 39,143	\$ 40,317	\$ 41,527	\$ 42,773	\$ 44,056	\$ 45,378	\$ 46,739	\$ 48,141	\$ 49,585	\$ 102,146	\$ 105,210	\$ 108,367	\$ 1,018,156
Commercial Square Footage:				400,000															
Assumed Growth Rate				1.03															
Estimated Utility Tax Distribution																			
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS		
Utility Usage				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Tax Type				Levy Amount (Commercial)	Levy as % of Total														
Utility Tax				10.00%	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total				10.00%	100%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated Retail Sales Tax Distribution																			
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS		
Retail Sales (excluding hotel room sales)				\$ 86,120,283	\$ 88,273,290	\$ 90,480,122	\$ 92,742,125	\$ 95,060,678	\$ 97,437,195	\$ 99,873,125	\$ 102,369,953	\$ 104,929,202	\$ 107,552,432	\$ 110,241,243	\$ 112,997,274	\$ 77,214,804	\$ 1,945,228,042		
Tax Type				Levy Amount	Levy as % of Total														
State (not captured by TIF)				4.225%	41.32%	\$ 3,638,582	\$ 3,729,546	\$ 3,822,785	\$ 3,918,355	\$ 4,016,314	\$ 4,116,722	\$ 4,219,640	\$ 4,325,131	\$ 4,433,259	\$ 4,544,090	\$ 4,657,693	\$ 4,774,135	\$ 3,262,325	\$ 82,185,885
County - General				1.000%	9.78%	\$ 430,601	\$ 441,366	\$ 452,401	\$ 463,711	\$ 475,303	\$ 487,186	\$ 499,366	\$ 511,850	\$ 524,646	\$ 537,762	\$ 1,102,412	\$ 1,129,973	\$ 772,148	\$ 11,228,407
County - LEST				0.500%	4.89%	\$ 215,301	\$ 220,683	\$ 226,200	\$ 231,855	\$ 237,652	\$ 243,593	\$ 249,683	\$ 255,925	\$ 262,323	\$ 268,881	\$ 551,206	\$ 564,986	\$ 386,074	\$ 5,614,203
City - General				1.000%	9.78%	\$ 430,601	\$ 441,366	\$ 452,401	\$ 463,711	\$ 475,303	\$ 487,186	\$ 499,366	\$ 511,850	\$ 524,646	\$ 537,762	\$ 1,102,412	\$ 1,129,973	\$ 772,148	\$ 11,228,407
City - Capital Projects				0.500%	4.89%	\$ 215,301	\$ 220,683	\$ 226,200	\$ 231,855	\$ 237,652	\$ 243,593	\$ 249,683	\$ 255,925	\$ 262,323	\$ 268,881	\$ 551,206	\$ 564,986	\$ 386,074	\$ 5,614,203
Osage Beach Fire Protection District				0.500%	4.89%	\$ 215,301	\$ 220,683	\$ 226,200	\$ 231,855	\$ 237,652	\$ 243,593	\$ 249,683	\$ 255,925	\$ 262,323	\$ 268,881	\$ 551,206	\$ 564,986	\$ 386,074	\$ 5,614,203
City - Transportation				0.500%	4.89%	\$ 215,301	\$ 220,683	\$ 226,200	\$ 231,855	\$ 237,652	\$ 243,593	\$ 249,683	\$ 255,925	\$ 262,323	\$ 268,881	\$ 551,206	\$ 564,986	\$ 386,074	\$ 5,614,203
CID - Lakeport Village				1.000%	9.78%	\$ 430,601	\$ 441,366	\$ 452,401	\$ 463,711	\$ 475,303	\$ 487,186	\$ 499,366	\$ 511,850	\$ 524,646	\$ 537,762	\$ 1,102,412	\$ 1,129,973	\$ 772,148	\$ 11,228,407
TDD - Lakeport Village				1.000%	9.78%	\$ 430,601	\$ 441,366	\$ 452,401	\$ 463,711	\$ 475,303	\$ 487,186	\$ 499,366	\$ 511,850	\$ 524,646	\$ 537,762	\$ 1,102,412	\$ 1,129,973	\$ 772,148	\$ 11,228,407
Total				10.225%	100%	\$ 6,222,190	\$ 6,377,745	\$ 6,537,189	\$ 6,700,619	\$ 6,868,134	\$ 7,039,837	\$ 7,215,833	\$ 7,396,229	\$ 7,581,135	\$ 7,770,663	\$ 11,272,167	\$ 11,553,971	\$ 7,895,214	\$ 149,556,326
Growth Rate during stabilization: 5%				1.05															
Growth Rate after Stabilization: 3%				1.03															
Estimated Retail Sales Tax Distribution																			
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS		
Retail Sales				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Tax Type				Levy Amount	Levy as % of Total														
State (not captured by TIF)				4.225%	41.320%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
County - General				1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
County - LEST				0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
City - General				1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
City - Capital Projects				0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Osage Beach Fire Protection District				0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
City - Transportation				0.500%	4.890%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
CID - Lakeport Village				1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
TDD - Lakeport Village				1.000%	9.780%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total				10.225%	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

Estimated Hotel Sales Tax Distribution																	
WITH TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Hotel Room Sales (not captured by TIF)				\$	-	\$	-	\$	-	\$23,000,000	24,150,000	24,874,500	25,620,735	26,389,357	27,181,038	27,996,469	28,836,363
Tax Type		Levy Amount	Levy as % of Total														
	State	4.225%	31.95%	\$0	\$0	\$0	\$ 971,750	\$ 1,020,338	\$ 1,050,948	\$ 1,082,476	\$ 1,114,950	\$ 1,148,399	\$ 1,182,851	\$ 1,218,336			
	County - General	1.000%	7.56%	\$0	\$0	\$0	\$ 230,000	\$ 241,500	\$ 248,745	\$ 256,207	\$ 263,894	\$ 271,810	\$ 279,965	\$ 288,364			
	County - LEST	0.500%	3.78%	\$0	\$0	\$0	\$ 115,000	\$ 120,750	\$ 124,373	\$ 128,104	\$ 131,947	\$ 135,905	\$ 139,982	\$ 144,182			
	City - General	1.000%	7.56%	\$0	\$0	\$0	\$ 230,000	\$ 241,500	\$ 248,745	\$ 256,207	\$ 263,894	\$ 271,810	\$ 279,965	\$ 288,364			
	City - Capital Projects	0.500%	3.78%	\$0	\$0	\$0	\$ 115,000	\$ 120,750	\$ 124,373	\$ 128,104	\$ 131,947	\$ 135,905	\$ 139,982	\$ 144,182			
	City - Transportation	0.500%	3.78%	\$0	\$0	\$0	\$ 115,000	\$ 120,750	\$ 124,373	\$ 128,104	\$ 131,947	\$ 135,905	\$ 139,982	\$ 144,182			
	Osage Beach Fire Protection District	0.500%	3.78%	\$0	\$0	\$0	\$ 115,000	\$ 120,750	\$ 124,373	\$ 128,104	\$ 131,947	\$ 135,905	\$ 139,982	\$ 144,182			
	County Portion of Hotel Tax	2.000%	15.12%	\$0	\$0	\$0	\$ 460,000	\$ 483,000	\$ 497,490	\$ 512,415	\$ 527,787	\$ 543,621	\$ 559,929	\$ 576,727			
	City Portion of Hotel Tax	1.000%	7.56%	\$0	\$0	\$0	\$ 230,000	\$ 241,500	\$ 248,745	\$ 256,207	\$ 263,894	\$ 271,810	\$ 279,965	\$ 288,364			
	CID - Lakeport Village	1.000%	7.56%	\$0	\$0	\$0	\$ 230,000	\$ 241,500	\$ 248,745	\$ 256,207	\$ 263,894	\$ 271,810	\$ 279,965	\$ 288,364			
	TDD - Lakeport Village	1.000%	7.56%	\$0	\$0	\$0	\$ 230,000	\$ 241,500	\$ 248,745	\$ 256,207	\$ 263,894	\$ 271,810	\$ 279,965	\$ 288,364			
Total		13.225%	100%	\$0	\$0	\$0	\$3,041,750	\$3,193,838	\$3,289,653	\$3,388,342	\$3,489,992	\$3,594,692	\$3,702,533	\$3,813,609			
Growth Rate during stabilization: 5%		1.05															
Growth Rate after Stabilization: 3%		1.03															
Estimated Hotel Sales Tax Distribution																	
WITHOUT TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033		
Hotel Room Sales				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Tax Type		Levy Amount	Levy as % of Total														
	State	4.225%	31.95%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	County - General	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	County - LEST	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	City - General	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	City - Capital Projects	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	City - Transportation	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	Osage Beach Fire Protection District	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	County Portion of Hotel Tax	2.000%	15.12%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	City Portion of Hotel Tax	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	CID - Lakeport Village	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
	TDD - Lakeport Village	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Total		13.225%	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

Estimated Hotel Sales Tax Distribution																	TOTALS
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
Hotel Room Sales (not captured by TIF)				29,701,454	30,592,497	31,510,272	32,455,581	33,429,248	34,432,125	35,465,089	36,529,042	37,624,913	38,753,661	39,916,270	41,113,758	42,347,171	\$ 671,919,544
Tax Type		Levy Amount	Levy as % of Total														
	State	4.225%	31.95%	\$ 1,254,886	\$ 1,292,533	\$ 1,331,309	\$ 1,371,248	\$ 1,412,386	\$ 1,454,757	\$ 1,498,400	\$ 1,543,352	\$ 1,589,653	\$ 1,637,342	\$ 1,686,462	\$ 1,737,056	\$ 1,789,168	\$28,388,601
	County - General	1.000%	7.56%	\$ 297,015	\$ 305,925	\$ 315,103	\$ 324,556	\$ 334,292	\$ 344,321	\$ 354,651	\$ 365,290	\$ 376,249	\$ 387,537	\$ 399,163	\$ 411,138	\$ 423,472	\$6,719,195
	County - LEST	0.500%	3.78%	\$ 148,507	\$ 152,962	\$ 157,551	\$ 162,278	\$ 167,146	\$ 172,161	\$ 177,325	\$ 182,645	\$ 188,125	\$ 193,768	\$ 199,581	\$ 205,569	\$ 211,736	\$3,359,598
	City - General	1.000%	7.56%	\$ 297,015	\$ 305,925	\$ 315,103	\$ 324,556	\$ 334,292	\$ 344,321	\$ 354,651	\$ 365,290	\$ 376,249	\$ 387,537	\$ 399,163	\$ 411,138	\$ 423,472	\$6,719,195
	City - Capital Projects	0.500%	3.78%	\$ 148,507	\$ 152,962	\$ 157,551	\$ 162,278	\$ 167,146	\$ 172,161	\$ 177,325	\$ 182,645	\$ 188,125	\$ 193,768	\$ 199,581	\$ 205,569	\$ 211,736	\$3,359,598
	City - Transportation	0.500%	3.78%	\$ 148,507	\$ 152,962	\$ 157,551	\$ 162,278	\$ 167,146	\$ 172,161	\$ 177,325	\$ 182,645	\$ 188,125	\$ 193,768	\$ 199,581	\$ 205,569	\$ 211,736	\$3,359,598
	Osage Beach Fire Protection District	0.500%	3.78%	\$ 148,507	\$ 152,962	\$ 157,551	\$ 162,278	\$ 167,146	\$ 172,161	\$ 177,325	\$ 182,645	\$ 188,125	\$ 193,768	\$ 199,581	\$ 205,569	\$ 211,736	\$3,359,598
	County Portion of Hotel Tax	2.000%	15.12%	\$ 594,029	\$ 611,850	\$ 630,205	\$ 649,112	\$ 668,585	\$ 688,643	\$ 709,302	\$ 730,581	\$ 752,498	\$ 775,073	\$ 798,325	\$ 822,275	\$ 846,943	\$13,438,391
	City Portion of Hotel Tax	1.000%	7.56%	\$ 297,015	\$ 305,925	\$ 315,103	\$ 324,556	\$ 334,292	\$ 344,321	\$ 354,651	\$ 365,290	\$ 376,249	\$ 387,537	\$ 399,163	\$ 411,138	\$ 423,472	\$6,719,195
	CID - Lakeport Village	1.000%	7.56%	\$ 297,015	\$ 305,925	\$ 315,103	\$ 324,556	\$ 334,292	\$ 344,321	\$ 354,651	\$ 365,290	\$ 376,249	\$ 387,537	\$ 399,163	\$ 411,138	\$ 423,472	\$6,719,195
	TDD - Lakeport Village	1.000%	7.56%	\$ 297,015	\$ 305,925	\$ 315,103	\$ 324,556	\$ 334,292	\$ 344,321	\$ 354,651	\$ 365,290	\$ 376,249	\$ 387,537	\$ 399,163	\$ 411,138	\$ 423,472	\$6,719,195
Total		13.225%	100%	\$3,928,017	\$4,045,858	\$4,167,234	\$4,292,251	\$4,421,018	\$4,553,649	\$4,690,258	\$4,830,966	\$4,975,895	\$5,125,172	\$ 5,278,927	\$ 5,437,295	\$ 5,600,413	\$88,861,360
Growth Rate during stabilization: 5%		1.05															
Growth Rate after Stabilization: 3%		1.03															
Estimated Hotel Sales Tax Distribution																	TOTALS
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
Hotel Room Sales				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Type		Levy Amount	Levy as % of Total														
	State	4.225%	31.95%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	County - General	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	County - LEST	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	City - General	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	City - Capital Projects	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	City - Transportation	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	Osage Beach Fire Protection District	0.500%	3.78%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	County Portion of Hotel Tax	2.000%	15.12%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	City Portion of Hotel Tax	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0
	CID - Lakeport Village	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$1
	TDD - Lakeport Village	1.000%	7.56%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$2
Total		13.225%	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Estimated Commercial Personal Property Taxes to Taxing Districts																									
WITH TIF				BASE (2023)		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033										
Assessed Value				\$0		\$0	\$12,632,070	\$19,964,670	\$20,164,317	\$20,365,960	\$20,569,619	\$20,775,316	\$20,983,069	\$21,192,900	\$21,404,829										
Taxing Jurisdiction				Levy Amount		Levy as % of Total																			
	State of Missouri	0.0300	0.72%	\$	-	\$	-	\$	3,790	\$	5,989	\$	6,049	\$	6,110	\$	6,171	\$	6,233	\$	6,295	\$	6,358	\$	6,421
	Camden County	0.1100	2.64%	\$	-	\$	-	\$	13,895	\$	21,961	\$	22,181	\$	22,403	\$	22,627	\$	22,853	\$	23,081	\$	23,312	\$	23,545
	Senior Citizen Tax	0.0460	1.10%	\$	-	\$	-	\$	5,811	\$	9,184	\$	9,276	\$	9,368	\$	9,462	\$	9,557	\$	9,652	\$	9,749	\$	9,846
	Library Tax	0.0963	2.31%	\$	-	\$	-	\$	12,165	\$	19,226	\$	19,418	\$	19,612	\$	19,809	\$	20,007	\$	20,207	\$	20,409	\$	20,613
	SB40 CCDDR	0.0576	1.38%	\$	-	\$	-	\$	7,276	\$	11,500	\$	11,615	\$	11,731	\$	11,848	\$	11,967	\$	12,086	\$	12,207	\$	12,329
	Osage Beach Fire	0.7434	17.86%	\$	-	\$	-	\$	93,907	\$	148,417	\$	149,902	\$	151,401	\$	152,915	\$	154,444	\$	155,988	\$	157,548	\$	159,123
	Camden School	2.9700	71.34%	\$	-	\$	-	\$	375,172	\$	592,951	\$	598,880	\$	604,869	\$	610,918	\$	617,027	\$	623,197	\$	629,429	\$	635,723
	Osage Beach Road/Bridge	0.1100	2.64%	\$	-	\$	-	\$	13,895	\$	21,961	\$	22,181	\$	22,403	\$	22,627	\$	22,853	\$	23,081	\$	23,312	\$	23,545
Total		4.1633	100%	\$	-	\$	-	\$	525,911	\$	831,189	\$	839,501	\$	847,896	\$	856,375	\$	864,939	\$	873,588	\$	882,324	\$	891,147

Assumed personal property expenditure annual increase: 1.01

Estimated Commercial Personal Property Taxes to Taxing District													
WITHOUT TIF			BASE (2023)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Assessed Value			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxing Jurisdiction		Levy Amount	Levy as % of Total										
	State of Missouri	0.0300	0.72%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Camden County	0.1100	2.64%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Senior Citizen Tax	0.0460	1.10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Library Tax	0.0963	2.31%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	SB40 CCDDR	0.0576	1.38%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Osage Beach Fire	0.7434	17.86%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Camden School	2.9700	71.34%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	Osage Beach Road/Bridge	0.1100	2.64%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		4.1633	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Estimated CID Special Assessments to Lakeport Community Improvement District														
WITH TIF				BASE (2023)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<u>Hotel Room Nights</u>				94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900
Taxing Jurisdiction		Levy Amount	Assessment as % of Total											
CID - Lakeport Village		\$5	100%	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500
Total:		\$5	100%	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500

400 Total Rooms
65% Average Occupancy
365 Total Days
\$5 Occupancy Fee

Estimated CID Special Assessments to Lakeport Community Improvement District														
WITHOUT TIF				BASE (2023)	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Hotel Room Nights				0	0	0	0	0	0	0	0	0	0	0
Taxing Jurisdiction		Levy Amount	Assessment as % of Total											
CID Lakeport Village		\$5	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:		\$5	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Estimated Commercial Personal Property Taxes to Taxing Districts																	
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
Assessed Value				\$21,618,877	\$21,835,066	\$22,053,416	\$22,273,950	\$22,496,690	\$22,721,657	\$22,948,873	\$23,178,362	\$23,410,146	\$23,644,247	\$23,880,690	\$24,119,497	\$24,360,691	\$476,594,910
Taxing Jurisdiction		Levy Amount	Levy as % of Total														
State of Missouri		0.0300	0.72%	\$ 6,486	\$ 6,551	\$ 6,616	\$ 6,682	\$ 6,749	\$ 6,816	\$ 6,885	\$ 6,954	\$ 7,023	\$ 7,093	\$ 7,164	\$ 7,236	\$ 7,308	\$ 142,978
Camden County		0.1100	2.64%	\$ 23,781	\$ 24,019	\$ 24,259	\$ 24,501	\$ 24,746	\$ 24,994	\$ 25,244	\$ 25,496	\$ 25,751	\$ 26,009	\$ 26,269	\$ 26,531	\$ 26,797	\$ 524,254
Senior Citizen Tax		0.0460	1.10%	\$ 9,945	\$ 10,044	\$ 10,145	\$ 10,246	\$ 10,348	\$ 10,452	\$ 10,556	\$ 10,662	\$ 10,769	\$ 10,876	\$ 10,985	\$ 11,095	\$ 11,206	\$ 219,234
Library Tax		0.0963	2.31%	\$ 20,819	\$ 21,027	\$ 21,237	\$ 21,450	\$ 21,664	\$ 21,881	\$ 22,100	\$ 22,321	\$ 22,544	\$ 22,769	\$ 22,997	\$ 23,227	\$ 23,459	\$ 458,961
SB40 CCDDR		0.0576	1.38%	\$ 12,452	\$ 12,577	\$ 12,703	\$ 12,830	\$ 12,958	\$ 13,088	\$ 13,219	\$ 13,351	\$ 13,484	\$ 13,619	\$ 13,755	\$ 13,893	\$ 14,032	\$ 274,519
Osage Beach Fire		0.7434	17.86%	\$ 160,715	\$ 162,322	\$ 163,945	\$ 165,585	\$ 167,240	\$ 168,913	\$ 170,602	\$ 172,308	\$ 174,031	\$ 175,771	\$ 177,529	\$ 179,304	\$ 181,097	\$ 3,543,007
Camden School		2.9700	71.34%	\$ 642,081	\$ 648,501	\$ 654,986	\$ 661,536	\$ 668,152	\$ 674,833	\$ 681,582	\$ 688,397	\$ 695,281	\$ 702,234	\$ 709,256	\$ 716,349	\$ 723,513	\$ 14,154,869
Osage Beach Road/Bridge		0.1100	2.64%	\$ 23,781	\$ 24,019	\$ 24,259	\$ 24,501	\$ 24,746	\$ 24,994	\$ 25,244	\$ 25,496	\$ 25,751	\$ 26,009	\$ 26,269	\$ 26,531	\$ 26,797	\$ 524,254
Total		4.1633	100%	\$ 900,059	\$ 909,059	\$ 918,150	\$ 927,331	\$ 936,605	\$ 945,971	\$ 955,430	\$ 964,985	\$ 974,635	\$ 984,381	\$ 994,225	\$ 1,004,167	\$ 1,014,209	\$ 19,842,076
Assumed personal property expenditure annual increase:				1.01													
Estimated Commercial Personal Property Taxes to Taxing District																	
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
Assessed Value				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Taxing Jurisdiction		Levy Amount	Levy as % of Total														
State of Missouri		0.0300	0.72%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camden County		0.1100	2.64%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Senior Citizen Tax		0.0460	1.10%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Library Tax		0.0963	2.31%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SB40 CCDDR		0.0576	1.38%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Osage Beach Fire		0.7434	17.86%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Camden School		2.9700	71.34%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Osage Beach Road/Bridge		0.1100	2.64%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		4.1633	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Estimated CID Special Assessments to Lakeport Community Improvement District																	
WITH TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
Hotel Room Nights				94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	94,900	102,200
Taxing Jurisdiction		Levy Amount	Assessment as % of Total														
CID - Lakeport Village		\$5	100%	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$11,388,000
Total:		\$5	100%	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$474,500	\$11,388,000
400 Total Rooms																	
65% Average Occupancy																	
365 Total Days																	
\$5 Occupancy Fee																	
Estimated CID Special Assessments to Lakeport Community Improvement District																	
WITHOUT TIF				2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	TOTALS
Hotel Room Nights				0	0	0	0	0	0	0	0	0	0	0	0	0	0
Taxing Jurisdiction		Levy Amount	Assessment as % of Total														
CID Lakeport Village		\$5	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total:		\$5	100%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Sources and Uses

Lakeport Village Sources & Uses	
Uses	
Entertainment & Restaurants	\$ 99,950,000
Parking	\$ 35,000,000
Outdoor Attractions and Related Uses	\$ 42,000,000
Hotel	\$ 180,000,000
Total	\$ 356,950,000
Sources	
Investor Equity	\$ 90,192,031
Super TIF/TIF/CID/TDD Financing	\$ 78,458,717
Construction Loan	\$ 172,131,032
Additional Financing	\$ 16,168,220
Total	\$ 356,950,000

Construction Schedule

Use	Estimated Outside Construction Start Date	Estimated Outside Date for Construction Completion
Entertainment and Restaurants	June 1, 2023	August 1, 2024
Parking Structure	June 1, 2023	August 1, 2024
Outdoor Attractions and Related Uses	January 1, 2024	January 1, 2027
Hotel	January 1, 2024	January 1, 2027

Note: These dates are merely estimates and are subject to change based on the timing of approvals, market conditions, tenant preferences, and other economic factors.

Operating Pro Forma And Return Analysis

OPERATING PRO FORMA AND RETURN ANALYSIS												
	2024	2025	2026	STABILIZED 2027	2028	2029	2030	2031	2032	2033		
INCOME (w/ vacancy)												
Amusement / Arcade	\$ 14,000,000	\$ 21,000,000	\$ 28,000,000	\$ 31,500,000	\$ 32,445,000	\$ 33,418,350	\$ 34,420,901	\$ 35,453,528	\$ 36,517,133	\$ 37,612,647		
Parking	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Waterpark / Biergarten	\$ -	\$ -	\$ 8,000,000	\$ 15,000,000	\$ 15,450,000	\$ 15,913,500	\$ 16,390,905	\$ 16,882,632	\$ 17,389,111	\$ 17,910,784		
Hotel / Conference / F & B	\$ -	\$ -	\$ 15,000,000	\$ 40,000,000	\$ 41,200,000	\$ 42,436,000	\$ 43,709,080	\$ 45,020,352	\$ 46,370,963	\$ 47,762,092		
TOTAL INCOME	\$ 14,000,000	\$ 21,000,000	\$ 51,000,000	\$ 86,500,000	\$ 89,095,000	\$ 91,767,850	\$ 94,520,886	\$ 97,356,512	\$ 100,277,207	\$ 103,285,524		
OPERATING EXPENSES												
OpEx	\$ 9,900,000	\$ 14,750,000	\$ 27,750,000	\$ 48,000,000	\$ 49,440,000	\$ 50,923,200	\$ 52,450,896	\$ 54,024,423	\$ 55,645,156	\$ 57,314,510		
Real Estate Taxes	\$ 31,919	\$ 1,786,126	\$ 2,551,609	\$ 2,679,189	\$ 2,679,189	\$ 2,759,565	\$ 2,759,565	\$ 2,842,352	\$ 2,842,352	\$ 2,927,622		
Insurance	\$ 1,000,000	\$ 1,000,000	\$ 3,500,000	\$ 5,000,000	\$ 5,150,000	\$ 5,304,500	\$ 5,463,635	\$ 5,627,544	\$ 5,796,370	\$ 5,970,261		
Reserves / Other	\$ 1,000,000	\$ 1,000,000	\$ 5,000,000	\$ 8,500,000	\$ 9,000,000	\$ 9,500,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000	\$ 10,000,000		
TOTAL EXPENSES	\$ 11,931,919	\$ 18,536,126	\$ 38,801,609	\$ 64,179,189	\$ 66,269,189	\$ 68,487,265	\$ 70,674,096	\$ 72,494,319	\$ 74,283,878	\$ 76,212,394		
NET OPERATING INCOME	\$ 2,068,081	\$ 2,463,874	\$ 12,198,391	\$ 22,320,811	\$ 22,825,811	\$ 23,280,585	\$ 23,846,790	\$ 24,862,193	\$ 25,993,330	\$ 27,073,130		
C of O: TOTAL DEVELOPMENT COSTS w/o incentives	\$ 134,950,000	\$ 134,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000	\$ 356,950,000		
YIELD ON COST WITHOUT INCENTIVES	1.53%	1.83%	3.42%	6.25%	6.39%	6.52%	6.68%	6.97%	7.28%	7.58%		
C of O: TOTAL DEVELOPMENT COSTS with incentive				\$ 278,491,283	\$ 278,491,283	\$ 278,491,283	\$ 278,491,283	\$ 278,491,283	\$ 278,491,283	\$ 278,491,283		
YIELD ON COST WITH INCENTIVES	N/A	N/A	N/A	8.01%	8.20%	8.36%	8.56%	8.93%	9.33%	9.72%		

SUPERTIF PROJECTIONS

Year	Total Sales	Total State Sales Tax (3%)	Net New Sales Taxes (Assumed 75% of Total Sales Tax Generated)	SuperTIF Revenue (50% of Net New Revenues)	Super TIF Revenue wth 1.25 Coverage Ratio
Base	\$ -	\$ -	\$ -	\$ -	\$ -
2023	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ 15,750,000.00	\$ 472,500.00	\$ 354,375	\$ 177,188	\$ 141,750
2025	\$ 48,375,000.00	\$ 1,451,250.00	\$ 1,088,438	\$ 544,219	\$ 435,375
2026	\$ 92,000,000.00	\$ 2,760,000.00	\$ 2,070,000	\$ 1,035,000	\$ 828,000
2027	\$ 96,600,000.00	\$ 2,898,000.00	\$ 2,173,500	\$ 1,086,750	\$ 869,400
2028	\$ 99,015,000.00	\$ 2,970,450.00	\$ 2,227,838	\$ 1,113,919	\$ 891,135
2029	\$ 101,490,375.00	\$ 3,044,711.25	\$ 2,283,533	\$ 1,141,767	\$ 913,413
2030	\$ 104,027,634.38	\$ 3,120,829.03	\$ 2,340,622	\$ 1,170,311	\$ 936,249
2031	\$ 106,628,325.23	\$ 3,198,849.76	\$ 2,399,137	\$ 1,199,569	\$ 959,655
2032	\$ 109,294,033.37	\$ 3,278,821.00	\$ 2,459,116	\$ 1,229,558	\$ 983,646
2033	\$ 112,026,384.20	\$ 3,360,791.53	\$ 2,520,594	\$ 1,260,297	\$ 1,008,237
2034	\$ 114,827,043.80	\$ 3,444,811.31	\$ 2,583,608	\$ 1,291,804	\$ 1,033,443
2035	\$ 117,697,719.90	\$ 3,530,931.60	\$ 2,648,199	\$ 1,324,099	\$ 1,059,279
2036	\$ 120,640,162.90	\$ 3,619,204.89	\$ 2,714,404	\$ 1,357,202	\$ 1,085,761
2037	\$ 123,656,166.97	\$ 3,709,685.01	\$ 2,782,264	\$ 1,391,132	\$ 1,112,906
2038	\$ 126,747,571.14	\$ 3,802,427.13	\$ 2,851,820	\$ 1,425,910	\$ 1,140,728
2039	\$ 129,916,260.42	\$ 3,897,487.81	\$ 2,923,116	\$ 1,461,558	\$ 1,169,246
2040	\$ 133,164,166.93	\$ 3,994,925.01	\$ 2,996,194	\$ 1,498,097	\$ 1,198,478
2041	\$ 136,493,271.11	\$ 4,094,798.13	\$ 3,071,099	\$ 1,535,549	\$ 1,228,439
2042	\$ 139,905,602.88	\$ 4,197,168.09	\$ 3,147,876	\$ 1,573,938	\$ 1,259,150
2043	\$ 143,403,242.96	\$ 4,302,097.29	\$ 3,226,573	\$ 1,613,286	\$ 1,290,629
2044	\$ 146,988,324.03	\$ 4,409,649.72	\$ 3,307,237	\$ 1,653,619	\$ 1,322,895
2045	\$ 150,663,032.13	\$ 4,519,890.96	\$ 3,389,918	\$ 1,694,959	\$ 1,355,967
2046	\$ 102,953,071.96	\$ 3,088,592.16	\$ 2,316,444	\$ 1,158,222	\$ 926,578
Total:				\$ 28,937,952	\$ 23,150,362
NPV @ 7%:				\$ 13,620,591	\$ 10,896,473

Note: Assumed Department of Economic Development determines only 75% of Sales Tax Generated within Project Area are "Net New" and eligible for Project

Assumptions

Lakeport - Assumptions	
\$957,870	2022 Assessed Value of Property
4.193300%	2022 real estate tax rate
0.0300%	State of Missouri
0.0300%	Commercial
0.0576%	SB-40
0.7434%	Fire District
3.332300%	TIF-eligible real estate tax rate
	Assumes tax rate for future years will be equal to 2022 rate
\$ 957,870	Assumes 2023 assessed value will be equal to 2022 value
	Assumes 2024 Assessed Value will be equal to 2023
\$ 957,870	value as non-assessment year and mostly site infrastructure work in 2024
\$ 53,600,400	2025 Assessed Value calculated based upon cost approach assuming:
\$ 53,600,400.00	Commercial Assessed Value
	0.32 Commercial Assessment Rate
	Multiplied by
\$ 167,501,250	FMV as of 1/1/2025, based upon
\$ 319,050,000	Total Land plus costs (not inclusive of rides and other personal property)
	multiplied by
	75% Discount to reflect subsidy
	multiplied by
	70% Assumed percentage completion as of 1/1/25
\$ 76,572,000	2026 Assessed Value calculated based upon cost approach assuming 100% Hotel Completion in 2025 and Reassessment prior to 1/1/26:
\$ 76,572,000.00	Commercial Assessed Value
	0.32 Commercial Assessment Rate
	Multiplied by
\$ 239,287,500	FMV as of 1/1/2026, based upon
\$ 319,050,000	Total Land plus costs
	multiplied by
	75% Discount to reflect subsidy
	multiplied by
	100% Assumed percentage completion as of 1/1/26
\$ 80,400,600	2027 Assesed Value calculating based upon 2026 Assesed Value and Growth Rate
	5% Growth Rate Prior to Stabilization (2027)
	3% Assumed average biannual growth rate of assessed values following 2027
	5% Retail Sales Growth Rate Prior To Stabilization (2027)
	3% Assumed average annual growth rate of Retail Sales (after 2027)
	4.000% Assumed TIF-eligible sales tax rate
	1% Proposed CID Sales Tax Rate
	1% Proposed TDD Sales Tax Rate
	3% Assumed State Tax Rate (General Revenue Portion)
	75% Assumed Net New Sales Tax
\$ 15,750,000	Total 2024 Revenues (Sales Tax eligible)
\$ 48,375,000	Total 2025 Revenues (Sales Tax eligible; Exclusive of hotel room sales - not captured by TIF)
\$ 50,291,667	Total 2025 Revenues (Sales Tax Eligible; Inclusive of hotel room sales - for CID/TDD/SuperTIF)
\$ 69,000,000	Total 2026 Revenues (Exclusive of hotel room sales - not captured by TIF)
\$ 92,000,000	Total 2026 Revenues (Inclusive of hotel room sales - for CID/TDD/SuperTIF)
\$23,000,000	Total 2026 Hotel Room Revenue
\$ 45,500,000	Total 2026 Hotel Sales Revenues
\$ 37,900,000	Total 2025 Personal Property (1/1/25)
\$ 59,900,000	Total 2026 Personal Property (1/1/26)
	33.33% Personal Property Assessed Value Rate
NOTE: The projections contained herein are merely estimates or forward-looking projections based upon assumptions and information provided by the Developer (and its representatives and/or affiliates), its prospective tenants, the City of Osage Beach or others. There is no guaranty or assurance that future performance will match these assumptions, as they are subject to a wide range of market and other risks or factors.	

Lakeport Village Redevelopment Area Qualifications Study

February 23, 2023



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SECTION 1

AREA DESCRIPTION AND BACKGROUND

The City of Osage Beach, Missouri (the "City") is located in Camden County (the "County") in central Missouri, adjacent to the Lake of the Ozarks (the "Lake"). The Lake is an 84-square-mile man-made reservoir that was created in 1929 for hydroelectric power generation. The Lake's shoreline, approximately 1,150 miles, is almost all privately owned. The Lake area has been a popular tourist destination since the 1960's. Over the last five years, visitation to the Lake has increased by roughly 5 percent.¹

In 2021, Big Thunder Marine, one of the Lake region's biggest boating companies, acquired approximately 23.4 acres of land (21.2 acres exclusive of public right-of-way) located near the intersection of Highway 54 and Jeffries Road, near boating mile marker 1 (the "Redevelopment Area").² Principals of Big Thunder Marine, along with Tegethoff Development have teamed up to propose an entertainment district and resort, amphitheater, a marina, and a boardwalk (collectively known as the "Project"). The developers estimate that construction of the project could begin mid-year 2023, with an anticipated delivery of the first entertainment uses in 2024 and completion of the entire project in 2026.

The Redevelopment Area contains 66 parcels, [*52*] of which are individual condominium units that are part of a "timeshare" structure.³

The Redevelopment Area's boundary is shown in the exhibit entitled **Redevelopment Area Boundary** included in **Appendix A** and further described in the written boundary description also contained in **Appendix A**.

The exhibit entitled **Current Land Use** in **Appendix B** shows the current land uses of the Redevelopment Area. The Redevelopment Area is comprised of four different zoning types, shown in **Current Zoning** in **Appendix B**. The entirety of the Redevelopment Area is zoned for commercial use.

¹ PGAV, Placer, AI. (2022)

² Fox 4 News. (2022)

³ A "timeshare" is a type of ownership arrangement in which multiple individuals each have the right to use a condominium unit for a specified period of time each year.

SECTION 2

BASIS FOR DESIGNATION AS A BLIGHTED AREA

PGAV examined existing conditions to determine whether the Redevelopment Area qualifies for Tax Increment Financing ("TIF") as found under Sections 99.800 – 99.865, RSMo of the Real Property Tax Increment Allocation Redevelopment Act (the "TIF Act"). TIF provides for the redirection of the incremental increase in sales and property tax revenue resulting from a redevelopment project to be used for approved project-related costs, infrastructure and capital improvements.

TIF is based on the premise that there will be an increase in the value of real property, new jobs and other economic activity within the Redevelopment Area as redevelopment occurs. As the property is improved, the assessed value of real property in the redevelopment area increases above the base level. By applying property taxes to the increase in the assessed value of the property over the base level, a tax increment is produced.

These tax increments, also referred to as "payments in lieu of taxes" (or "PILOTs"), are transferred to a special allocation fund that is administered by the city. The City and County also transfers 50% of all incremental local, non-State sales tax revenues to this fund. The money collected in the special allocation fund is then used to pay directly for the redevelopment project costs or to retire bonds or other obligations issued to pay such costs.

TIF allows cities and counties to:

- (1) Identify and designate redevelopment areas that qualify as "Blighted Areas;"
- (2) Adopt redevelopment plans that designate areas in need of redevelopment and state the objectives to be attained and the redevelopment projects to be undertaken;
- (3) Estimate redevelopment project costs which include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan or redevelopment project, as applicable;
- (4) Approve redevelopment projects for implementation of such development plan(s); and
- (5) Utilize the tools set forth in Chapter 99 RSMo to assist in reducing or eliminating those factors and conditions that cause the area to qualify as a "Blighted Area" through the completion of a redevelopment project.

SECTION 3

ANALYSIS OF BLIGHTED AREA FACTORS

INTRODUCTION

This Section documents the conditions found to be present in the Redevelopment Area and contains the analysis of how such conditions cause the Redevelopment Area to be a "Blighted Area" according to the TIF Act. A "Blighted Area", defined pursuant to Section 99.805(1) RSMo, which is as follows:

"Blighted Area" an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or menace to the public health, safety, or welfare in its present condition and use;"
Mo. Rev. Stat. §99.805(1)

As such, blight conditions may be physical, such as "insanitary or unsafe conditions," "deterioration of site improvements," or "the existence of such conditions which endanger life or property by fire and other causes."

This analysis is based upon on-site investigations of the Redevelopment Area conducted by PGAV Planners staff on November 7, 2022, in addition to information provided by the Camden County Assessor's Office. PGAV PLANNERS staff also relied upon its extensive experience, real estate market knowledge, and professional expertise in preparing the analysis. Geotagged photographs illustrating representative blighting conditions were taken during the site visit and are displayed in **Appendix C – Existing Conditions Photos**. Blighting factors for each parcel in the Redevelopment Area are also identified in the various maps in **Appendix B**. This report will not reflect changes in conditions or events after the date of the site visits or publication of this report.

EXISTING CONDITIONS

As indicated above, PGAV Planners staff conducted a field investigation of observable conditions in the Redevelopment Area. During these field investigations, physical conditions were observed related to the state of improvements within the proposed Redevelopment Area. Evidence of long-term disinvestment was observed in the majority of the Redevelopment Area.

INSANITARY OR UNSAFE CONDITIONS

Insanitary Conditions are often evidenced by litter, illegal dumping, conditions that attract or contribute to vermin, or a combination of such conditions. Unsafe conditions are evidenced by a lack of proper public infrastructure adequate for ensuring the public's safety and are contributed to by the deterioration of site improvements. Unsafe conditions are also often represented by a lack of or deficiencies in public utility or roadway infrastructure, deteriorated buildings or site conditions, or the presence of continued crime. Such conditions may include poorly lit or unlit areas, cracked or uneven sidewalks, poor drainage, uneven grading or steep slopes, and improperly screened trash dumpsters that create loose litter and debris that can serve as breeding places for rodents or insects. Empty structures and storefronts that may be susceptible to vandalism or arson activities are also examples of insanitary and unsafe conditions.

Summary of Findings Regarding Insanitary and Unsafe Conditions:

All properties within the Redevelopment Area exhibited signs of insanitary or unsafe conditions. The conditions included vacant structures, steep slopes with no safety mechanisms, decks with failing support systems, structurally unsound buildings, and areas with overgrown vegetation that act as habitats for vermin.

The site visit by PGAV staff revealed that pedestrian and disabled access throughout the Redevelopment Area is difficult and, in some cases, impossible. No sidewalks exist along Jefferies Road, which results in pedestrians walking in the streets with auto traffic. Interior sidewalks and paths were disjointed and in disrepair, with very few guardrails to protect against drop-offs that could result in serious injury or death. The majority of the parking areas within the Redevelopment Area are cracked and spalling, with uneven surfaces. These conditions lead to hazardous conditions for pedestrians, especially those pedestrians with disabilities.

Representatives of a current owner provided PGAV with documentation showing the presence of asbestos in floor tiles within a single-story home within the Redevelopment Area. This documentation is included in **Appendix D**. Due to the age of a majority of the structures within the Redevelopment Area (built before 1978), it is likely that asbestos or lead-based paints are also present. As structures deteriorate, asbestos and lead-based paints can become exposed to the atmosphere creating health hazards for the public. This problem becomes exacerbated as time goes on. Older homes and buildings can also contain mercury-containing thermostats and ballasts containing fluorescent bulbs (mercury). The older HVAC systems in many of these homes also contain chlorofluorocarbons (CFCs) which are known to destroy the earth's protective ozone and contribute to climate change.⁴

A close structural inspection of the balconies at the rear of the condominiums showed evidence of sagging and instability. Several instances were noted and photographed where these projecting structures were beginning to pull away from the building facades. This type of structural

⁴ <https://www.pca.state.mn.us/air/chlorofluorocarbons-cfcs-and-hydrofluorocarbons-hfcs>

failure is common phenomenon, especially in mass construction. It can be caused by improper design of the slab or the construction of the top tensile steel that supports the balcony. Cracks in the façade and fascia are also beginning to show as a result of the sagging.

Vacant buildings represent insanitary and unsafe conditions as they can typically become locations for vagrancy when left unsecured. Upon interior inspection, PGAV staff noted that three of the five vacant structures within the Redevelopment Area required major rehabilitation that would likely cost more than the current value of the structure. Some buildings indicated evidence of recent break-ins or criminal trespassing. It should also be noted that these buildings are unlit at night due to disconnected utilities, which furthers the potential for criminal trespassing and vagrancy.

Fires in vacant buildings have become a matter of increasing concern. Vacant structures often present a higher probability of risk. Fires in empty buildings are also more likely to have been intentionally set and likely to spread beyond the building than fires in other structures. They also cause a disproportionate share of firefighter injuries.⁵ PGAV observed five structures as vacant during the site visit. These conditions create an atmosphere that fosters criminal activity and puts a strain on City resources.

In 2021, the Lake of the Ozarks Fire District conducted an inspection of the docks within the Redevelopment Area. Upon the completion of the inspection, Dock E was found to be unsafe due to its failure to meet current electrical requirements and codes. Of the 28 code requirements checked for compliance, Dock E was found non-compliant for all 28 under the 2017 National Electrical Code. Further documentation of these issues is included in **Appendix D**. Building and fire codes represent a minimum expectation for safety. The non-compliant electrical issues at Dock E constitute a menace to public health and safety within the Redevelopment Area.

The combined presence of the conditions mentioned above retards the provision of housing accommodations and constitutes an economic or social liability, and is a menace to the public, health, safety, morals, or welfare.

⁵ NFPA Research, 2018

DETERIORATION OF SITE IMPROVEMENTS

In general, deterioration refers to the physical and economic decline of the improvements of the Redevelopment Area both in terms of buildings and other above-ground structures; below-grade supporting structures such as water, sewer, and electric utilities; and surface site improvements such as parking areas, access and circulation roadways, drives, and lighting fixtures, signage, etc.

Deterioration may be evident in sound buildings containing minor defects, such as a lack of painting, loose or missing roof tiles, floor or ceiling plates, or holes and cracks over limited areas. The deterioration that is not easily curable and cannot be cured during routine maintenance includes defects in the primary and secondary building components. Primary building components include the foundation, exterior walls, floors, roofs, wiring, plumbing, etc. Secondary building components include the doors, windows, frames, fire escapes, gutters, downspouts, siding, fascia materials, etc.

Summary of Findings Regarding Deterioration of Site Improvements:

The deterioration of site improvements within the Redevelopment Area is a direct result of a lack of maintenance, disinvestment, and prolonged environmental damage. All of the improvements within the Redevelopment Area show evidence of deterioration. Conditions include damaged and missing exterior building materials, missing or rotting windows and doors, extensive exterior damage, evidence of interior water intrusion and flooding, damage to structural supports or foundations, rusting metal surfaces, and deteriorating paint and building materials. In addition to significant building deterioration visible on these parcels, there is often evidence of deteriorating site improvements, including driveways, parking lots, pedestrian pathways, and steps. In some cases, safety mechanisms, structural supports, and railings have completely deteriorated, resulting in extremely hazardous conditions. Various examples of these conditions are documented in the photos provided in **Appendix C**.

The Redevelopment Area contains a high concentration of older buildings (beyond the 35-year standard) and corresponding site improvements. Building age has long been recognized as a contributing factor to urban blight. Early federal urban renewal standards from the Housing and Urban Renewal Act dating from the mid to late 1930s established the "35-years old or older" standard found in many state redevelopment statutes. As buildings age, it is recognized that the maintenance requirements of the building will increase as materials reach the end of their usable life, are likely to require replacement or significant rehabilitation, and begin to show their age in terms of outward appearance. Age is also a contributor to obsolescence. Most buildings 35 years and older have not been brought into compliance with evolving building codes and requirements and may no longer be suitable for their original, intended use. Older buildings are often less desirable in the real estate marketplace, and rehabilitation can usually cost more than constructing a new structure of the same size. Of the twelve buildings surveyed, eight were identified as being constructed prior to 1988. This represents 66 percent of structures within the Redevelopment Area being 35 years old or older.

It should also be noted that all of the buildings within the Redevelopment Area exhibited some physical factor of blight such as deterioration, insanitary and unsafe conditions, or conditions that endanger life or property by fire and other causes.

The presence of both deteriorated improvements and older buildings whose presence within the Redevelopment Area represents a strong correlation to disinvestment, disrepair, and deterioration retards the provision of housing accommodations and constitutes an economic or social liability, and is a menace to the public, health, safety, morals, or welfare.

EXISTENCE OF CONDITIONS WHICH ENDANGER LIFE OR PROPERTY BY FIRE AND OTHER CAUSES

The observed insanitary and unsafe conditions and the vacant buildings within the Redevelopment Area represent conditions that endanger life or property by fire and other causes. Vacant buildings are more likely to be subject to fires or arson. And the lack of adequate pedestrian facilities and guard rails near the shoreline endanger life.

MENACE TO THE PUBLIC HEALTH, SAFETY, MORALS OR WELFARE

The combination of the previously described existing conditions found within the Redevelopment Area constitutes a menace to the public health, safety, morals or welfare.

ECONOMIC LIABILITY

Because of a predominance of unsanitary or unsafe conditions, the deterioration of site improvements, and the existence of conditions that endanger life or property by fire and other causes, the Redevelopment Area constitutes an economic liability to the City. The Redevelopment Area is underutilized and has significant challenges to any improvement effort in its present condition and use. The Redevelopment Area has essentially lost much of its revenue generation capacity due to disinvestment and the previously mentioned blighting conditions.

Another typical measure of economic liability for a qualifications analysis is property value and the taxes it produces. Deterioration and disinvestment within the Area have caused the area's economic value to stagnate across the previous ten years. In 2012, the Redevelopment Area received a total assessor's market valuation of \$4,038,500. In 2022, the Area received a total assessor's market valuation of \$3,943,640.⁶ This represents a loss of more than two percent in taxable real property value. It also demonstrates that the Redevelopment Area has experienced little to no investment over the last decade. As a comparison, the City of Osage Beach's overall taxable real property value grew by 11% during the same period.⁷ Growth in the Federal Consumer Price Index ("CPI") provided by the Bureau of Labor Statistics also shows that Federal inflation ("CPI") also shows that the prices of all goods and services within the United States

⁶ Camden County Assessor's Office, 2022

⁷ City of Osage Beach Comprehensive Annual Financial Reports 2012-2022, 2022.

have grown by 25% over the same time period. Therefore, it is reasonable to believe that any property within the Redevelopment Area that has not increased in value by a minimum of 11% over the past ten years can be considered a disinvested property, a drag on the City's property tax base, and an economic liability to the City and other overlapping taxing districts.

The map entitled **Assessed Value Change -2012-2022** in **Appendix B** illustrates each parcel's change in valuation since 2012.

The Redevelopment Area has not been subject to private investment and has declined in taxable value since 2012. This fact indicates that the Redevelopment Area represents a drag on the local economy and the economic independence of the City and County in its present condition and use.

SUMMARY

One hundred percent (100%) (14 of 14) of the Redevelopment Area's properties exhibit one or more factor that contributes to the Redevelopment Area meeting the definition of a "Blighted area," as such term is defined within the TIF Act. The Redevelopment Area is a portion of the City that by reason of the predominance of unsanitary or unsafe conditions; deterioration of site improvements; or the existence of such conditions which endanger life or property by fire and other causes, or any combination of such factors, constitutes an economic and a menace to the public health, safety, morals, or welfare in its present condition and use.

Factors contributing to the above-listed requirements are outlined above and supported by the **Existing Conditions Photos** in **Appendix C**.

Pursuant to Section 99.805(1) RSMo., PGAV Planners conclude that a predominance and a preponderance of the Redevelopment Area is a "Blighted area."

APPENDICES

APPENDIX A

REDEVELOPMENT AREA BOUNDARY MAP AND LEGAL DESCRIPTION



PLATE 1- REDEVELOPMENT AREA BOUNDARY

OASIS AT LAKEPORT REDEVELOPMENT AREA

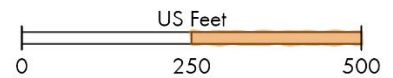
APPENDIX B

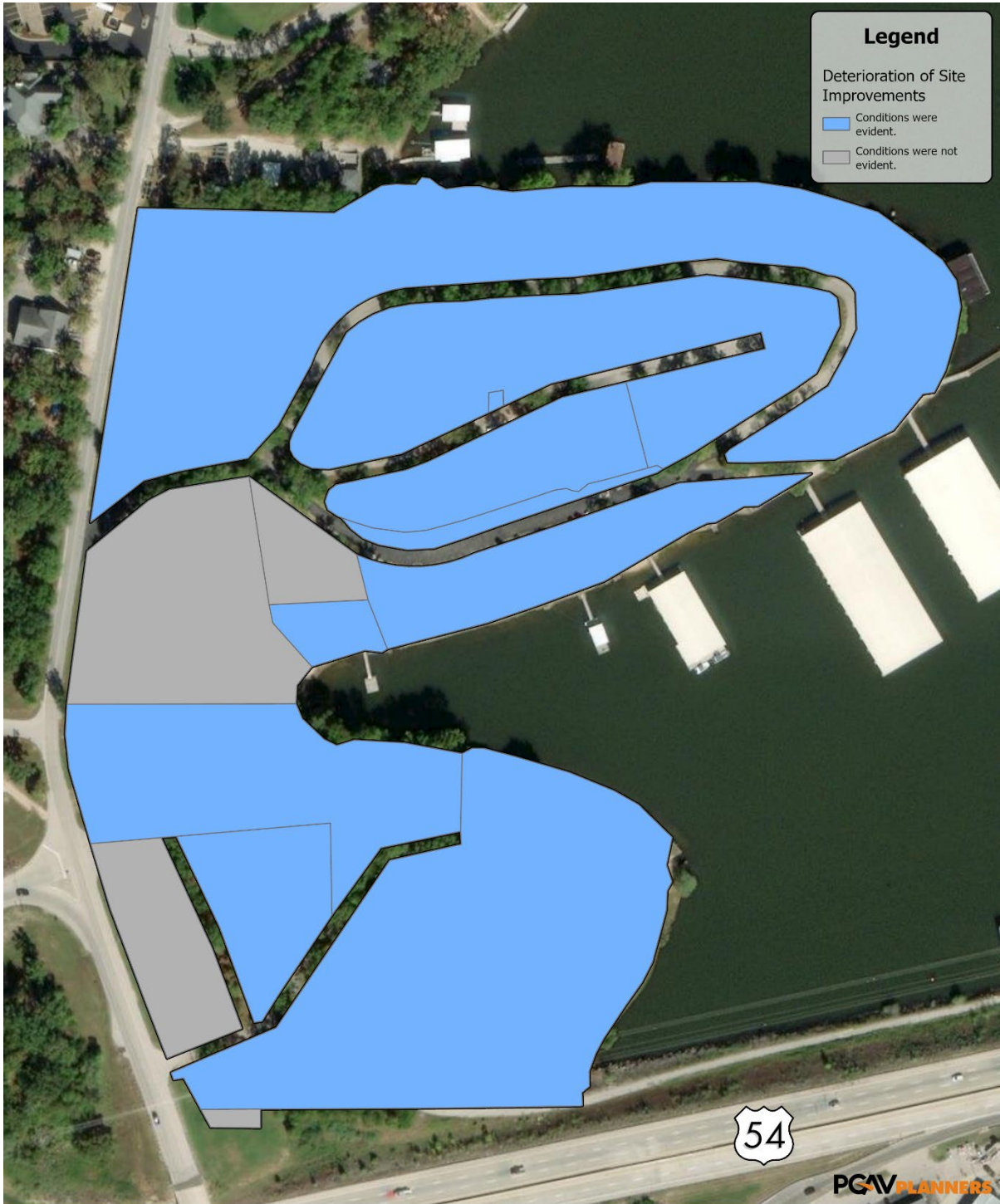
SUPPORTING EXHIBITS



EXISTING ZONING

LAKEPORT VILLAGE REDEVELOPMENT AREA

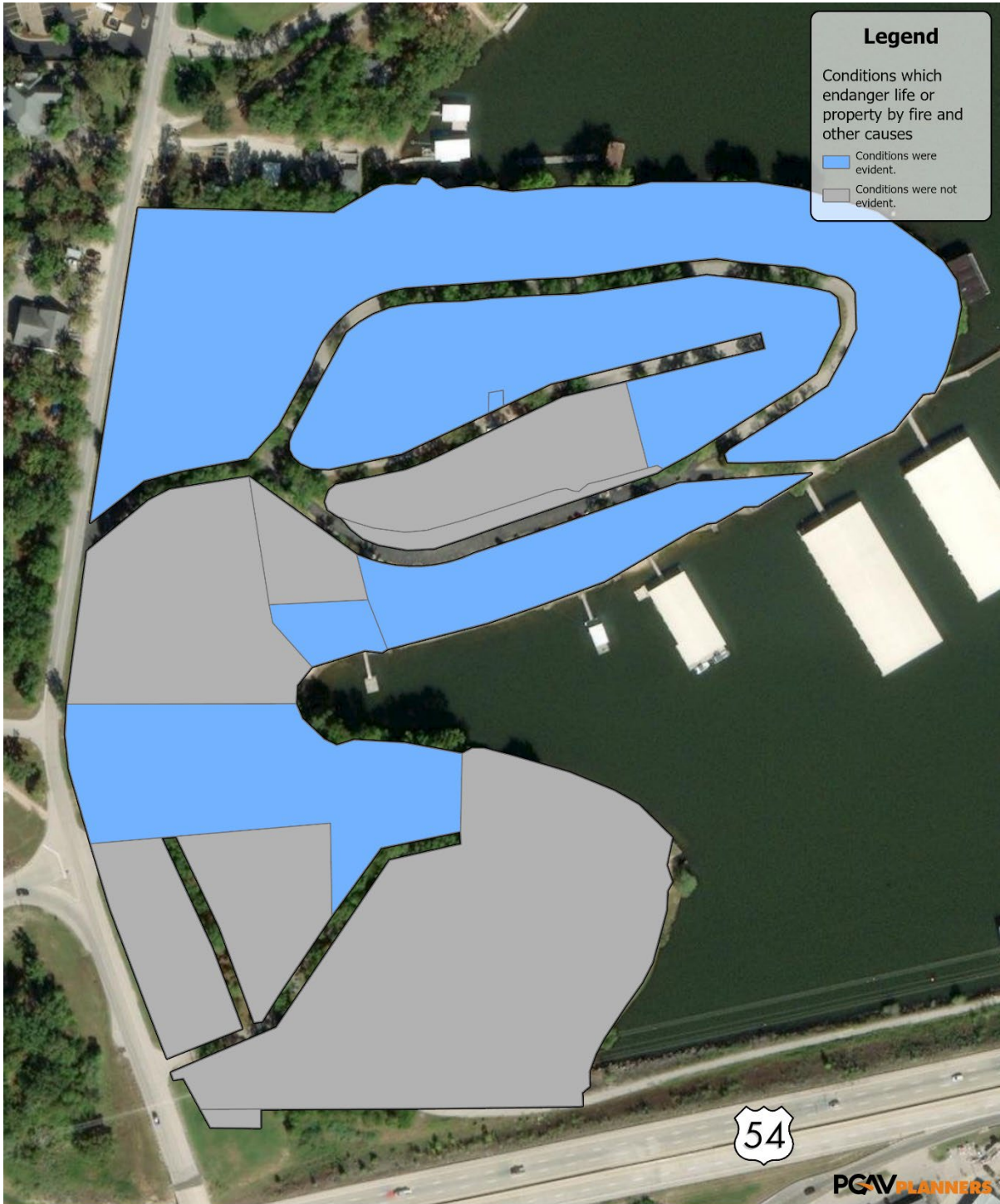




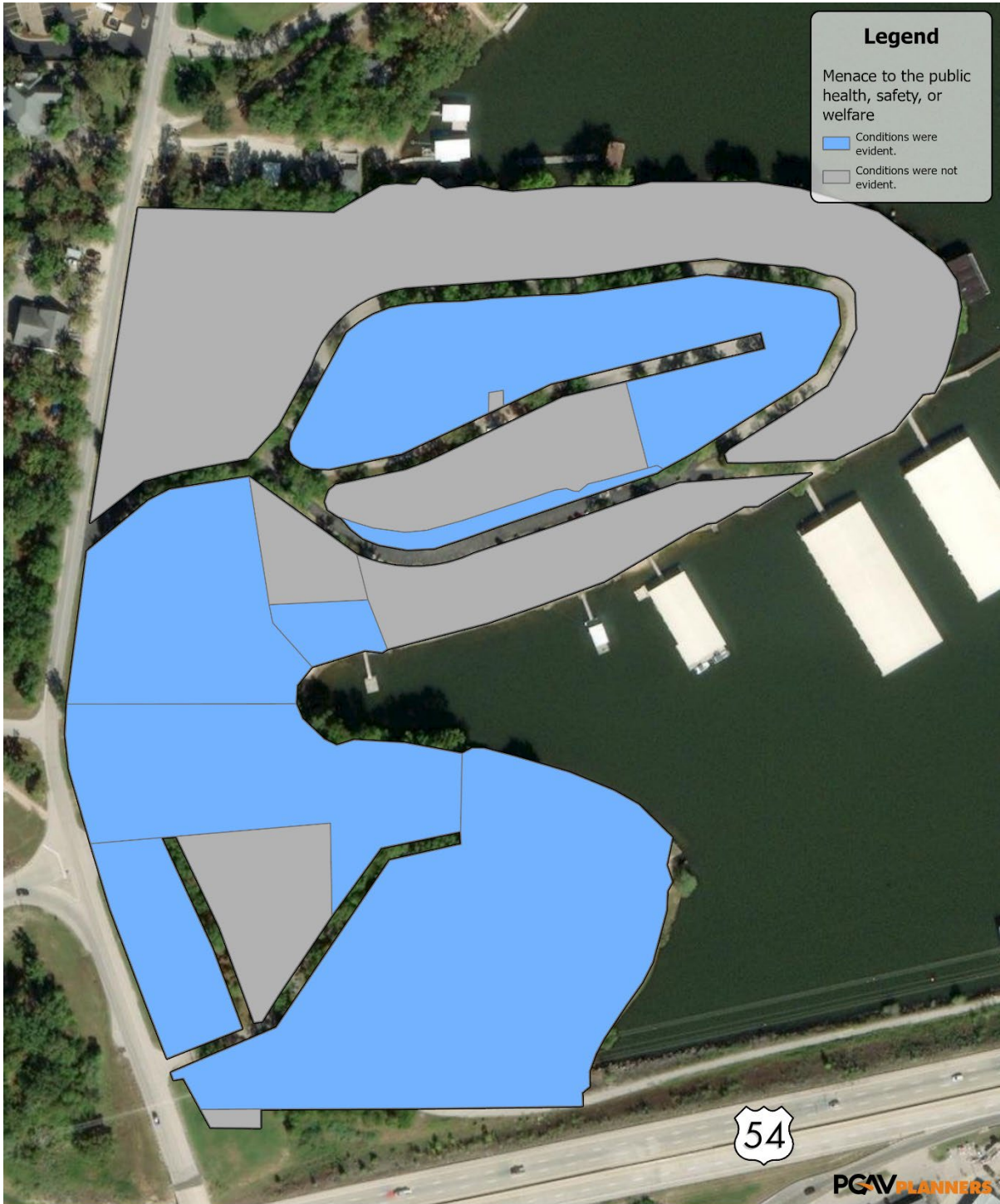
DETERIORATION OF SITE IMPROVEMENTS
LAKEPORT VILLAGE REDEVELOPMENT AREA



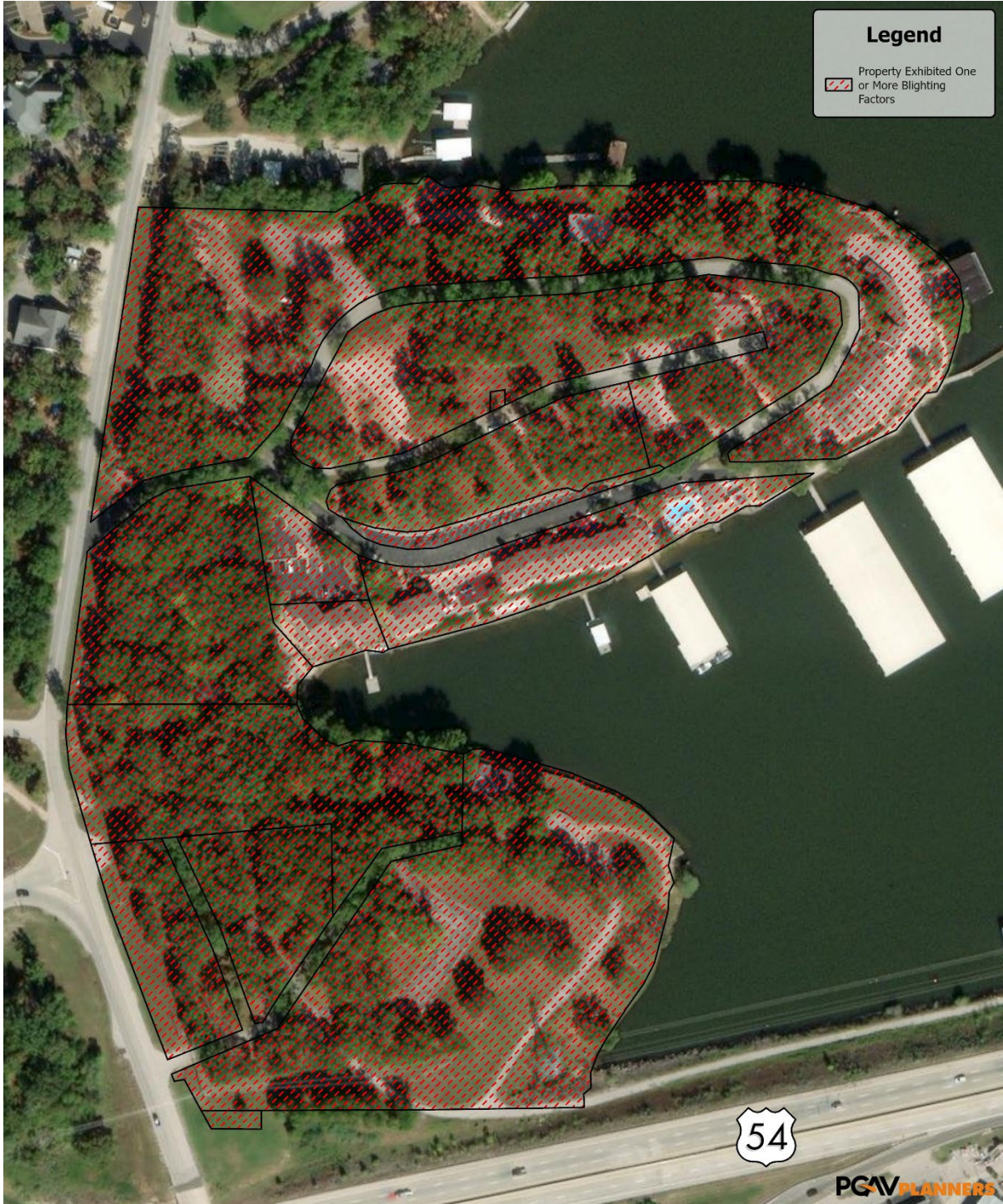
INSANITARY OR UNSAFE CONDITIONS
LAKEPORT VILLAGE REDEVELOPMENT AREA



CONDITIONS WHICH ENDANGER LIFE OR PROPERTY
LAKEPORT VILLAGE REDEVELOPMENT AREA

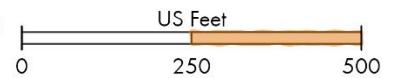


MENACE TO THE PUBLIC HEALTH, SAFETY, OR WELFARE
LAKEPORT VILLAGE REDEVELOPMENT AREA



PROPERTIES EXHIBIT ONE OR MORE BLIGHTING FACTORS

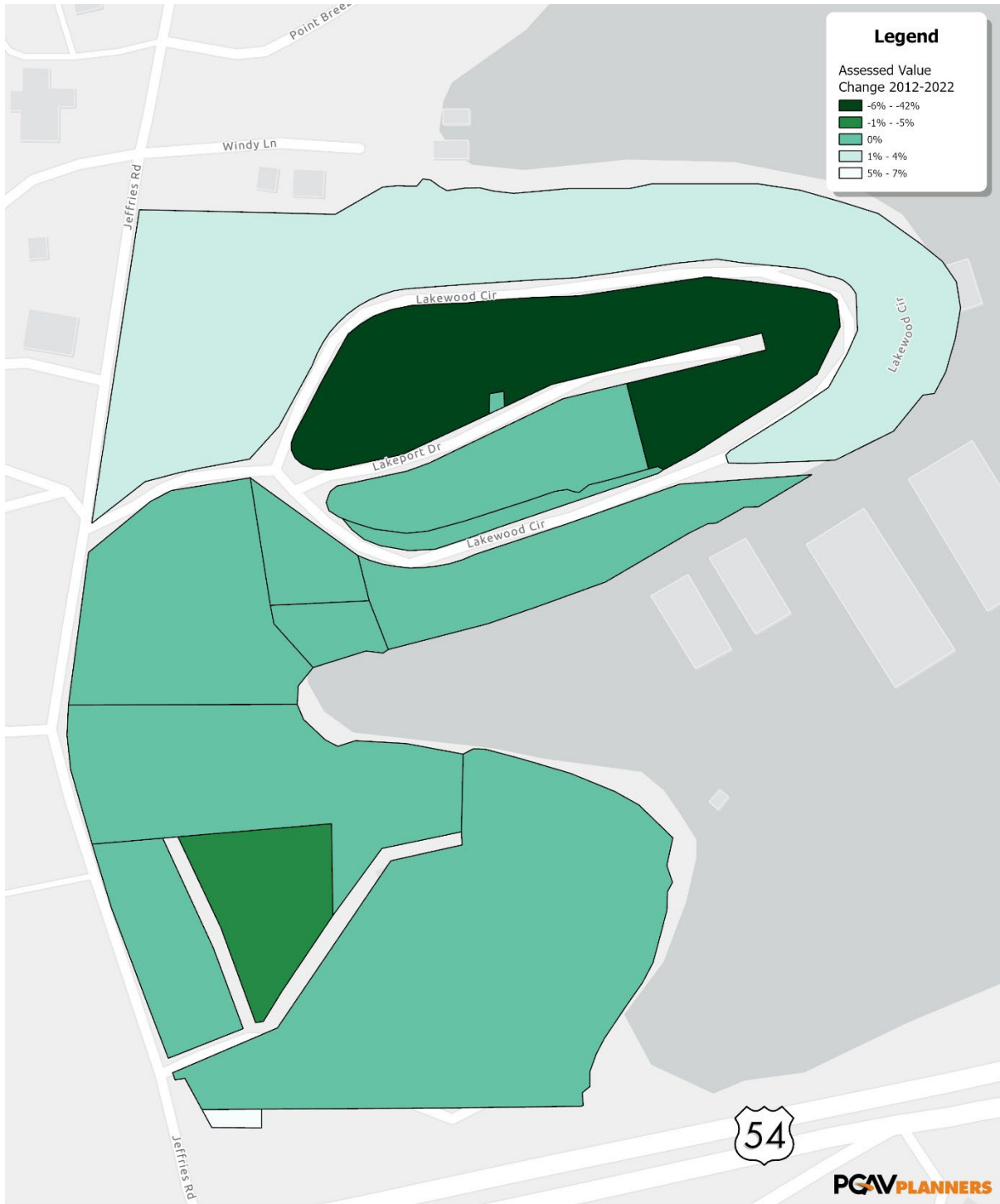
LAKEPORT VILLAGE REDEVELOPMENT AREA





EXISTING LAND USE

LAKEPORT VILLAGE REDEVELOPMENT AREA



ASSESSOR MARKET VALUE PCT. CHANGE
LAKEPORT VILLAGE REDEVELOPMENT AREA

APPENDIX C

EXISTING CONDITIONS PHOTOS

**A map of photos showings existing conditions
may be found via the link below.**

[Link](#)

APPENDIX D

SUPPORTING DOCUMENTATION

Dock Wiring Inspection Sheet – Lake of the Ozarks – Fire Districts			
Date:	Permit # D-210069	Dock Location: 5011 Lakeport Dr. OB. Dock E UE 6517-1-L	
4-29-21	☐ Approved	☒ Not Approved	☐ Re-inspection
Owner(s): Big T LLC		Electrician:	
Address: PO Box 759 Lake Ozark Mo 65049		Address:	
Phone #(s): 573-965-4001		Phone #(s):	
Notes: Non-metallic sheathed cable shall not be used. (Romex & UF) All wiring methods and conductors shall be suitable for wet locations. All wiring shall meet National Electrical Code Article 555 Marinas and Boatyards.			

Apr	Not Apr.	
☐	☒	1. Feeder from the main panel to sub panel shall be 4 wire for 240 volts, 3 wire for 120 volts. (The breaker panel legs shall not be jumped). 2017 NEC section 353.7(C).
☐	☒	2. Conduit that is buried from the building to the sub-panel shall be schedule 40 PVC for underground use. Existing service feeders shall meet the current code standards. 2017 NEC section 353.7(A).
☐	☒	3. Junction box on the outside of the building serving the dock shall be weatherproof. 2017 NEC 353.13.
☐	☒	4. The feeder from the sub-panel to the dock shall be schedule 40 PVC (sunlight resistant or approved method) and shall be liquid tight flexible conduit at all pivot points 2017 NEC .13.
☐	☒	5. The conduit shall be sized for the conductors installed in the system. 2017 NEC Chapter 3.
☐	☒	6. The disconnecting means shall be within 6 feet of the ramp entrance. The disconnect shall be a breaker type. The disconnect shall be 42 inches Above Finished Grade. 2017 NEC section 353.7 (B) & (C).
☐	☒	7. All grounding conductors shall have continuous outer finish that is green including all bonding wires. 2017 NEC section 353.15 and local ordinance.
☐	☒	8. The grounding conductors shall be connected to the grounding bus in the sub-panel and to the ground rod. Grounding bus and grounded (neutral) must be separated. 2017 section 353.15.
☐	☒	9. A grounding electrode shall be in place. (At least 8 feet long and trade size of 1/2 inch). 2017 NEC section 353.15.
☐	☒	10. The grounding conductor shall be sized correctly for the circuit (minimum #6) and attached with a separate clamp directly to the grounding electrode. 2017 NEC section 353.15.
☐	☒	11. #6 grounding wire from the ground rod to the metal parts of the ramp with approved terminals. 2017 NEC section 354.15.
☐	☒	12. #6 grounding wire jumper shall be installed between all pivot points in the ramp, dock stiff arms, breakwaters, boat lifts, etc. 2017 NEC section 2015.
☐	☒	13. All metal enclosure and exposed metal parts of the electrical system shall be bonded to the grounding bus with approved terminals. The bonding connection shall be nut & bolt, no self-tapping screws. 2017 NEC 353.15.
☐	☒	14. All metal parts, metal piping, and all non-current carrying metal parts must be bonded to the panel board. 2017 NEC section 353.15.
☐	☒	15. All circuits shall be GFCI protected. 2017 NEC section 353.19.
☐	☒	16. All general use outlet receptacles shall be minimum 36 inches above the finished dock surface. Local ordinance.
☐	☒	17. All outlets dedicated for a piece of equipment shall be of the Marine Twist Lock type and GFCI protected. A disconnecting means must be within 30 inches of outlet or approved marine pedestal installation. 2017 NEC section 353.17 and 353.19.
☐	☒	18. All GFCI outlets receptacles shall work when tested. 2017 section 353.19 and local ordinance.
☐	☒	19. All cabinets and cutout boxes shall be a minimum of 1/4 inch of airspace between the enclosure and supporting surface.
☐	☒	20. All 15 and 20 amp, 120 and 240 volt non-locking type receptacles shall be listed weather-resistant type receptacles. 2017 NEC section 406.9(B).
☐	☒	21. All enclosures and fittings below 8 feet (for existing docks), all enclosures and fittings for new installation, or exposed to weather shall be in weatherproof enclosures and fittings and suitable for wet locations with allowable weep holes. 2017 NEC section 406.9 (B) (1).

Richards Remediation, Inc.

80 Sterling Brock Dr
Harrisburg, MO 65256 US
+1 5733033563
Office@richardsremediation.com

**Estimate****ADDRESS**

Big Thunder Marine
Attn: Shawn Cogdill
Corner of Davis Dr and Jefferies
Osage Beach, MO 65065

ESTIMATE**DATE****1049****12/29/2021**

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Asbestos Remediation	Set up mini enclosed containment around sheet flooring on concrete in lower level unit of 4 plex. Put containment under negative pressure by installing a HEPA air filtration machines to filter out air while work takes place. Properly remove and dispose of asbestos containing sheet flooring. Set single story home that's located next door up under negative pressure by installing HEPA air filtration machines to filter out the air while work takes place. Properly remove and dispose of all asbestos containing floor tile throughout the entire home. Payment due upon completion unless terms are set with company owner.	1	4,500.00	4,500.00

-
- * All removal work done under negative air pressure containment.
 - * Respiratory protection and protective clothing will be provided for all workers.
 - * Final lien waiver upon payment in full.
 - * Price includes all labor, materials, and disposal.
 - * DNR notification fees included in price if applicable.
 - * Disposal of asbestos materials at an approved DNR landfill.
 - * General liability and workers compensation insurance.

Accepted By

Accepted Date

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:
Public Hearing -Lakeport Village CID (Community Improvement District)

Requested Action:
Public Hearing

Ordinance Referenced for Action:
RSMo Section 67.275 and Section 67.1421; Public Hearing required.

Deadline for Action:
Yes - A Public Hearing required prior applicable Board of Aldermen consideration.

Budgeted Item:
Not Applicable

Budget Line Information (if applicable):
Not Applicable

Department Comments and Recommendation:
Not Applicable

City Attorney Comments:

City Administrator Comments:
This public hearing precedes Bill 23.45. This is an opportunity for interested parties to be heard by the Board of Aldermen prior to consideration of said CID approval.

Bill 23.45 is presented to the Board of Aldermen for approval consideration for the Lakeport Village CID. All procedural requirements have been completed to approve the CID and enclosed Petition. The CID proposed is part of the Lakeport Village TIF Redevelopment Plan, proposed to the Board of Aldermen in Bill 23.44. Documents enclosed with Bill 23.45 include the Lakeport Village CID Petitions.

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 23-45 - An ordinance approving a petition to establish the Lakeport Village Community Improvement District and authorizing and directing further actions in connection therewith. *First Reading*

Requested Action:

First Reading of Bill #23-45

Ordinance Referenced for Action:

RSMo Section 67.1401 - Section 67.1571; The CID (Community Improvement District) Act authorizes the Board of Aldermen to establish CIDs and requires that all CID petitions be approved by ordinance.

Deadline for Action:

None - Although no statutory deadline is applicable as the CID funding is a part of the entire project as a sales tax election, such sales tax election, as part of the project funding, will need to be in place upon the first retail store opening to take advantage of the sales tax funding source.

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 23-45 is in correct form.

City Administrator Comments:

Bill 23.45 requests approval consideration for the Lakeport Village CID. All procedural requirements have been completed to approve the CID and enclosed Petition. The CID

proposed is part of the Lakeport Village TIF Redevelopment Plan's project, proposed to the Board of Aldermen in Bill 23.44. Document enclosed include the Lakeport Village CID Petitions.

AN ORDINANCE APPROVING A PETITION TO ESTABLISH THE LAKEPORT VILLAGE COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING AND DIRECTING FURTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”) authorize the governing body of any municipality, upon a proper petition requesting formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, the City has received the Petition to Establish a Community Improvement District attached hereto as Exhibit A (the “CID Petition”), which seeks to establish the Lakeport Village Community Improvement District (the “CID”) on certain property located northeast of the Jefferies Road and U.S. Route 54 interchange; and

WHEREAS, the City Clerk has verified the CID Petition complies with the CID Act; and

WHEREAS, the City held a duly-noticed public hearing on May 18, 2023, at which all persons interested in the formation of the CID were allowed an opportunity to speak and the Board of Aldermen heard all protests and received all endorsements;

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

Section 1. Creation of CID. The Lakeport Village Community Improvement District is hereby created within the City as a political subdivision of the State of Missouri having the powers and purposes set forth in the CID Petition. The CID shall include the contiguous tracts of real estate described in Exhibit A of the CID Petition. Subject to further approvals by the CID and its qualified voters, the CID is authorized to impose a sales tax, as described in the CID Petition. Subject to further approvals by the CID, the CID is also authorized to impose a special assessment, as described in the CID Petition.

Section 2. CID Term. The term of the existence of the CID shall be 27 years beginning on the effective date of this Ordinance.

Section 3. CID Board of Directors. The CID shall be governed by a board of directors consisting of five (5) members hereafter appointed by the Mayor with the consent of the Board of Aldermen in accordance with the CID Act, subject to the qualifications set forth in the CID Petition. The initial members of the CID’s board of directors are hereby appointed as follows:

<u>Name</u>	<u>Initial Term</u>
Jeffrey J. Tegethoff	4 years
Fred M. Ross, Jr.	4 years
Michael Harmison	2 years
Jeana Woods	2 years
Richard Ross	2 years

Successor members of the CID's board of directors shall be appointed for four-year terms.

Section 4. Notice to Department of Economic Development. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the CID Act.

Section 5. Further Authority. The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution of such action shall be conclusive evidence of such necessity or advisability. All actions taken to date by the officers of the City with respect to the CID Petition and the CID, including, without limitation, the provision of notices for the public hearing regarding the creation of the CID, are hereby ratified.

Section 6. Severability. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the Board of Aldermen has or would have enacted the valid sections without the void one; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 7. Effective Date. This Ordinance shall be in full force and effect from and after the date of passage and approval of the Mayor.

[Remainder of Page Intentionally Left Blank]

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that Ordinance No. 23.45 was duly passed on _____ by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approved Ordinance No. 23.45.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

EXHIBIT A
CID PETITION

(On file in the office of the City Clerk)

**PETITION TO ESTABLISH
LAKEPORT VILLAGE
COMMUNITY IMPROVEMENT
DISTRICT**

**Petition to Establish a Community
Improvement District
Pursuant to Sections 67.1401-67.1571 of the
Revised Statutes of Missouri, as Amended**

City of Osage Beach, Missouri

2023



EXHIBITS

EXHIBIT A DISTRICT LEGAL DESCRIPTION

EXHIBIT B DISTRICT BOUNDARY MAP



**PETITION TO ESTABLISH
LAKEPORT VILLAGE
COMMUNITY IMPROVEMENT DISTRICT**

This Petition ("Petition") to establish a Community Improvement District within a certain limited portion of the City of Osage Beach, Missouri (the "City"), is hereby submitted to the City in accordance with the Community Improvement District Act as set forth in Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the "Act").

As set forth herein, LAKEPORT VILLAGE LLC (the "Petitioner") is signing this Petition in accordance with the Act to request that the governing body of the City (the "Board of Aldermen") hold a public hearing and approve the Petition and establish the Community Improvement District as described herein and in accordance with the Act.

1. DESCRIPTION OF THE DISTRICT

A. Name of District

The name of the district shall be the "**Lakeport Village Community Improvement District**" (the "District").

B. Legal Description

The District includes all of the real property (the "District Property") legally described on Exhibit A attached hereto and made a part hereof.

C. Boundary Map

A map illustrating the boundaries of the District is attached hereto and made a part hereof as Exhibit B (the "District Boundary Map").

2. PETITIONER

Based on the tax records of Camden County as of the date of filing this Petition, Petitioner:

- (a) owns more than fifty percent (50%) by assessed value of the District Property; and
- (b) represents more than fifty percent (50%) per capita of all owners of the District Property.

3. FIVE-YEAR PLAN

The five-year plan for the District shall include, but is not necessarily limited to, the following:

A. Purposes of the District

The primary purpose of the District is to provide a source of revenue to expend pursuant to one or more contracts with one or more developers (the “Developers”) to undertake a project on behalf of the District (the “Project”), which Project is expected to include the demolition and removal of existing buildings or structures within the District, the construction and installation of public improvements, including, but not limited to, sidewalks, streets, alleys, ramps, traffic signs and signals, utilities, drainage, water, sanitary sewer systems, and other site improvements, parking lots, garages or other facilities, and any other useful, necessary, or desired public improvements within the District.

Additionally, the purposes of the District are to:

- (a) Pledge all or a portion of its revenues to one or more notes, bonds, or other obligations, which may be issued by the District or another public body (collectively, the “District Obligations”) and are secured by the tax revenues and special assessments of the District (the “CID Revenues”), the proceeds of said District Obligations to be used toward the payment of costs and fees of the Project, the costs of issuing the District Obligations, and to refund prior District Obligations;
- (b) Enter into one or more contracts or agreements in order to complete or cause the completion of the Project and other purposes of the District;
- (c) Levy a retail sales and use tax in accordance with the Act (the “District Sales Tax”);
- (d) Impose a special assessment in accordance with the Act (the “Special Assessment”);
- (e) Use a portion of CID Revenues to pay the administrative costs of the District; and
- (f) Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

The District may also acquire real and personal property within the District and lease or otherwise encumber or dispose of real and personal property within the District in accordance with the Act.

B. Estimate of Costs of Services and Improvements

The estimated costs of the Project to be incurred by or on behalf of the District within five (5) years from the date of adoption of an ordinance creating the District are approximately Nine Million Seventy-Two Thousand and Fifty Nine

Dollars (\$9,072,059.00), which excludes the cost of issuance related to the issuance of any District Obligations. CID Revenues may also be used to finance professional fees and expenses, underwriting, and issuance costs related to the District Obligations.

C. Anticipated Sources of Funds to Pay Costs and Anticipated Term of the Sources

The District intends to enter into an agreement among the District, the City and one or more developers of real property within the District, pursuant to which the developer(s) will advance the costs of the Project subject to reimbursement from revenues generated by the CID Sales Tax and Special Assessment or the proceeds of District Obligations. Such District Obligations will be repaid from CID Revenues. The anticipated sources of funds to pay the cost of the Project are the CID Revenues. The anticipated term of the CID Revenues is twenty-seven (27) years from the adoption of the ordinance establishing the District, unless extended.

D. Powers

The District shall have the powers provided for in the Act, subject to the limitations set forth herein.

E. Annual Benchmarks for the Five-Year Plan

The following annual benchmarks represent the anticipated schedule of the District and are subject to change.

2023

- Approval of ordinance establishing the District.
- Effective as of the date of the ordinance establishing the District, appointment of its Board (as hereinafter defined) and approval of District Sales Tax.
- Commence the Project.

2024

- Project continues.
- Implement and collect District Sales Tax.
- Implement and collect Special Assessment.

2025

- Project continues.
- Collect and administer District Sales Tax.
- Collect and administer Special Assessment.
- Issue District Obligations to the extent of completion of an applicable phase.

- Repay District Obligations, to the extent issued.
- To the extent necessary, provide support for the Project.

2026

- Project continues.
- Collect and administer District Sales Tax.
- Collect and administer Special Assessment.
- Issue District Obligations to the extent of completion of an applicable phase.
- Repay District Obligations, to the extent issued.
- To the extent necessary, provide support for the Project.

2027

- Completion of the Project.
- Collect and administer District Sales Tax.
- Collect and administer Special Assessment.
- Issue District Obligations to the extent of completion of an applicable phase.
- Repay District Obligations.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision governed by a board of directors (the "Board") and shall have all of the powers authorized and/or granted by the Act.

B. Board of Directors

1. Number

The District shall be governed by a Board consisting of five (5) directors (the "Directors" and each a "Director").

2. Qualifications

Each Director, during his or her term, shall meet the following requirements:

- (a) be a citizen of the United States of America;
- (b) be a Missouri resident for at least one year prior to appointment to the Board;
- (c) be at least 18 years of age; and

- (d) be an owner of District Property ("Owner") or its legally authorized representative, provided that, if at the time of appointment of the initial Board or any submittal of a slate of successor Directors, any one Owner owns more than fifty percent (50%) of the District Property (the "Majority Owner") as calculated based on the acreage on record with the Camden County Assessor's Office (the "Assessor"), then any Directors appointed shall be legally authorized representatives of the Majority Owner.

3. Initial Board of Directors

The initial Directors shall be appointed by the Mayor of Osage Beach (the "Mayor") with the consent of the Board of Aldermen to serve the following staggered terms, all in accordance with Section 67.1451.5 of the Act:

Director:	Term:
First	Four (4) Years
Second	Four (4) Years
Third	Two (2) Years
Fourth	Two (2) Years
Fifth	Two (2) Years

Two of the initial Directors shall be representatives of the Petitioner. Upon expiration of the terms of the initial Directors, successive Directors shall, subject to Section 4 below, be appointed by the Mayor with the consent of the Board of Aldermen in accordance with the Act. Successor Directors shall serve four (4) year terms on the Board; provided, however, each Director shall serve until such Director's successor is appointed in the manner described below and qualified.

4. Board Representation

In addition to the foregoing qualifications set forth in this Section 4, in order to ensure fair representation of the District, the Board representation shall include three persons designated by the Mayor, at least one of which will satisfy the requirements of Section 67.1451.2(3) of the Act, and two persons designated by Petitioner so long as (i) Petitioner owns District Property or has a business operating within the District and (ii) District Obligations remain outstanding. In the event that either (i) or (ii) are not satisfied, then in such event the Majority Owner, if any, shall designate the two persons, and if there is not a Majority Owner, one person designated by each of the two largest owners of District Property according to the Assessor's records.

5. REAL PROPERTY TAXES

The District shall have no power to levy a real property tax upon District Property; as such, the maximum rate of real property taxes within the District is zero.

6. SPECIAL ASSESSMENTS

In accordance with Section 67.1521 of the Act, the proposed District shall have the power to levy a Special Assessment upon all or a portion of District Property as follows:

The maximum rate of the Special Assessment and the respective method of assessment that may be proposed by a special assessment petition is \$5 per occupied Hotel room night on each tract, lot or parcel of real property containing a Hotel, such special assessment to be levied against each tract, lot or parcel of real property located within the proposed District which receives special benefit as a result of such service and or projects. "Hotel" as used herein shall mean any hotel, hotel suite development, extended stay facility, motel, or inn, including but not limited to any facility which provides for the lodging of guests or invitees from the public, with or without meals being provided, and/or kept, used, maintained, advertised, or held out to the public as a place where sleeping accommodations are available for pay or compensation from transient guests.

7. ASSESSED VALUE

As of the date of this Petition, the total assessed value of the District Property is Five Hundred Forty-Six Thousand One Hundred Twenty Dollars (\$546,120.00) according to the most recent final (2022) assessed values located in the records of the Assessor, as set forth below.

Parcel	2022 County Assessed Value
08-1.0-11.0-000.0-011-003.000	\$320.00
08-1.0-11.0-000.0-001-022.000	\$128,740.00
08-1.0-11.0-000.0-001-024.000	\$37,990.00
08-1.0-11.0-000.0-001-026.000	\$2,600.00
08-1.0-11.0-000.0-001-029.000	\$20,500.00
08-1.0-11.0-000.0-001-030.000	\$11,210.00
08-1.0-11.0-000.0-001-033.000	\$276,990.00
08-1.0-11.0-000.0-001-035.000	\$64,180.00
08-1.0-11.0-000.0-001-035.002	\$3,590.00
08-1.0-11.0-000.0-001-039.000	\$-
TOTAL	\$546,120.00

8. SALES TAXES

Pursuant to Section 67.1545 of the Act, the District may, by resolution, impose a District sales and use tax on all retail sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri (excepting such sales as set forth in the Act), at a rate not to exceed one percent (1%), subject to voter approval as set forth in Section 67.1545.

9. BLIGHT DETERMINATION

This Petition seeks a determination that all or a portion of the District Property is a blighted area, as defined in Section 67.1401.2(3) of the Act, as more fully described within that certain Lakeport Village Tax Increment Financing Redevelopment Plan, dated April 17, 2023.

10. LIFE OF DISTRICT

Petitioner requests that the proposed District exist for a maximum of twenty-seven (27) years from the effective date of the ordinance approving this Petition as provided in Section 67.1481.1 of the Act.

11. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioner requests that the Board of Aldermen hold a public hearing in accordance with Section 67.1421 of the Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the Act and this Petition.

12. NOTICE TO PETITIONER

The signature of the undersigned may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. BORROWING CAPACITY AND REVENUE GENERATION

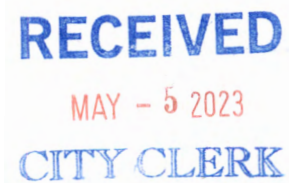
The District shall have all powers and authority provided in the Act to borrow revenue in order to complete the Project and to provide services and complete such improvements as are necessary and desirable to the District. The District shall have the authority, as set forth above, to levy the District Sales Tax in accordance with the Act in order to generate revenue for the District. Petitioner does not seek to limit the borrowing capacity or revenue generation of the District and anticipates the pledge of CID Revenues to District Obligations issued to fund the Project or other purposes of the District as set forth in this Petition.

14. DISTRICT POWERS



There shall be no other limitations on the District's powers, and the District shall have all powers granted under the Act.

[Remainder of page intentionally left blank]



Signature Page for Petition to Establish the
Lakeport Village Community Improvement District

The undersigned requests that the Board of Aldermen of the City of Osage Beach, Missouri, establish the Lakeport Village Community Improvement District according to the preceding Petition and authorize the creation of the District.

Name of Owner:	LAKEPORT VILLAGE LLC
Owner's Telephone Number:	
Owner's Mailing Address:	6136 Nieman Road, Shawnee, KS 66203
Owner Entity Type:	Limited Liability Company
Name of Signer:	Fred M. Ross, Jr.
Basis of Legal Authority to Sign:	Managing member
Signer's Telephone Number:	
Signer's Mailing Address:	6136 Nieman Road, Shawnee, KS 66203

The map, parcel number and assessed value of each tract of real property within the proposed District owned by the undersigned:

Owner: Lakeport Village LLC

Parcel	2022 County Assessed Value
08-1.0-11.0-000.0-011-003.000	\$320.00
08-1.0-11.0-000.0-001-022.000	\$128,740.00
08-1.0-11.0-000.0-001-024.000	\$37,990.00
08-1.0-11.0-000.0-001-026.000	\$2,600.00
08-1.0-11.0-000.0-001-029.000	\$20,500.00
08-1.0-11.0-000.0-001-030.000	\$11,210.00
08-1.0-11.0-000.0-001-033.000	\$276,990.00
08-1.0-11.0-000.0-001-035.000	\$64,180.00
08-1.0-11.0-000.0-001-035.002	\$3,590.00
08-1.0-11.0-000.0-001-039.000	\$-
TOTAL	\$546,120.00

Legal Description: See Exhibit A

Map: See Exhibit B

[SIGNATURE AND NOTARY PAGE(S) TO FOLLOW]



By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned also represents and warrants that he or she has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his or her signature may not be withdrawn later than seven days after this Petition is filed with the Office of the City Clerk.

LAKEPORT VILLAGE LLC
A MISSOURI LIMITED LIABILITY COMPANY

By: Big T, LLC, its managing member

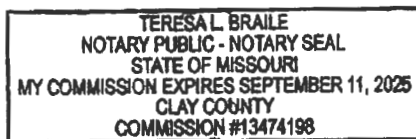
By: [Signature]
Name: Fred M. Ross, Jr.
Title: Manager

STATE OF MISSOURI)
 Clay (to)) ss.
COUNTY OF ST. LOUIS)

On this 3rd day of May, 2023, before me appeared Fred M. Ross, Jr. to me personally known, who, being by me duly sworn, did say that he is the Manager of Big T, LLC, the Managing Member of Lakeport Village LLC, and that said Petition was signed by such company by authority of its member, and said person acknowledged said instrument to be the free act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]



Teresa L. Braile
Notary Public
Name: Teresa L. Braile

EXHIBIT A

DISTRICT LEGAL DESCRIPTION

All that part of the following described property lying above contour elevation 662 feet:

A Tract of land in Tract A of Goodin's Sub-division, a subdivision recorded in Plat Book 2, Page 82, Camden County Records and being a Part of a Tract as described in Book 575, Page 173, Camden County Records, Camden County, Missouri, more particularly described as follows:

Beginning at the Intersection of the South Line of said Tract A and the Centerline of "Jeffries Road", also known as "County Road" by Deed, Thence along said Centerline North 07 Degrees 52 Minutes 08 Seconds East, 215.14 Feet (North 07 Degrees 55 Minutes East, 215.0 Deed), to the Intersection of a Road as Shown on the Plat of said subdivision; Thence along the Centerline of said road the following courses: Thence North 50 Degrees 50 Minutes East, 145.0 Feet; Thence North 78 Degrees 40 Minutes East, 128.80 Feet to Easterly Line of Said Tract as Described in Book 575, Page 173; Thence leaving said Centerline, along said easterly line South 10 Degrees 12 Minutes 39 Seconds East, 226.36 Feet (South 10 Degrees 20 Minutes East, 227.5 Feet) to an Iron Pin; Thence South 38 Degrees 57 Minutes 50 Seconds East, 73.45 Feet (South 39 Degrees 30 Minutes East, 97.0 Feet, Deed), to an Iron Pin at the 662 Contour of the Lake of the Ozarks; Thence Southwesterly along said 662 Contour 54.8 Feet to a Set #4 Bar on the South Line of said "Tract A"; Thence North 89 Degrees 54 Minutes 51 Seconds West, 318.31 Feet (89 Degrees 43 Minutes West, 310 Feet, Deed) to the Point of Beginning.

Save and Except Therefrom: An Easement, said Easement being 25.0 FT. Wide Lying Westerly of and Parallel to the Easterly Line of a Tract of Land as Described in Book 575, Page 173, Camden County Records, more particularly described as follows: Beginning at the Intersection of the South Line of said Tract A and the Centerline of "Jefferies Road", also known as "County Road" by Deed, Thence along said Centerline N07° 52'08"E, 215.14 FT. (N07° 55'E, 215.0 FT., Deed), to the Intersection of a Road as showing on the Plat of said subdivision; Thence along the centerline of said Road the Following Courses: Thence N50°50'E, 145.0 FT.; Thence N78°40'E, 128.80 FT., to Easterly Line of said Tract as Described in Book 575, Page 173; Thence leaving said Centerline, Along said Easterly Link S10° 23'39"E, 135.56 FT., to the True Point of Beginning of said Easement; Thence Continuing S10° 23'39"E, 90.80 FT., to an Iron Pin; Thence S38° 57'50"E, 73.45 FT. (S39° 30'E, 97.0 FT. Deed), to an Iron Pin at the 662 Contour of the Lake of the Ozarks and the End.

That Part of the Northwest Quarter of the Southeast Quarter of Section 11, Township 39 North, Range 16, Camden County, Missouri, Described as follows:

From the Northwest Corner of the Northwest Quarter of the Southeast Quarter 540.9 Feet to the Centerline of a 40 Foot Wide Roadway for the Point of Beginning; Thence Leaving the Road, Continue Along Said North Line, East 153.3 Feet; Thence Leaving said North Line South 75.0 Feet; Thence West 127.0 Feet; Thence South 6 Degrees 00 Minutes West, 73.7 Feet; Thence West, 20.98 Feet to a Point on the Centerline of said 40 Foot Roadway; Thence along Centerline, North 7 Degrees 30 Minutes East, 17.7 Feet; Thence North 130.8 Feet to the Place of Beginning;

Also:

All of the following described land lying above Contour Elevation 662 Feet: That part of the Southwest Quarter of the Northeast Quarter of Section 11, Township 39 North, Range 16 West,

Camden County, Missouri, Described as Follows: From the Southwest Corner of the Southwest Quarter of the Northeast Quarter of Section 11, Run East Along the South Line of said of said Southwest Quarter of the Northeast Quarter 540.0 Feet for the Place of Beginning; Thence North 19 Degrees 30 Minutes West 77.6 feet to the Centerline of a 20.0 Foot Road; Thence Along said Centerline North 68 Degrees 00 Minutes East 157.4 Feet; Thence Along a 130 Degree Curve to the Left 30.8 Feet; Thence Along a 5 Degree Curve to the Right 133.33 Feet; Thence North 35 degrees 10 Minutes East 80.6 Feet; Thence Along a 40 Degree Curve to the Right 112.5 Feet; Thence North 80 Degrees 10 Minutes East 42.3 Feet; Thence leaving said Centerline North 121.9 Feet to an Iron Pin set on the Shoreline of the Lake of the Ozarks; Thence along said Shoreline South 80 Degrees 44 Minutes East 193.9 Feet; Thence South 59 Degrees 40 Minutes East 139.3 Feet; Thence South 15 Degrees 50 Minutes West 156.3 Feet; Thence South 33 Degrees 50 Minutes West 176.4 Feet; Thence South 9 Degrees 00 Minutes East 88.4 Feet to a Point on the South Line of the Southwest Quarter of the Northeast Quarter; Thence Along Said South Line of the Southwest Quarter of the Northeast Quarter of Section 11, West 569.0 Feet to the Place of Beginning, excepting therefrom that Portion of the above-described land which lies within road Right-of -Way.

All of Lot Nos. 1, 5, 6, and 7 of "Friedrich Heights", a Subdivision in Camden County, Missouri, According to the Plat Thereof on file and of record at Plat Book 18, Page 71, Camden County Recorder's Office;

Also, an undivided 2/3 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units receiving Water Therefrom;

Also:

All of Lot 2 of Friedrich Heights, a Subdivision in Camden County, Missouri, According to the Plat Thereof filed of Record in the Office of the Recorded of Deeds, Camden County, Missouri;

Subject to an Easement Along that part of said Lot Two (2) Lying within Five (5) Feet of the Common Boundary Thereof with Lot One (1) in said Subdivision for Electric and Water Distribution and Other Utility Purposes;

Also, an Undivided 1/6 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances Used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units Receiving Water Therefrom;

Also:

All of Lot 3 of Friedrich Heights, a Subdivision on Camden County, Missouri, According to the Plat Thereof filed of Record in the Office of the Recorded of Deeds, Camden County, Missouri;

Also, an undivided 1/6 Interest in Lot 4 of Friedrich Heights, and the Well and Appliances used to Draw and Distribute Water Therefrom, to the Lots in said Subdivision, Subject to the Obligation to Pay a Proportionate Part of the Cost of Operating and Maintaining Said Water System, Based on the Number of Living Units Receiving Water Therefrom.

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All that part of the following described property which lies above property which lies above contour elevation 662 Feet.

Part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11) Township Thirty-Nine (39) North, range Sixteen (16) West, Described as Follows: From a Stone at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter, 540.0 Feet, More or Less to the Center Line of Present Road; Thence North Feet 19 Degrees 30 Minutes West, 475.0 Feet; Thence East 478.0 Feet to Point of Beginning; Thence North 139.0 Feet, More or Less, to the South Line of a Tract of Land Described in a Deed Dated March 26, 1945, to Fred D. Goodin and Frances L. Goodin from the Union Electric Land and Development Company, Thence East Along the South Line described in the Deed to Said Fred D. Goodin and Frances L. Goodin, 75.0 Feet; Thence South 182.9 Feet, More or Less, to the Northerly Side of Present Road; Thence South 75 Degrees 40 minutes West Along Present Road, 77.4 Feet; Thence North 62.2 Feet, More or Less, to the Point of Beginning;

All that part of the following described property which lies above Contour Elevation 662 Feet: Part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11), Township Thirty-Nine (39) North, Range Sixteen (16) West, Described as Follows: From a Stone at the Southwest Corner of the Said Southwest Quarter of the Northeast Quarter Run East Along the South Line of the said Southwest Quarter of the Northeast Quarter 540 Feet, More of Less, to the Centerline of the Present Road; Thence North 19 Degrees 30 Minutes West, 475.0 Feet to the Point of Beginning; Thence East 378.0 Feet; Thence North 139.0 Feet, More of Less to the South Line of a tract of land Described in a Deed dated March 26, 1945, to Fred D. Goodin and Frances L. Goodin from the Union Electric Land and Development Company; Thence West Along the South Line of said Fred D. Goodin and France L. Goodin Tract of Land and to the Center of the Present Road; Thence South 01 Degree 15 Minutes West, 83.7 Feet; Thence South 19 Degrees 30 Minutes West, 58.0 Feet, More or Less, to the Point of Beginning. Subject to all that party of the following described Road Right of Way Lying within the Bounds of the above-described Tract, said Roadway was heretofore reserved for the joint use and benefit of the Union Electric Land and Development Company, their respective successors and assigns, the Location of said Roadway is more particularly described as being a 40 Foot Strip of Land Lying 20 feet on each side of a centerline described as follows: from the Southwest Corner of the Northeast Quarter of Section 11, Township 39 North, Range 16 West, Run East Along the South Line of the said Northeast Quarter, 525.0 Feet to a Point on an Old U.S. Highway (Missouri) No. 54 for point of beginning of said Road; Thence North 02 Degrees 27 Minutes East, 70 Feet; Thence North 18 Degrees 46 Minutes West, 547 Feet, More of Less, to the North Line of the Tract hereinabove conveyed. Subject, also, to all existing Public Roads. Subject, also, to an Easement to the Union Electric Light and Power Company (Not Union Electric Company of Missouri) for Flooding Purposes Said Easement being dated June 13, 1932, and Recorded in Book 63, Page 162, of the Deed Records for Camden County, Missouri. There is Recited in the Description of the Land Above the Words and Figures "Contour Elevation 662 Feet".

Such Elevation so recited refers to the United States Geological Survey Bench Mark at Bagnell, Missouri, having an Elevation of 586.742 Feet Above Mean Gulf Sea Level, Biloxi, Mississippi, and wherein the word "Contour" is recited in connection with said Elevation Reference is had to the Contour of Project Boundary of Project 459, Missouri;

Also:

HB: 4883-1906-4914.9

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That part of the Southwest Quarter of the Northeast Quarter of Section Eleven (11), Township Third-Nine (39) North, Range Sixteen (16) West, Described as Follows: Beginning at the Southwest Corner of said Quarter Quarter Section; Thence East Along the South Line of Said Quarter Quarter Section 540 Feet; Thence North 19 Degrees 30 Minutes West 77.6 Feet to the Centerline of a 20 Foot Road; Thence continue North 19 Degrees 30 Minutes West 397.4 Feet; Thence East 378.0 Feet; Thence South 30 Feet to the Southerly Edge of a well defined Private Roadway for the point of beginning of the parcel to be conveyed; Thence continue South 96 Feet more or Less to the Center of a 20 Foot Road; Thence in Southwesterly Direction along the Center of said Road to a point on the Westerly Line of said Parcel which is 87.6 Feet North 19 Degrees 30 Minutes West from a Point on the South Line of Said Quarter Quarter Section which is 540 Feet East from the Southwest Corner of Said Quarter Quarter Section; Thence North 19 Degrees 30 Minutes West a Distance of 336 Feet to the Southerly Edge of the Aforesaid well defined Private Roadway; Thence in an Easterly Direction along the Southerly Edge of said Roadway to the point of beginning, Party of the first Part reserves unto herself, her heirs and assigns the use of the Roadway Running along the South and Easterly Side of the Above-Described Parcel of Land as a Means of Ingress and Egress to and from another Parcel of Land Owned by her on the Easterly side of said Parcel of Land.

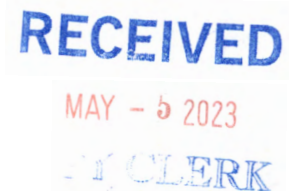


EXHIBIT B
DISTRICT BOUNDARY MAP



 = Community Improvement District

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City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Cole Bradbury, City Attorney
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 23-40 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 210 Offenses, Article IX Sexual Offenses: Section 210.1500 Definitions, adding new Section 210.1570 Regulating Sexually Oriented Business, Removing Sections 210.1870 Regulating Erotic Dance Establishments, Erotic Dancers Restrictions - Licensing and Records. *First Reading*

Requested Action:

First Reading of Bill #23-40

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:

Not Applicable

City Attorney Comments:

Per City Code 110.230, Bill 23-40 is in correct form.

City Administrator Comments:

Ordinance modifications are presented to update our City code to align with State statutes.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 210 OFFENSES, ARTICLE IX SEXUAL OFFENSES; SECTION 210.1500 DEFINITIONS, ADDING NEW SECTION 210.1570 REGULATING SEXUALLY ORIENTED BUSINESS, REMOVING SECTION 210.1870 REGULATING EROTIC DANCE ESTABLISHMENTS, EROTIC DANCERS RESTRICTIONS – LICENSING AND RECORDS

OF THE CITY CODE FOR VARIOUS PURPOSES AS SET FORTH.

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

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

Section 210.1500 ~~Article~~ **Definitions.**

As used in this Article, the following terms shall have the meanings set forth herein:

DEVIATE SEXUAL INTERCOURSE

Any act involving the genitals of one person and the hand, mouth, tongue or anus of another person or a sexual act involving the penetration, however slight, of the penis, female genitalia, or the anus by a finger, instrument or object done for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

EROTIC DANCE

~~Any dance performed by an erotic dancer in an erotic dance establishment that emphasizes or seeks to arouse or excite a patron's sexual desires.~~

EROTIC DANCE ESTABLISHMENT

~~A fixed place of business which, as a portion or all of its business, emphasizes activities or seeks, through one (1) or more dancers, to arouse or excite the patrons' sexual desires or sexual fantasies whether or not alcoholic beverages, beer, intoxicating liquor, or other non-intoxicating beverages are sold or consumed on the premises.~~

EROTIC DANCER

~~Any male or female who performs in an erotic dance establishment who is not fully clothed or is wearing clothing designed to accentuate the body in a manner which would tend to sexually arouse another person.~~

NUDITY or STATE OF NUDITY

~~The showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, the showing of the female breast with less than a fully opaque covering of any part of the nipple or areola or any part of the female breast below the areola, or the showing of the covered male genitals in a discernibly turgid state.~~ **The showing of the human genitals, pubic area, vulva, anus, anal cleft, or the female breast with less than a fully opaque covering of any part of the nipple or areola.**

PATRON

A customer of an establishment where erotic dancing occurs while on the premises.

SEXUAL CONDUCT

~~Sexual intercourse, deviate sexual intercourse or sexual contact.~~ **Actual or simulated, normal or perverted acts of human masturbation; deviate sexual intercourse; sexual intercourse; or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or the breast of a female in an act of apparent sexual stimulation or gratification or any sadomasochistic abuse or acts including animals or any latent objects in an act of apparent sexual stimulation or gratification.**

SEXUAL CONTACT

Any touching of another person with the genitals or any touching of the genitals or anus of another person, or the breast of a female person, or such touching through the clothing, for the purpose of arousing or gratifying the sexual desire of any person or for the purpose of terrorizing the victim.

SEXUAL INTERCOURSE

Any penetration, however slight, of the female genitalia by the penis.

SEXUALLY ORIENTED BUSINESS

“Sexually Oriented Business” shall include all businesses defined as such under R.S.Mo. § 573.010.

Section 210.1570 Regulating Sexually Oriented Businesses.

It shall be unlawful to operate a Sexually Oriented Business in any manner which violates R.S.Mo. § 573.531. Each day that a violation is permitted to exist or occur, and each distinct violation, shall constitute a separate offense.

~~Section 210.1870 Regulating Erotic Dance Establishments, Erotic Dance and Erotic Dancers~~ ~~Restrictions—Licensing and Records.~~

~~A.—Restrictions On Erotic Dance Performances:~~

- ~~1.—It shall be unlawful for any person under the age of eighteen (18) years to be in or upon any premises for which an erotic dance establishment license is required.~~
- ~~2.—It shall be unlawful for any erotic dancer to have any sexual contact with any patron.~~
- ~~3.—It shall be unlawful for any erotic dancer to dance at a distance of less than ten (10) feet from any patron or to touch any patron while dancing.~~
- ~~4.—It shall be unlawful for any erotic dancer to dance on a stage that is not raised at least two (2) feet above the area on which the patron or patrons sit or stand.~~
- ~~5.—It shall be unlawful for any patron to tip, pay, give a gratuity or other thing of value to any erotic dancer or to someone else in his/her behalf and it shall be unlawful for~~

~~any erotic dancer to receive from a patron in any manner any tip, pay, gratuity or other thing of value either directly or indirectly. It shall also be unlawful for any erotic dancer to solicit any pay, tip, gratuity, or other thing of value from any patron.~~

6. — ~~It shall be unlawful for any patron to have sexual contact with any erotic dancer.~~

~~B. — *Licensing And Business Records.*~~

1. — ~~It shall be unlawful for any establishment in which erotic dancing occurs to allow erotic dancing to occur on premises without an erotic dance establishment license.~~

a. — ~~A prospective licensee shall provide the Osage Beach Police Department with his/her name, address, phone number, principal occupation, and similar information for all partners or stockholders in the venture, as well as a description of the proposed establishment, the nature of the proposed business, and the magnitude thereof. Upon providing this information, a license to allow erotic dancing within the establishment will be issued within five (5) business days.~~

b. — ~~Owners or operators of an establishment with an erotic dance license shall maintain business records that include the names and addresses and ages of all persons employed as dancers or contracted to perform dances for a period of two (2) years. Said list or lists shall be made available to the Osage Beach Police Department upon request at any time. No later than March first (1st) of each year, an erotic dance establishment licensee shall file a verified report with the City Clerk showing the licensee's gross receipts and the amounts paid to each of the dancers, identifying each by name and amount, for the preceding calendar year.~~

2. — ~~It shall be unlawful for any erotic dancer to dance at an erotic dance establishment within the City limits of the City of Osage Beach, Missouri, without first securing a license to do so from the City of Osage Beach. A dancer applying for a license shall provide the City with his/her name, address, phone number, birth date, aliases (past and present), and the business name or names and address or addresses where the dancer intends to dance. The license shall be obtained from the Osage Beach Police Department and shall be issued upon application or at least within two (2) business days thereafter.~~

Section 2. Severability

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

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

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that Ordinance No.23.40 was duly passed on _____ by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No.23.40.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 23-41 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverage, Section 600.050 exposure to private parts of body or simulation thereof in commercial establishments licensed by chapter where intoxicating liquor is served or consumed of the city code for various purposes as set forth. *First Reading*

Requested Action:

First Reading of Bill #23-41

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:

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 23-41 is in correct form.

City Administrator Comments:

Ordinance modifications are presented to update our City code to align with State statutes.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 600 ALOCHOLIC BEVERAGE, SECTION 600.050 EXPOSURE OF PRIVATE PARTS OF BODY OR SIMULATION THEREOF IN COMMERCIAL ESTABLISHMENTS LICENSED BY CHAPTER WHERE INTOXICATING LIQUOR IS SERVED OR CONSUMED OF THE CITY CODE FOR VARIOUS PURPOSES AS SET FORTH.

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

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

Section 600.050 Exposure of Private Parts of Body or Simulation Thereof in Commercial Establishments Licensed By Chapter Where Intoxicating Liquor Is Served or Consumed.

- A. It shall be unlawful for any person maintaining, owning or operating a commercial establishment located within the City where intoxicating liquor is offered for sale or may be consumed on the premises **to permit:**
1. The performance of acts or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, or any sexual acts which are prohibited by law;
 2. The displaying of any portion of the areola of the female breast;
 3. The actual or simulated touching, caressing, or fondling of the breast, buttocks, anus, or genitals;
 4. The actual or simulated displaying of the pubic hair, anus, vulva, or genitals;
 5. Any person to remain in or upon the licensed premises who exposes to public view any portion of his/her genitals or anus; and
 6. The displaying of films, video programs, or pictures depicting acts, the live performances of which are prohibited by this section or by any other law.
- ~~1.—To suffer or permit any female person, while on the premises of the commercial establishment, to expose to the public view that area of the human female breast at or below the areola thereof.~~
- ~~2.—To suffer or permit any female person, while on the premises of the commercial establishment, to employ any device or covering which is intended to give the appearance of or simulate such portions of the human female breast as described in Subsection (A)(1) of this Section.~~
- ~~3.—To suffer or permit any person, while on the premises of the commercial~~

establishment, to expose to public view his/her genitals, pubic area, anus, or anal cleft or cleavage.

4. ~~To suffer or permit any person, while on the premises of the commercial establishment, to employ any device or covering which is intended to give the appearance of or simulate the genitals, pubic area, anus, anal cleft or cleavage.~~
5. ~~To suffer or permit the performance of acts, or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation or any sexual acts which are prohibited by law.~~
6. ~~To suffer or permit the displaying of any portion of the areola of the female breast.~~
7. ~~To suffer or permit the actual or simulated touching, caressing or fondling of the breast, buttocks, anus or genitals.~~
8. ~~To suffer or permit the actual or simulated displaying of the pubic hair, anus, vulva or genitals.~~
9. ~~To suffer or permit any person to remain in or upon the licensed premises who exposes to public view any portion of his/her genitals or anus.~~
10. ~~To suffer or permit the displaying of films, video programs or pictures depicting acts, the live performances of which are prohibited by this Section or by any other law.~~
11. ~~7. To suffer or permit any violation of the City of Osage Beach Code of Ordinances Chapter including but not limited to Chapter 210, Article VI "Offenses Concerning Weapons And Firearms".~~
- B. ~~It shall be unlawful for any female person, while on the premises of a commercial establishment located within the City at which intoxicating liquor is offered for sale or may be consumed on the premises, to expose to public view that area of the human female breast at or below the areola thereof, or to employ device or covering which is intended to give the appearance of or simulate such areas of the female breast as described herein.~~
- CB. It shall be unlawful for any person, while on the premises of a commercial establishment located within the City at which intoxicating liquor is offered for sale or may be consumed on the premises, **to engage in any of the actions prohibited by subpart (A) above** ~~to expose to public view his/her genitals, pubic area, anus, anal cleft or cleavage, or to employ any device or covering which is intended to give the appearance of or simulate genitals, pubic area, anus or anal cleft or cleavage.~~
- DC. **Sexually oriented businesses shall not be required to comply with subparts (A)(2)-(6) of this Section so long as they otherwise comply with R.S.Mo. §§ 575.525-573.540. As used in this section, "sexually oriented business" shall have the same meaning as defined in R.S.Mo. § 573.010.**

- D. As used in this Section, “premises of the commercial establishment” shall not include those parts of hotel lodging rooms, changing rooms, or restrooms which are not exposed to public view.
- E. Any person who shall violate any provision of this Section shall be subject to the penalties set forth in Section **100.190** and shall be subject to suspension or revocation of the license in accordance with Section **600.190**.

Section 2. Severability

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

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

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

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

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that Ordinance No.23.41 was duly passed on
the City of Osage Beach. The votes thereon were as follows:

by the Board of Aldermen of

Ayes:

Nays:

Abstentions:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No.23.41.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Tara Berreth, City Clerk
Presenter: Cole Bradbury, City Attorney

Agenda Item:

Bill 23-42 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 405 Zoning Regulations, Sections 405.020 Definitions and Section 405.590 Special Uses Require Special Permission of the City Code for various purposes as set forth. *First Reading*

Requested Action:

First Reading of Bill #23-42

Ordinance Referenced for Action:

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

Deadline for Action:

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 23-42 is in correct form.

City Administrator Comments:

Ordinance modifications presented are to update our code to align with State statutes.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING CHAPTER 405 ZONING REGULATIONS, SECTIONS 405.020 DEFINITIONS AND SECTION 405.590 SPECIAL USES REQUIRE SPECIAL PERMISSION OF THE CITY CODE FOR VARIOUS PURPOSES AS SET FORTH.

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

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

Section 405.020 Definitions.

- A. For the purposes of this Chapter words used in the present tense shall include the future tenses; words in the singular number include the plural and words in the plural number include the singular, except where the natural construction of the writing indicates otherwise. The word "*shall*" is mandatory and not directory.
- B. For the purpose of this Chapter, certain terms and words are to be used and interpreted as defined below:

ACCESSORY BUILDING OR USE

A subordinate building or a portion of the main building located on the same lot with the main building, the use of which is incidental to that of the dominant use of the main building or land. An accessory use is one which is incidental to the main use of the premises.

ADULT BOOKSTORE

~~An establishment having in excess of ten percent (10%) of its stock, as determined by value or volume, whichever is greater, in trade, books, photographs, magazines, films for sale or viewing on the premises by use of motion picture devices, or other coin-operated means, or other periodicals which are distinguished or characterized by their principal emphasis on matters depicting, describing or relating to specified sexual activities as said terms are defined herein.~~

ADULT ENTERTAINMENT ESTABLISHMENTS

~~Any of the establishments businesses, buildings, structures, or facilities defined in this Chapter, which comply with the definitions for:~~

- ~~1.—Adult entertainment facility;~~
- ~~2.—Bathhouse;~~
- ~~3.—Modeling studio; or~~
- ~~4.—Adult bookstore.~~

ADULT ENTERTAINMENT FACILITY

~~Any building, structure or facility which contains or is used entirely or partially for commercial entertainment, including theaters used for presenting live presentations, video tapes or films predominately distinguished or characterized by their principal emphasis on matters depicting, describing, or relating to specified sexual activities, as said term is defined herein, and erotic dance facilities (regardless of whether the theater or facility provides a live presentation, video tape or film presentation), where the patrons either:~~

- 1.—Engage in personal contact with, or allow personal contact by employees, devices or equipment, or by personnel provided by the establishment which appeals to the prurient interest of the patrons; or
- 2.—Observe any live presentation, video tape or film presentation of persons wholly or partially nude with their genitals or pubic region exposed or covered only with transparent or opaque covering, or in the case of female persons with the areola and nipple of the breast exposed or covered only with transparent or opaque covering or to observe specified sexual activities as said term is defined herein.

ALLEY

A public way which affords only a secondary means of access to property abutting thereon, or which is less than twenty (20) feet wide.

ANTENNA

Any structure or device used in sending and receiving electromagnetic waves or similar forms of wireless communications.

ANTENNA HEIGHT

The vertical distance measured from the base of the antenna mount at grade to the highest point of the antenna.

APARTMENT

A room or suite of rooms used as the dwelling of a family, including bath and culinary accommodations, located in a building in which there are three (3) or more such rooms or suits.

APARTMENT HOUSE

See "*Dwelling, Multiple*".

BAR

An establishment serving intoxicating liquors for consumption on the premises. The term "*bar*" shall include taverns, discotheques, nightclubs, private liquor clubs and saloons, but shall not include a restaurant. A "*bar*" shall include any establishment, whether or not there is a restaurant or similar facility on the premises, in which at least twenty-five percent (25%) of the gross income is derived from the sale of intoxicating liquors on the premises. For purposes of this definition, an "*intoxicating liquor*" means an intoxicating liquor as defined in Section 311.020, RSMo., as amended. A "*bar*" may include a "*restaurant bar*" as defined in Section 311.097, RSMo., if the establishment meets the thresholds set forth in this definition.

BASEMENT

A story having part but not more than one-half (½) of its height above grade.

BATHHOUSE

~~An establishment or business which provides the services of baths of all kinds, including all forms and methods of hydrotherapy, unless operated or supervised by a medical or chiropractic practitioner or professional physical therapist licensed by the State of Missouri.~~

BED AND BREAKFAST

A family home, occupied as a permanent dwelling by the proprietor, in which lodging and meals are provided for time-limited durations to not more than five (5) groups of patrons in a twenty-four (24) hour period.

BOARDING HOUSE

A building other than a hotel where, for compensation and by arrangement, lodging and meals are provided for three (3) or more persons.

BUILDING

Any structure designed or built for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind.

BUILDING, HEIGHT OF

The vertical distances from the grade to the highest point of the coping of the flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip and gambrel roofs.

CELL SITE

A tract, parcel of land, or location that contains wireless communication facilities consisting of the antennae, support structure and related equipment.

CELLAR

A story having more than one-half ($\frac{1}{2}$) of its height below grade. A cellar is not included in computing the number of stories for the purpose of height measurement.

CHILD DAY CARE FACILITY

A commercial or non-commercial facility for childcare during any part of a twenty-four (24) hour day.

CLINIC, MEDICAL

An establishment where patients, who are not lodged overnight, are admitted for examination and treatment by a group of physicians or dentists practicing medicine together.

COLLOCATION

Locating more than one (1) antenna or set of antennae on the same antenna mount.

COMMUNICATION TOWER

A land or water based tower including television; AM/FM radio; two-way radio; cellular phone; microwave; and similar transmission structures used for wireless communications.

CONDOMINIUM

A legal arrangement in which a dwelling unit in an apartment building is individually owned but to which the common areas are owned, controlled and maintained through an organization controlled by the individual owners.

DAY CARE CENTER

A facility, other than the provider's permanent residence, where child day care is provided.

DISTRICT

A section or sections of the City for which the zoning regulations governing the use of buildings and premises, the height of buildings, the size of yards, and the intensity of use are uniform.

DOCKOMINIUM

A legal arrangement or agreement between persons in which boat slips in a boat docking building or complex are sold and individually owned. Common areas and other amenities are owned,

controlled, and maintained through an organization comprised of the individual owners.

DWELLING

Any building or portion thereof which is designed for or used exclusively for residential purposes.

DWELLING, MULTIPLE

A building designed for or occupied exclusively by more than two (2) families.

DWELLING, SINGLE-FAMILY

A building designed for or occupied by one (1) family.

DWELLING, TWO-FAMILY

A building designed for or occupied exclusively by two (2) families.

ELEMENTARY SCHOOL

A school for the first four (4) to six (6) grades and includes kindergarten.

FAA

Abbreviation for the Federal Aviation Administration.

FCC

Abbreviation for the Federal Communications Commission.

FAMILY

An individual or two (2) or more persons occupying a premises and living as a single housekeeping unit, whether or not related to each other by birth or marriage, as distinguished from a group occupying a boarding house, lodging house or hotel as herein defined.

FAMILY DAY CARE

A permanent single-family residence occupied by a childcare provider in which care is given to no more than ten (10) children.

FILLING STATION OR SERVICE STATION

Any building, structure or land used for the dispensing, sale or offering for sale at retail of any automobile fuels, oils or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work such as motor replacement, body and fender repair or spray painting.

FRONTAGE

All the property on one side of a street between two (2) intersecting streets (crossing or terminating), measured along the line of the street, or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.

GARAGE, PRIVATE

An accessory building designed or used for the storage of not more than four (4) motor-driven vehicles owned and used by the occupants of the building to which it is accessory. Not more than one (1) of the vehicles may be a commercial vehicle of not more than two (2) tons capacity.

GARAGE, PUBLIC

A building or portion thereof other than a private or storage garage, designed or used for equipping, servicing, repairing, hiring, selling or storing motor-driven vehicles.

GARAGE, STORAGE OR PARKING

A building or portion thereof designed or used exclusively for term storage by prearrangement of motor-driven vehicles, as distinguished from daily storage furnished transients, and within which motor fuels and oils may be sold, but no motor-driven vehicles are equipped, repaired, hired or sold.

GARDEN APARTMENT

Adjoining apartments to which the first (1st) floor units have individual fenced yards.

GRADE

1. For buildings having walls adjoining one (1) street only, the elevation of the sidewalk at the center of the wall adjoining the street.
2. For buildings having walls adjoining more than one (1) street, the average of the elevation of the sidewalks at the corners of all walls adjoining the streets.
3. For buildings having no wall adjoining the street, the average level of the finished surface of the ground adjacent to the exterior walls of the building.

Any wall approximately parallel to and not more than five (5) feet from a street line shall be considered as adjoining the street. Where no sidewalk exists the grade shall be established by the Public Works Director.

GROUP HOME

Any home in which eight (8) or fewer unrelated mentally or physically handicapped persons reside, and may include two (2) additional persons acting as houseparents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

GUYED TOWER

A communication tower that is supported, in whole or in part, by guy wires and ground anchors.

HIGH RISE APARTMENT

Generally an apartment type building of more than six (6) stories where elevators are the normal form of transit to the individual units.

HOME OCCUPATION

A lawful activity commonly carried on within a dwelling by a member or members of the family who occupy the dwelling where the occupation is secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained. *Note:* See Section **405.435**.

HOTEL

A building in which lodging or boarding and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge at all hours. As such, it is open to the public as opposed to a boarding house, a lodging house, or an apartment, which are herein separately defined.

INSTITUTION

A business occupied by a nonprofit corporation or a nonprofit establishment for public use.

LAKE USE ZONE

The property lying within one hundred (100) yards of the shoreline with property lines extended lakeward from land as defined by AmerenUE.

LANDSCAPING

Lawns, trees, shrubs, hedges, blooming plants, living ground cover and similar vegetative material.

LAUNDROMAT

A business that provides home-type washing, drying or ironing machines for hire to be used by customer on the premises.

LIVING SPACE

Space within a dwelling unit utilized for living, sleeping, eating, cooking, bathing, washing and sanitation purposes.

[Ord. No. 20.72, 11-19-2020]**LOADING SPACE**

A space within the main building or on the same lot, providing for the standing, loading, or unloading of trucks, having a minimum dimension of twelve (12) by forty (40) feet and a vertical clearance of at least fourteen (14) feet.

LODGING HOUSE

A building other than a hotel where lodging only is provided for three (3) or more but not more than twenty (20) persons.

LOT

A parcel of land occupied or intended for occupancy by a use permitted in this Chapter, including one (1) main building together with its accessory buildings, the open spaces and parking spaces required by this Chapter, and having its principal frontage upon a street or upon an officially approved place.

LOT, CORNER

A lot abutting upon two (2) or more streets at their intersection.

LOT, DOUBLE FRONTAGE

A lot having a frontage on two (2) non-intersecting streets as distinguished from a corner lot.

LOT LINE

A line of record bounding a lot that divides one (1) lot from another lot or from a public or private street or place.

LOT OF RECORD

A lot which is part of a subdivision, the map of which has been recorded in the office of the Recorder of Deeds of the County or a parcel of land, the deed of which was recorded in the office of the Recorder of Deeds prior to the effective date of this Chapter.

MANUFACTURED HOME

A dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, and bearing the Seal of the State of Missouri Public Service Commission, U.S.

Department of Housing and Urban Development, or its agent, which certifies that said dwelling was constructed in compliance with the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280). A "*manufactured home*" shall not be considered a mobile home when the running gear is removed and the home is cited in conformance with the architectural design standards of Section **405.140(F)**.

MARINA

A facility for the storing, servicing, fueling, berthing, and securing of boats and that may include eating, sleeping, and retail facilities for owners, crews, and guests.

MASSAGE THERAPY ESTABLISHMENT

Any place of business in which massage therapy is practiced.

MEDICAL MARIJUANA CULTIVATION FACILITY

A facility licensed by the State of Missouri to acquire, cultivate, process, store, transport and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility or to a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA DISPENSARY FACILITY

A facility licensed by the State of Missouri to acquire, store, sell, transport and deliver marijuana, marijuana-infused products and drug paraphernalia used to administer marijuana as provided for in this Section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility or a medical marijuana-infused products manufacturing facility.

MEDICAL MARIJUANA TESTING FACILITY

A facility certified by the State of Missouri to acquire, test, certify and transport marijuana.

MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the State of Missouri to acquire, store, manufacture, transport and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

MOBILE HOME

A transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 16, 1976.

MOBILE HOME PARK

Any parcel of land consisting of three (3) or more acres upon which two (2) or more mobile homes, occupied for dwelling or sleeping purposes are located, regardless of whether or not a charge is made for such accommodation. A "*mobile home space*" means the area within a mobile home district designed for the accommodation of one (1) mobile home.

MODELING STUDIO

~~An establishment or business which provides for a fee or compensation the services of modeling on premises for the purpose of reproducing the human body wholly or partially in the nude by means of photography, painting, sketching, drawing or otherwise. This does not apply to public or private schools wherever persons are enrolled in a class.~~

MODULAR HOME

A factory-built, transportable structure which bears the Seal of the State of Missouri Public Service Commission as adopted by the City of Osage Beach, and does not have its own running gear and is designed and regulated as a typical site-built home.

MONOPOLE

A self-supporting communication tower or sign constructed with a single pole.

MOTOR COURT OR MOTEL

A building or group of buildings used primarily for the temporary residence of motorists or travelers, for compensation, as such it is open to the public.

MOTOR HOME

1. A vehicular, portable structure built on a chassis and designed for temporary occupancy for travel, recreational, or vacation use; and when factory-equipped for the road.
2. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation, and vacation.
3. A portable, temporary dwelling to be used for travel, recreational, and vacation purposes, constructed as an integral part of a self-propelling vehicle.
4. A canvas, folding structure, mounted on wheels and designed for travel, recreational, and vacation use.

NIT

Term used to describe a metric unit of luminance that is defined as one (1) candela per square meter (cd/m^2).

NON-CONFORMANCE

A condition of a structure or land which does not conform to the regulations of the district in which it is situated. This may include but is not limited to failure to conform to use, height, area, coverage or off-street parking requirements.

NON-CONFORMING USE

A structure or land occupied by a use that does not conform to the regulations of the district in which it is located.

NURSING HOMES

A home for the aged or infirm in which three (3) or more persons not of the immediate family are received, kept and provided with food, or shelter and care, for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis, treatment or care of the sick or injured.

OFFICE BUILDING

A building composed of offices sharing common walls and corridors.

OPEN SPACE

This is the area within a planned unit development zone or a planned unit development overlay zone, which is not occupied by buildings, structures, right-of-ways, or parking areas, and for which ownership and maintenance provisions are provided for through some type of community/neighborhood association.

OUTDOOR DINING AREA

An unenclosed area located adjacent to a restaurant structure for the purpose of the service and consumption of food and beverages.

OUTDOOR ENTERTAINMENT

Activities which take place outside of the permanent enclosed structure which involve the patrons and/or the establishment's participation in activities or services offered by the establishment, such as dining, dancing, consumption of intoxicating liquors or noise producing activities. For purposes of this definition, patios, decks, porches, courtyards, piazzas, squares, terraces or yards are considered outside the permanent enclosed structure.

PARKING AREA

An open, unoccupied space used or required for use for parking of vehicles exclusively and in which no gasoline or vehicular accessories are sold or no other business is conducted and no fees are charged.

PARKING LOT

An open surfaced area used exclusively for the temporary storage of motor vehicles and within which motor fuels and oils may be sold and fees charged, but no vehicles may be equipped, repaired, rented or sold.

PARKING SPACE

A surfaced area, enclosed in the main building or in an accessory building, or unenclosed, exclusive of driveways, permanently reserved for the temporary storage of one (1) automobile and connected with a street or alley by a surfaced driveway which affords a factory ingress and egress for automobiles.

PLACE

An open unoccupied space or a public or private thoroughfare other than a street or as permanently reserved as the principal means access to abutting property.

PLANNED PUBLIC STREET

A roadway plan which has been studied and adopted by the City as an integral part of the Comprehensive Plan, or separate Major Thoroughfare Plan, Urban Development Plan, the general or detailed location of the street must be illustrated on the official map(s) of Osage Beach.

PLANNING COMMISSION

The official planning and zoning body of the City.

PRESCHOOL, NURSERY SCHOOL OR KINDERGARTEN CENTER

A facility where educational services are provided for children not otherwise a part of a school system. For purposes of this definition, such educational services and facilities shall be considered as a day care center.

PROFESSIONAL BUILDING

An office building generally housing doctors, lawyers or other licensed professional practitioners.

PUBLIC SEWER SYSTEM

A system of storage facilities, distribution and service mains, and other related equipment providing for the production and distribution of sewage which are owned and operated by the City of Osage Beach.

PUBLIC WATER SYSTEM

A system of storage facilities, distribution and service mains, and other related equipment providing for the production and distribution of potable water which are owned and operated by the City of Osage Beach.

REGIONAL SHOPPING CENTER

A commercial or retail development that has a minimum development area of fifty (50) acres, a minimum six hundred (600) feet of road frontage, and at least two (2) tenant spaces of fifty thousand (50,000) square feet or larger.

RELIGIOUS INSTITUTION

A building used for religious activities, particularly for religious worship services.

RESTAURANT

A building or structure in which at least seventy-five percent (75%) of gross income is derived from food prepared and served for consumption on the premises. Typical uses include buffets; cafes; cafeterias; caterers; theaters; fast food restaurants; food bars; frozen custard, ice cream and yogurt stores; luncheonettes; pizza parlors and pizzerias; sandwich bars; and snack shops. A "restaurant" may include a "restaurant bar" as defined in Section 311.097, RSMo., if the establishment meets the thresholds set forth in this definition.

SECONDARY SCHOOL

A school that is intermediate in level between elementary school and college and that usually offers general, technical, vocational, or college-preparatory curricula.

SEXUAL CONDUCT

Shall have the same meaning as defined in Section **210.430**.

SEXUALLY ORIENTED BUSINESS

Shall have the same meaning as defined in R.S.Mo. § 575.010(22) including all subcategories and subparts thereto.

SPECIFIED SEXUAL ACTIVITIES

1. Sexual conduct, being acts of, or simulated acts of, masturbation, homosexuality, sexual intercourse or physical contact with a person's genitals, pubic area, buttocks, or, if such a person be a female, her breasts;
2. Sexual excitement, being the condition of human male or female genitals when in a state of sexual stimulation or arousal; or
3. Sadomasochistic abuse, being flagellation or torture by or upon a person or the condition of being fettered, bound or otherwise physically restrained.

STORY

That portion of a building other than the cellar included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between the floor and the ceiling next above it.

STORY, HALF

A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than three (3) feet above the floor of such story, except that any partial story used for residence purposes other than for a janitor or caretaker or his/her family

or by a family occupying the floor immediately below it, shall be deemed a full story.

STREET

A public or private thoroughfare which affords the principal means of access to abutting property.

STREET LINE

A dividing line between a lot, tract or parcel of land and a contiguous street.

STRUCTURAL ALTERATION

Any change in the supporting members of a building, such as bearing walls, or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls excepting such repair or replacement as may be required for safety of the building, but not including openings in bearing walls as permitted by existing ordinances.

STRUCTURE

A combination of materials to form a construction for use occupancy or ornamentation whether installed on, above or below the surface of land or water.

TOURIST HOME

A building other than a hotel where lodging is provided and offered to the public for compensation for not more than twenty (20) individuals and open to transient guests, with which there is used only one (1) sign not more than two (2) square feet in area.

TOURIST OR TRAILER CAMP

An area where one (1) or more tents or auto trailers can be or are intended to be parked, designed or intended to be parked, designed or intended to be used as temporary living facilities for one (1) or more families and intended primarily for automobile transients.

TOWNHOUSE

One (1) in a row of houses usually connected by common sidewalls designed exclusively for residential occupancy.

TRAILER

A vehicle, other than a motor vehicle, designed or intended for use for dwelling purposes, whether or not such vehicle is attached to or resting on the ground or something having a location on the ground.

TRANSITIONAL HOUSING FACILITY

Any facility used to house individuals who are subject to provisions of probation and/or parole or those who are in rehabilitation for substance abuse. This includes facilities that house those who are either of minor or adult status as defined by law.

UNCONVENTIONAL DWELLING

A dwelling in which more than fifty percent (50%) of the enclosed usable square footage within the primary structure is dedicated to space customarily defined as accessory such as storage, garage, shop space, and similar uses thereto.

YARD

An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a

front yard or the depth of the rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

YARD, FRONT

A yard extending across the front of a lot and being the minimum horizontal distance between the street or place line and the main building or any projections thereof other than the projections of the usual uncovered steps, uncovered balconies, or uncovered porch. On corner lots, the front yard shall be considered as being parallel to the street upon which the lot has its least dimension.

YARD, REAR

A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of uncovered steps, unenclosed balconies or unenclosed porches. On all lots, the rear yard shall be in the rear of the front yard.

YARD, SIDE

A yard between the main building and one side line of the lot and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main building or any projections thereof.

ZONING MAP

The Official Zoning Map of the City, such map being located in the office of the City Clerk.

Section 405.590 Special Uses Require Special Permission.

- B. *Use Requiring Special Permission — Duration Of Permission — Renewal.* Any of the following uses may be located in the district specified by special permission of the Board of Aldermen under such conditions as to operation, and off-street parking requirements as the Board of Aldermen may impose, and after public hearing by the Planning Commission, provided that in their judgement such use will not seriously injure the appropriate use of neighboring property, and will conform to the general intent and purpose of planning and zoning as set forth in the Chapter 89, RSMo., and shall comply with the height and area regulations of the district in which they may be located. All special use permits granted under this Section, including renewals, unless otherwise stated below, shall expire on the last day of February following the calendar year of their issuance. The purpose of such special use permits being issued on an annual basis and for the forthcoming year is to allow for an annual review by the Board of Aldermen of all such special use permits in a manner which will allow public input and allow adequate notice to any affected, aggrieved or interested parties. The Board of Aldermen shall conclude their reviews on or before the last day of February with new or renewed permits effective March first (1st). All special use permits are renewable by the Board of Aldermen and subject to the rules and restrictions prescribed by the Board of Aldermen. The City Clerk shall mail by certified mail to all special use holders and property owners within one hundred eighty-five (185) feet of special use permit property, at least sixty (60) days in advance of February twenty-eighth
8. ~~Adult entertainment establishments~~ *Sexually Oriented Businesses*. This use may only be permitted in "C-1", "I-1" and "I-2" zoning districts after meeting the following minimum requirements:
- a. *Special conditions.*

- (1) ~~No adult bookstore, adult entertainment facility, bathhouse or modeling studio~~**sexually oriented business** shall be permitted **in any location which is prohibited by R.S.Mo. § 573.531.1** within two thousand (2,000) feet of any religious institution, school, or public park or any property zoned only for residential use. Such distance shall be measured in a straight line without regard to intervening properties from the closest exterior structural wall of the adult entertainment establishment to the closest property line of the religious institution, school, or public park, or the property zones for residential use.
- (2) ~~No adult entertainment establishment~~**sexually oriented business** shall be allowed to locate or expand **in any way which would be prohibited by R.S.Mo. § 573.531.1** within one thousand (1,000) feet of any other adult entertainment use or of any business licensed to sell or serve alcoholic beverages whether or not such business is also an adult entertainment establishment as defined in this Section. The distance between any two (2) adult entertainment establishments or between an adult entertainment establishment and a business selling or serving alcoholic beverages shall be measured in a straight line without regard to intervening structures from the closest exterior structural wall of each business.
- (3) All access to and from the adult entertainment establishment shall be provided from a street classified as an arterial street.
- (4) The property on which such use is located shall have a minimum of one hundred (100) feet of street frontage.
- ~~(5) The property on which the use is located shall be screened by solid masonry wall, at least six (6) feet in height along all interior property lines.~~
- ~~(65)~~ The facility on which the use is located and the parking for such facility shall have a front setback as per Section **405.430**, a side yard setback of ten (10) feet, and a rear yard setback of ten (10) feet.
- ~~(76)~~ Off-street parking shall be provided at a ratio of one (1) parking space per seventy-five (75) square feet of interior floor area. All off-street parking requirements shall conform to Article **IX** of this Chapter.
- ~~(87)~~The facility in which the use **sexually oriented business** is located shall be designed in such a fashion that all openings, entries, and windows prevent view into such facilities **such no "explicit sexual material," material or conduct which is "pornographic for minors," "somasochistic abuse," "nudity," or "visual depictions" thereof (as those quoted terms are defined in R.S.Mo. § 575.010) may be visible** from any pedestrian, sidewalk walkway, street or other public area. ~~No adult entertainment activity shall take place partially or totally outside the adult entertainment establishment.~~
- ~~(98)~~The facility in which such a use is located shall be limited to **the signage permitted by R.S.Mo. § 226.531** ~~one (1) wall mounted sign no greater than one (1) square foot of sign per linear foot of wall length, not to exceed a total of fifty (50) square feet; said sign shall not flash, blink or move by mechanical means and shall not extend above the roof line of the building. Further, no merchandise or pictures of products or entertainment on the premises shall be displayed in window areas or any area where such merchandise or pictures can be viewed from~~ **any pedestrian, sidewalk walkway, street or other public area** ~~the sidewalk in front of the building. No flashing lights and/or lighting which leaves the impression of motion or movement shall be permitted. Nothing herein shall exempt a sexually oriented business~~

from the generally applicable sign requirements in Article V of this Chapter.

- (109) Lighting the parking area must provide a minimum light level of 0.25 foot-candles over the entire parking area, but in no point shall the light level exceed 3.0 foot-candles, nor shall any increase in light levels or visible glare be permitted at the lot line.

Section 2. Severability

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

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

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

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

READ FIRST TIME:

I hereby certify that Ordinance No.23.42 was duly passed on
Beach. The votes thereon were as follows:

Ayes:

Abstentions:

READ SECOND TIME:

by the Board of Aldermen of the City of Osage

Nays:

Absent:

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

Date

Tara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No.23.42.

Michael Harmison, Mayor

Date

Tara Berreth, City Clerk

City of Osage Beach

Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Kevin Crooks, Public Works Operations Manager
Presenter: Kevin Crooks, Public Works Operations Manager

Agenda Item:

Bill 23-43- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 5 year agreement with OpenGov for the installation and use of their asset and operations management software for an amount not to exceed \$134,000. *First Reading*

Requested Action:

First Reading of Bill #23-43

Ordinance Referenced for Action:

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

Deadline for Action:

Yes - We would like to get them working on implementation as quickly as possible.

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 20-00-733610 Maintenance and Support Services

FY2023 Budgeted Amount:	\$13,700
FY2023 Expenditures to Date (05/08/23):	(\$ 1,472.00)
FY2023 Available:	\$12,238.00
 FY2023 Requested Amount:	 \$13,328.37

Budget Line Item/Title: 30-00-733610 Maintenance and Support Services

FY2023 Budgeted Amount:	\$15,800
FY2023 Expenditures to Date (05/08/23):	(\$ 1,501.02)
FY2023 Available:	\$14,298.98
 FY2023 Requested Amount:	 \$13,328.37

Budget Line Item/Title: 35-00-733610 Maintenance and Support Services

FY2023 Budgeted Amount:	\$17,300
FY2023 Expenditures to Date (05/08/23):	(\$ 6,400.)
FY2023 Available:	\$10,900

FY2023 Requested Amount:	\$13,328.37
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Department Comments and Recommendation:

Bids were opened for this project on 01/31/2023. The City received 3 bids and the bid tab is attached. The team that evaluated these bids was Richard Ross, Mike Welty, and myself. As well as GIS analysis from Thomas Ehlinger, our staff GIS Technician.

A lot of work was put into trying to identify which one of these vendors would be the best fit for Osage Beach. As you know, Public Works is struggling with our current Operation Management System. It does not have a direct connection to our GIS System, the reporting feature is difficult to navigate, remote access is limited, the materials tracking component is sub-par, and it is just not designed to handle an operation of our size.

The low bidder for this project is Brightly Software, so we immediately began talking with them. We demoed their product and there were a lot of positives that came out of that experience. We then worked with their representatives to identify another city that would be utilizing the software in a similar way to how we would be using it. Again, because of the struggles that we have had with our current software and the history of work order management here in Osage Beach, it is really important that we find a product that we know will work for our needs. Brightly provided us with several lists of other cities using their software, but when I did the research and talked to these cities, I found none that were really utilizing the software in the robust way that we really need to use it. This includes direct access to the City's GIS database with the ability to update data and have it sync between multiple platforms, tools that allow for extensive programming of workflows, and streamlined tracking and management of City assets. Brightly says that their software can do all of these things and more, but we were never able to verify any of this through our interaction with several of their current customers. In most cases, what we found was City's using their software in a very basic way with none of the advanced features' setup and working.

We spent a lot of time trying to find one active Brightly user that was fully utilizing the software and we were unsuccessful. Without being able to see the software used in the field in the way we need it to work, we did not feel comfortable moving forward with them in any way.

The second lowest bidder is Cartagraph. During our bid process, Cartagraph was purchased by OpenGov. Cartagraph is now OpenGov. We were able to demo their product and then experience it working in the field. We were able to see the reports it generated, experience the software's remote functions, and programmable workflow

features, and it's compatibility with our GIS data sets. I believe Cartagraph is the obvious choice, and as a former cartagraph user of 13 years, I can attest to its benefits.

When we budgeted for this product, the idea was that we would expand this operation management and work order-based software beyond Public Works and into Parks, Airports and Building departments. Year one will be the implementation of the Public Works pieces and year two will be the implementation of all of the other pieces. In years 3 through 5 we simply pay for the support costs or any licensing changes we may need.

The budget for the first year of this project was \$30,000, split equally between transportation, water, and sewer. The total first year cost will be \$39,985.13 which means that each department cost is \$13,328.37. All three departments will be over budget(\$3,328.37), so I have asked the City Administrator to prepare budget amendments for your approval.

The City did apply for and was awarded a county ARPA Grant that will pay the City \$29,770.00 for this purchase.

If approved, the year two through five costs will be budgeted amongst multiple departments as we expand the software beyond Public Works. The total cost of this agreement is \$127,703.34 which is split up over 5 years as detailed in the first few pages of Open Gov's attached proposal. I am asking for the board to approve a not to exceed ordinance for \$134,000 so that if we have personnel changes, we can accommodate adding additional licenses, as needed, without having to come back to the board for additional approval.

I recommend approval.

City Attorney Comments:

Per City Code 110.230, Bill 23-43 is in correct form.

City Administrator Comments:

I concur with the department's recommendation. This budget amendment falls within the perimeters of an Administrative Amendment, and will be completed upon approval of Bill 23.43. Monies are available within each budgeted fund.

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE SIGN A 5-YEAR AGREEMENT WITH OPEN GOV. FOR THE INSTALLATION AND USE OF THEIR ASSET AND OPERATIONS MANAGEMENT SOFTWARE FOR AN AMOUNT NOT TO EXCEED \$134,000.

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

- Section 1. The Board of Aldermen hereby authorizes the Mayor to sign a contract with Open Gov. under substantially the same or similar terms and conditions as set forth in “Exhibit A”.
- Section 2. Total expenditures or liability authorized under this Ordinance shall not exceed One Hundred and Thirty-Four Thousand Dollars (\$134,000.00)
- Section 3. The City Administrator is hereby authorized to take such further actions as are necessary to carry out the intent of this Ordinance and Contract.
- Section 4. This Ordinance shall be in full force and effect from date of passage and approval by the Mayor.

READ FIRST TIME:READ SECOND TIME:

I hereby certify that the above Ordinance No. 23.43 was duly passed on , by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:Nays:Abstain:Absent:

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

DateTara Berreth, City Clerk

Approved as to form:

Cole Bradbury, City Attorney

I hereby approve Ordinance No. 23.43.

DateMichael Harmison, Mayor

ATTEST:

Tara Berreth, City Clerk



OpenGov Inc.
PO Box 41340
San Jose, CA 95160
United States

Quote Number: OG-Q007876
Created On: 4/17/2023
Order Form Expiration: 5/31/2023
Subscription Start Date: 7/1/2023
Subscription End Date: 6/30/2028

Prepared By: Braden Taylor
Email: btaylor@opengov.com
Contract Term: 60 Months

Customer Information		Contact Information	
Customer:	City of Osage Beach, MO	Contact Name:	Kevin Crooks
Bill To/Ship To:	1000 City Parkway Osage Beach, MO United States	Email:	kcrooks@osagebeach.org
		Phone:	(573) 302-2020
Order Details			
Billing Frequency: Annually in Advance			
Payment Terms: Net Thirty (30) Days			

SOFTWARE SERVICES:

Product / Service	Start Date	End Date	Annual Fee
Asset Management Stormwater Domain, Transportation Domain, Walkability Domain, Wastewater Collection Domain, Water Distribution Domain, 811 Integration (25k - 100k)	7/1/2023	6/30/2024	\$14,230.13
Asset Management Facilities Domain, Parks & Recreation Domain, Stormwater Domain, Transportation Domain, Walkability Domain, Wastewater Collection Domain, Water Distribution Domain, 811 Integration (25k - 100k)	7/1/2024	6/30/2025	\$14,987.55
Asset Management Facilities Domain, Parks & Recreation Domain, Stormwater Domain, Transportation Domain, Walkability Domain, Wastewater Collection Domain, Water Distribution Domain, 811 Integration (25k - 100k)	7/1/2025	6/30/2026	\$15,736.93
Asset Management Facilities Domain, Parks & Recreation Domain, Stormwater Domain, Transportation Domain, Walkability Domain, Wastewater Collection Domain, Water Distribution Domain, 811 Integration (25k - 100k)	7/1/2026	6/30/2027	\$16,523.77
Asset Management Facilities Domain, Parks & Recreation Domain, Stormwater Domain, Transportation Domain, Walkability Domain, Wastewater Collection Domain, Water Distribution Domain, 811 Integration (25k - 100k)	7/1/2027	6/30/2028	\$17,349.96

Annual Subscription Total: See Billing Table

PROFESSIONAL SERVICES:

Product / Service	Start Date	Annual Fee
Professional Services Deployment - Prepaid (Phase 1)	7/1/2023	\$25,755.00
Professional Services Deployment - Prepaid (Phase 2)	7/1/2024	\$23,120.00

Professional Services Total: See Billing Table

Billing Table:

Billing Date	Amount Due	
July 1, 2023	\$39,985.13	(Annual Software Fee + Professional Services Phase 1 Payment)
July 1, 2024	\$38,107.55	(Annual Software Fee + Professional Services Phase 2 Payment)
July 1, 2025	\$15,736.93	
July 1, 2026	\$16,523.77	
July 1, 2027	\$17,349.96	

Order Form Legal Terms

Welcome to OpenGov! Thanks for using our Software Services. This Order Form is entered into between OpenGov, Inc., with its principal place of business at PO Box 41340, San Jose, CA 95160 ("OpenGov"), and you, the entity identified above ("Customer"), as of the Effective Date. This Order Form includes and incorporates the OpenGov Software Services Agreement ("SSA") executed by the parties and attached, or if no such SSA is executed or attached, the SSA at <https://opengov.com/terms-of-service> and the applicable Statement of Work ("SOW") incorporated herein in the event Professional Services are purchased. The Order Form, SSA and SOW shall hereafter be referred to as the "Agreement". Unless otherwise specified above, fees for the Software Services and Professional Services shall be due and payable, in advance, on the Effective Date. By signing this Agreement, Customer acknowledges that it has reviewed, and agrees to be legally bound by, the OpenGov Terms and Conditions. Each party's acceptance of this Agreement is conditional upon the other's acceptance of the terms in the Agreement to the exclusion of all other terms.

City of Osage Beach, MO

Signature: _____
Name: _____
Title: _____
Date: _____

OpenGov, Inc.

Signature: _____
Name: _____
Title: _____
Date: _____

OPENGOV SOFTWARE SERVICES AGREEMENT

This Software Services Agreement (this “**Agreement**”) is entered into by OpenGov, Inc., a Delaware corporation with a principal place of business at 6525 Crown Blvd #41340, San Jose, CA 95160 (“**OpenGov**”) and the customer listed on the signature block below (“**Customer**”), as of the date of last signature below (the “**Effective Date**”). This Agreement sets forth the terms under which Customer will be permitted to use OpenGov’s hosted software services.

1. DEFINITIONS

“Customer Data” means data that is provided by Customer to OpenGov pursuant to this Agreement (for example, by email or through Customer’s software systems of record). Customer Data shall not include any confidential personally identifiable information.

“Documentation” means the documentation for the Software Services at the Customer Resource Center page found at <https://opengov.zendesk.com>.

“Feedback” means suggestions, comments, improvements, ideas, or other feedback or materials regarding the Software Services provided by Customer to OpenGov, including feedback provided through online developer community forums.

“Initial Term” means the initial license term specified in number of years on the Order Form, commencing on the Effective Date.

“Intellectual Property Rights” means all intellectual property rights including all past, present, and future rights associated with works of authorship, including exclusive exploitation rights, copyrights, and moral rights, trademark and trade name rights and similar rights, trade secret rights, patent rights, and any other proprietary rights in intellectual property of every kind and nature.

“Order Form” means OpenGov’s Software Services order form that: (a) specifies the Software Services provided by OpenGov; (b) references this Agreement; and (c) is signed by authorized representatives of both parties.

“Renewal Term” means each additional renewal period, which shall be for a period of equal duration as the Initial Term, for which this Agreement is extended pursuant to Section 7.2.

2. SOFTWARE SERVICES, SUPPORT AND PROFESSIONAL SERVICES

2.1 Software Services. Subject to the terms and conditions of this Agreement, OpenGov will use commercially reasonable efforts to perform the software services identified in the applicable Order Form entered into by OpenGov and Customer (“**Software Services**”).

2.2 Support & Service Levels. Customer support is available by email to support@opengov.com or by using the chat messaging functionality of the Software Services, both of which are available during OpenGov’s standard business hours. Customer may report issues any time. However, OpenGov will address issues during business hours. OpenGov will provide support for the Software Services in accordance with the Support and Software Service Levels found at <https://opengov.com/service-sla>, as long as Customer is entitled to receive support under the applicable Order Form and this Agreement.

2.3 Professional Services.

(a) If OpenGov or its authorized independent contractors provides professional services to Customer, such as implementation services, then these professional services will be described in a statement of work (“**SOW**”) agreed to by the parties (the “**Professional Services**”). Unless otherwise specified in the SOW, any pre-paid Professional Services Fees must be utilized within one (1) year from the Effective Date. Any unused pre-paid Professional Services Fees shall be forfeited.

(b) Unless the SOW provides otherwise, all reasonable travel expenses, pre-approved by Customer and incurred by OpenGov in performing the professional services will be reimbursed by Customer. Travel expenses

include cost of coach airfare travel round trip from the individual's location to Customer's location, reasonable hotel accommodations, ground transportation and meals.

3. RESTRICTIONS AND RESPONSIBILITIES

3.1 Restrictions. Customer may not use the Software Services in any manner or for any purpose other than as expressly permitted by the Agreement. Customer shall not, and shall not permit or enable any third party to: (a) use or access any of the Software Services to build a competitive product or service; (b) modify, disassemble, decompile, reverse engineer or otherwise make any derivative use of the Software Services (except to the extent applicable laws specifically prohibit such restriction); (c) sell, license, rent, lease, assign, distribute, display, host, disclose, outsource, copy or otherwise commercially exploit the Software Services; (d) perform or disclose any benchmarking or performance testing of the Software Services; (e) remove any proprietary notices included with the Software Services; (f) use the Software Services in violation of applicable law; or (g) transfer any confidential personally identifiable information to OpenGov or the Software Services platform.

3.2 Responsibilities. Customer shall be responsible for obtaining and maintaining computers and third party software systems of record (such as Customer's ERP systems) needed to connect to, access or otherwise use the Software Services. Customer also shall be responsible for: (a) ensuring that such equipment is compatible with the Software Services, (b) maintaining the security of such equipment, user accounts, passwords and files, and (c) all uses of Customer user accounts by any party other than OpenGov.

4. INTELLECTUAL PROPERTY RIGHTS; LICENSE GRANTS; ACCESS TO CUSTOMER DATA

4.1 Software Services. OpenGov retains all right, title, and interest in the Software Services and all Intellectual Property Rights in the Software Services. The look and feel of the Software Services, including any custom fonts, graphics and button icons, are the property of OpenGov and Customer may not copy, imitate, or use them, in whole or in part, without OpenGov's prior written consent. Subject to Customer's obligations under this Agreement, OpenGov hereby grants to Customer a non-exclusive, royalty-free license during the Term to use the Software Services.

4.2 Customer Data. Customer retains all right, title, and interest in the Customer Data and all Intellectual Property Rights therein. Customer hereby grants to OpenGov a non-exclusive, royalty-free license to, and permit its partners (which include, without limitation the hosting providers of the Software Services) to, use, store, edit and reformat the Customer Data, and to use Customer Data for purposes of sales, marketing, business development, product enhancement, customer service, or for analyzing such data and publicly disclosing such analysis ("**Insights**"), provided that in all such uses Customer Data is rendered anonymous such that Customer is no longer identifiable.

4.3 Access to Customer Data. Customer may download the Customer Data from the Software Services at any time during the Term, other than during routine software maintenance periods. OpenGov has no obligation to return Customer Data to Customer.

4.4 Feedback. Customer hereby grants to OpenGov a non-exclusive, royalty-free, irrevocable, perpetual, worldwide license to use and incorporate into the Software Services and Documentation Customer's Feedback. OpenGov will exclusively own any improvements or modifications to the Software Services and Documentation based on or derived from any of Customer's Feedback including all Intellectual Property Rights in and to the improvements and modifications.

5. CONFIDENTIALITY

5.1 Each party (the "**Receiving Party**") agrees not to disclose any Confidential Information of the other party (the "**Disclosing Party**") without the Disclosing Party's prior written consent, except as provided below. The Receiving Party further agrees: (a) to use and disclose the Confidential Information only in connection with this Agreement; and (b) to protect such Confidential Information using the measures that Receiving Party employs with respect to its own Confidential Information of a similar nature, but in no event with less than reasonable care. Notwithstanding the above, the Receiving Party may disclose Confidential Information to the extent required by law or court order including the Missouri Sunshine Law, R.S.Mo. Chapter 610, provided that prior written notice of such required disclosure and an opportunity to oppose or limit disclosure is given to the Disclosing Party.

5.2 “**Confidential Information**” means all confidential business, technical, and financial information of the disclosing party that is marked as “Confidential” or an equivalent designation or that should reasonably be understood to be confidential given the nature of the information and/or the circumstances surrounding the disclosure (including the terms of the applicable Software Agreement). OpenGov’s Confidential Information includes, without limitation, the software underlying the Software Services and all Documentation.

5.3 Notwithstanding the foregoing, “Confidential Information” does not include: (a) “**Public Data**,” which is data that the Customer has previously released to the public, would be required to release to the public, upon request, according to applicable federal, state, or local public records laws, or Customer requests OpenGov make available to the public in conjunction with the Software Services. Confidential Information does not include (b) information that has become publicly known through no breach by the receiving party; (c) information that was rightfully received by the Receiving Party from a third party without restriction on use or disclosure; or (d) information independently developed by the Receiving Party without access to the Disclosing Party’s Confidential Information.

6. PAYMENT OF FEES

6.1 Fees; Invoicing; Payment; Expenses.

(a) Fees. The fees for the Software Services for the Initial Term and any Renewal Term (“**Software Services Fees**”) and the fees for Professional Services (“**Professional Services Fees**”) are set forth in the applicable Order Form. Software Services Fees and Professional Services Fees shall hereafter be referred to as “**Fees**”. Except to the extent otherwise expressly stated in this Agreement or in an Order Form, (i) all obligations to pay Fees are non-cancelable and all payments are non-refundable, (ii) Customer must pay all Fees due under all Order Forms and SOW within thirty (30) days after Customer receives each invoice (invoices are deemed received when OpenGov emails them to Customer’s designated billing contact); (iii) the Software Service Fee shall be due annually in advance, and (iv) Customer must make all payments without setoffs, withholdings or deductions of any kind.

(b) Annual Software Maintenance Price Adjustment. OpenGov shall increase the Fees payable for the Software Services during any Renewal Term by 5% each year of the Renewal Term.

(c) Invoicing and Payment. OpenGov will invoice the Customer according to the Billing Frequency listed on the Order Form. Customer shall pay all invoices according to the Payment Terms listed on the Order Form.

(d) Travel Expenses. Unless the SOW provides otherwise, OpenGov will invoice Customer for travel expenses, pre-approved by the Customer, incurred in connection with each SOW as they are incurred. Customer shall pay all such valid invoices within thirty (30) days of receipt of invoice. Each invoice shall include receipts for the travel expenses listed on the invoice.

(e) Customer Delays; On Hold Fee.

I. On Hold Notice. Excluding delays caused by Force Majeure as described in Section 10.5, if OpenGov determines that Customer’s personnel or contractors are not completing Customer’s responsibilities described in the applicable SOW timely or accurately, OpenGov shall promptly, but in no event more than thirty (30) days from the date of such determination deliver to Customer a notice (an “**On Hold Notice**”) that (A) designates the Professional Services to be provided to the Customer as “**On Hold**”, (B) detail Customer’s obligations and responsibilities necessary for OpenGov to continue performing the Professional Services, and (C) specify the Customer shall be invoiced for lost time in production (e.g. delayed or lost revenue resulting from rescheduling work on other projects, delay in receiving milestone payments from Customer, equipment, hosting providers and human resources idle) for a fee equal to 10% of the first year Software Service Fee (the “**On Hold Fee**”).

II. Effects of On Hold Notice. Upon issuing an On Hold Notice, OpenGov shall be entitled, without penalty, to (A) reallocate resources otherwise reserved for the performance of the Professional Services, and (B) stop or caused to be stopped the Professional Services to be provided to the Customer until the Customer has fulfilled its obligations as set forth in the On Hold Notice. OpenGov shall remove the “On Hold” status, only upon Customer’s fulfillment of its obligations set out in the On Hold Notice, including payment of the On Hold

Fee. Upon Customer's fulfillment of its obligations in the On Hold Notice, OpenGov may, in its sole discretion, extend the timeline to complete certain Professional Services up to six (6) weeks, depending on the availability of qualified team resources (OpenGov cannot guarantee that these team resources will be the same as those who were working on the project prior to it being placed On Hold). OpenGov shall bear no liability or otherwise be responsible for delays in the provision of the Professional Services occasioned by Customer's failure to complete Customer's responsibilities or adhere to a Customer schedule which were brought to the attention of the Customer on a timely basis, unless such delays result, directly or indirectly from the failure of OpenGov or its authorized independent contractors to perform the Professional Services in accordance with this Agreement or applicable SOW.

6.2 Consequences of Non-Payment. If Customer fails to make any payments required under any Order Form or SOW, then in addition to any other rights OpenGov may have under this Agreement or applicable law, (a) Customer will owe late interest penalty of 1.5% of the outstanding balance per month, or the maximum rate permitted by law, whichever is lower and (b) If Customer's account remains delinquent (with respect to payment of a valid invoice) for thirty (30) days after receipt of a delinquency notice from OpenGov, which may be provided via email to Customer's designated billing contact, OpenGov may temporarily suspend Customer's access to the Software Service for up to ninety (90) days to pursue good faith negotiations before pursuing termination in accordance with Section 7. Customer will continue to incur and owe all applicable Fees irrespective of any such Service suspension based on such Customer delinquency.

6.3 Taxes. All Fees under this Agreement are exclusive of any applicable sales, value-added, use or other taxes ("**Sales Taxes**"). Customer is solely responsible for any and all Sales Taxes, not including taxes based solely on OpenGov's net income. If any Sales Taxes related to the Fees under this Agreement are found at any time to be payable, the amount may be billed by OpenGov to, and shall be paid by, Customer. If Customer fails to pay any Sales Taxes, then Customer will be liable for any related penalties or interest, and will indemnify OpenGov for any liability or expense incurred in connection with such Sales Taxes. In the event Customer or the transactions contemplated by the Agreement are exempt from Sales Taxes, Customer agrees to provide OpenGov, as evidence of such tax exempt status, proper exemption certificates or other documentation acceptable to OpenGov.

7. **TERM & TERMINATION**

7.1 Term. Subject to compliance with all terms and conditions, the term of this Agreement shall commence on the Effective Date and shall continue until the Subscription End Date specified on the Order Form (the "**Initial Term**") unless sooner terminated pursuant to Section 7.3 below.

7.2 Renewal. This Agreement shall automatically renew for another period of the same duration as the Initial Term (the "**Renewal Term**" and together with the Initial Term, the "**Term**"), unless either party notifies the other party of its intent not to renew this Agreement in writing no less than thirty (30) days before the end of the Initial Term.

7.3 Termination. Neither party shall have the right to terminate this Agreement without a legally valid cause. If either party materially breaches any term of this Agreement and fails to cure such breach within thirty (30) days after notice by the non-breaching party (ten (10) days in the case of non-payment), the non-breaching party may terminate this Agreement.

7.4 Effect of Termination.

(a) In General. Upon termination pursuant to Section 7.3 or expiration of this Agreement pursuant to Section 7.1: (a) Customer shall pay in full for all Software Services and Professional Services performed up to and including the effective date of termination or expiration, (b) all Software Services provided to Customer hereunder shall immediately terminate; and (c) each party shall return to the other party or, at the other party's option, destroy all Confidential Information of the other party in its possession.

(b) Deletion of Customer Data. Unless otherwise requested pursuant to this Section 7.4(b), upon the expiration or termination of this Agreement the Customer Data, excluding any Insights, shall be deleted pursuant to OpenGov's standard data deletion and retention practices. Upon written request, Customer may request deletion of Customer Data, excluding any Insights, prior to the date of termination or expiration of this Agreement. Such

request must be addressed to "OpenGov Vice President, Customer Success" at OpenGov's address for notice described at Section 10.

7.5 Non-Appropriations. Customer may terminate this Agreement, upon providing at least ninety (90) days notice prior to the annual anniversary date of the Agreement ("Anniversary Date") upon the occurrence of an Event of Nonappropriation as defined below. An "Event of Nonappropriation" occurs when prior to each Anniversary Date: a) Customer uses all efforts that are lawful and within Customer's official power, to secure the appropriate funds for the next year's Fees, including indicating the Software Services serve an essential purpose to Customer; and b) Customer has not acquired, used or issued a proposal for similar products or services during this period or has not hired any third party or allowed its own employees to use other services in place of the Software Services. Customer shall permit OpenGov to assist with the efforts in a) above, including providing OpenGov with direct access to Customer's applicable appropriations team.

7.6 Survival. The following sections of this Agreement shall survive termination: Section 5 (Confidentiality), Section 6 (Payment of Fees), Section 7.4(b) (Deletion of Customer Data), Section 8.3 (Warranty Disclaimer), Section 9 (Limitation of Liability) and Section 10 (Miscellaneous).

8. REPRESENTATIONS AND WARRANTIES; DISCLAIMER

8.1 By OpenGov.

(a) **General Warranty.** OpenGov represents and warrants that: (i) it has all right and authority necessary to enter into and perform this Agreement; and (ii) the Professional Services, if any, will be performed in a professional and workmanlike manner in accordance with the related statement of work and generally prevailing industry standards. For any breach of the Professional Services warranty, Customer's exclusive remedy and OpenGov's entire liability will be the re-performance of the applicable services. If OpenGov is unable to re-perform all such work as warranted, Customer will be entitled to recover all fees paid to OpenGov for the deficient work. Customer must make any claim under the foregoing warranty to OpenGov in writing within ninety (90) days of performance of such work in order to receive such warranty remedies.

(b) **Software Services Warranty.** OpenGov further represents and warrants that for a period of ninety (90) days, the Software Services will perform in all material respects in accordance with the Documentation. The foregoing warranty does not apply to any Software Services that have been used in a manner other than as set forth in the Documentation and authorized under this Agreement. OpenGov does not warrant that the Software Services will be uninterrupted or error-free. Any claim submitted under this Section 8.1(b) must be submitted in writing to OpenGov during the Term. OpenGov's entire liability for any breach of the foregoing warranty is to repair or replace any nonconforming Software Services so that the affected portion of the Software Services operates as warranted or, if OpenGov is unable to do so, terminate the license for such Software Services and refund the pre-paid, unused portion of the Fee for such Software Services.

8.2 By Customer. Customer represents and warrants that (i) it has all right and authority necessary to enter into and perform this Agreement; and (ii) OpenGov's use of the Customer Data pursuant to this Agreement will not infringe, violate or misappropriate the Intellectual Property Rights of any third party.

8.3 Disclaimer. OPENGOV DOES NOT WARRANT THAT THE SOFTWARE SERVICES WILL BE UNINTERRUPTED OR ERROR FREE; NOR DOES IT MAKE ANY WARRANTY AS TO THE RESULTS THAT MAY BE OBTAINED FROM USE OF THE SOFTWARE SERVICES. EXCEPT AS SET FORTH IN THIS SECTION 8, THE SOFTWARE SERVICES ARE PROVIDED "AS IS" AND OPENGOV DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, IMPLIED WARRANTIES OF MERCHANTABILITY, TITLE, FITNESS FOR A PARTICULAR PURPOSE, AND NON-INFRINGEMENT.

9. LIMITATION OF LIABILITY

9.1 By Type. NEITHER PARTY, NOR ITS SUPPLIERS, OFFICERS, AFFILIATES, REPRESENTATIVES, CONTRACTORS OR EMPLOYEES, SHALL BE RESPONSIBLE OR LIABLE WITH RESPECT TO ANY SUBJECT MATTER OF THIS AGREEMENT UNDER ANY CONTRACT, NEGLIGENCE, STRICT LIABILITY, OR OTHER THEORY: (A) FOR ERROR OR INTERRUPTION OF USE OR FOR LOSS OR INACCURACY OF DATA OR COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES OR LOSS OF BUSINESS; (B) FOR ANY INDIRECT, EXEMPLARY, PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES; OR (C) FOR

ANY MATTER BEYOND SUCH PARTY'S REASONABLE CONTROL, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS OR DAMAGE.

9.2 By Amount. IN NO EVENT SHALL EITHER PARTY'S AGGREGATE, CUMULATIVE LIABILITY FOR ANY CLAIMS ARISING OUT OF OR IN ANY WAY RELATED TO THIS AGREEMENT EXCEED THE FEES PAID BY CUSTOMER TO OPENGOV (OR, IN THE CASE OF CUSTOMER, PAYABLE) FOR THE SOFTWARE SERVICES UNDER THIS AGREEMENT IN THE 12 MONTHS PRIOR TO THE ACT THAT GAVE RISE TO THE LIABILITY.

9.3 Limitation of Liability Exclusions. The limitations of liability set forth in Sections 9.1 and 9.2 above do not apply to, and each party accepts liability to the other for: (a) claims based on either party's intentional breach of its obligations set forth in Section 5 (Confidentiality), (b) claims arising out of fraud or willful misconduct by either party and (c) either party's unauthorized use, distribution, or disclosure of the other party's intellectual property.

9.4 No Limitation of Liability by Law. Because some jurisdictions do not allow liability or damages to be limited to the extent set forth above, some of the above limitations may not apply to Customer.

10. MISCELLANEOUS

10.1 Logo Use. OpenGov shall have the right to use and display Customer's logos and trade names for marketing and promotional purposes in connection with OpenGov's website and marketing materials, subject to Customer's trademark usage guidelines provided to OpenGov.

10.2 Notice. Ordinary day-to-day operational communications may be conducted by email, live chat or telephone communications. However, for notices, including legal notices, required by the Agreement (in Sections where the word "notice" appears) the parties must communicate more formally in a writing given by personal delivery, by pre-paid first-class mail or by overnight courier to the address specified in the most recent Order Form (or such other address as may be specified in writing in accordance with this Section).

10.3 Anti-corruption. OpenGov has not offered or provided any bribe, kickback, illegal or improper payment, gift, or thing of value to any Customer personnel in connection with the Agreement, other than reasonable gifts and entertainment provided Customer in the ordinary course of business. If OpenGov become aware of any violation of the above restriction then OpenGov shall promptly notify Customer.

10.4 Injunctive Relief. The parties acknowledge that any breach of the confidentiality provisions or the unauthorized use of a party's intellectual property may result in serious and irreparable injury to the aggrieved party for which damages may not adequately compensate the aggrieved party. The parties agree, therefore, that, in addition to any other remedy that the aggrieved party may have, it shall be entitled to seek equitable injunctive relief without being required to post a bond or other surety or to prove either actual damages or that damages would be an inadequate remedy.

10.5 Force Majeure. Neither party shall be held responsible or liable for any losses arising out of any delay or failure in performance of any part of this Agreement, other than payment obligations, due to any act of god, act of governmental authority, or due to war, riot, labor difficulty, failure of performance by any third-party service, utilities, or equipment provider, or any other cause beyond the reasonable control of the party delayed or prevented from performing.

10.6 Severability; Waiver. If any provision of this Agreement is found to be unenforceable or invalid, that provision will be limited or eliminated to the minimum extent necessary so that this Agreement will otherwise remain in full force and effect and enforceable. Any express waiver or failure to exercise promptly any right under this Agreement will not create a continuing waiver or any expectation of non-enforcement. There are no third-party beneficiaries to this Agreement.

10.7 Assignment. Except as set forth in this Section, neither party shall assign, delegate, or otherwise transfer this Agreement or any of its rights or obligations to a third party without the other party's prior written consent, which consent shall not be unreasonably withheld, conditioned, or delayed. Either party may assign, without such consent but upon written notice, its rights and obligations under this Agreement to: (i) its corporate affiliate; or (ii) any entity that acquires all or substantially all of its capital stock or its assets related to this Agreement, through purchase, merger, consolidation, or otherwise. Any other attempted assignment shall be void. This Agreement shall inure to the benefit of and bind each party's permitted assigns and successors.

10.8 Independent Contractors. No agency, partnership, joint venture, or employment is created as a result of this Agreement and neither party has any authority of any kind to bind the other party in any respect.

10.9 Attorneys' Fees. In any action or proceeding to enforce rights under this Agreement, the prevailing party will be entitled to recover costs and attorneys' fees.

10.10 Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Missouri without regard to its conflict of laws provisions. Exclusive jurisdiction for litigation of any dispute, controversy or claim arising out of or in connection with this Agreement shall be only in the Federal or State court with competent jurisdiction located in Camden County, Missouri, and the parties hereby submit to the personal jurisdiction and venue therein.

10.11 E-Verify. If the Contract is for an aggregate value in excess of \$5,000.00, Contractor shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to the employees working in connection to the Contract. Contractor shall also sign an affidavit affirming that it does not knowingly employ any person who is an unauthorized alien in connection to the Work. See R.S.Mo. § 285.530.

10.12 No Indemnification by City. Nothing in the Contract shall be construed to require the City to indemnify Contractor. Such indemnification is illegal under Missouri law. See Mo. A.G. Opinion 138-87 (1987).

10.13 Complete Agreement. This Agreement is the complete and exclusive statement of the mutual understanding of the parties and supersedes and cancels all previous written and oral agreements, communications, and other understandings relating to the subject matter of this Agreement. No modification of this Agreement will be binding, unless in writing and signed by an authorized representative of each party.

[SIGNATURE PAGE TO FOLLOW]

Signatures

Customer: City of Osage Beach, MO

OPENGov, INC.

Signature: _____
Name: _____
Title: _____
Date: _____

Signature: _____
Name: _____
Title: _____
Date: _____

[SIGNATURE PAGE TO OPENGOV SOFTWARE SERVICES AGREEMENT]

City of Osage Beach Osage Beach PW, Building, Parks, and Airport Operations Management System

Bid Opening Date: 1/31/2023

Vendor Name	Cartegraph	Brightly Software	Centricity
Year One Cost	\$ 25,755.00	\$ 23,412.17	\$ 66,500.00
Year Two Cost	\$ 23,120.00	\$ 11,515.48	\$ 57,500.00
Annual Cost Year One	\$ 14,230.13	included	\$ 23,000.00



City of Osage Beach
REQUEST FOR PROPOSAL

Title: Osage Beach Public Work, Building, Parks, and Airport Operations Management System

Date Issued: October 19, 2022

Due Date and Time: November 7, 2022, 2:00 PM

Return To: City of Osage Beach
Office of the City Clerk
1000 City Parkway
Osage Beach, MO 65065

This is an invitation to submit proposals to furnish the materials and/or services described herein. Please submit prices/fees net of all discounts. Proposals shall be submitted before the due date and time in a sealed envelope with the RFP title clearly marked on the front. In the event it should be necessary to revise the RFP, notice will be given in writing to all businesses/individuals who received the original RFP.

SEALED REQUEST FOR PROPOSALS MUST BE PHYSICALLY RECEIVED IN THE OFFICE OF THE CITY CLERK BY THE DUE DATE AND TIME.

Overview:

Request for Proposal (RFP) – For Public Work, Building, Parks, and Airport Operations Management System is a solicitation to obtain proposals for the purchase of an Operations Management System to assist the city with work order processing, as well as the tracking and managing of city assets.

Project Details:

The City of Osage Beach is screening potential vendors regarding deployment of an Operation Management System to assist with work order processing, as well as the tracking and managing of city assets. The city will choose the vendor whose system best meets the following criteria:

- Has services and/or a platform that's compatible with mobile devices for data collection and editing.
- Can be integrated with the City's ESRI Platform and associated applications.
- Can create accurate projections/scenarios based on budget, use, age, and other variables for asset life expectancy.
- Has widespread use as to maximize the potential of importing/exporting data with 3rd party contractors.
- User friendly interfaces for both desktop and mobile devices.
- Excellent ongoing customer support, technical support, training, documentation, and staff.
- A variety of tools that allow for extensive automation/programming of workflows.
- Cost of deployment and maintenance.
- Variable permissions by users and/or groups.

Project Goals:

- Deploy a system that best fits the City of Osage Beach's needs. This includes administrative functions and processes, tutorials on functionality and tool use and general support.
- After deployment, provide training and ongoing support with day-to-day operations as needed through a combination of city and vendor support.
- Provide training and support for higher level tools including but not limited to risk assessment, cost analysis, life expectancy curves, inspection applications, and resource analysis.
- Lay the groundwork for financial and resource analysis for future capital projects.
- The city would like to take a tiered approach to deployment:
 - Year #1 (2023) = Water, Sewer, Transportation, Sidewalks, Signals, Stormwater, 811/ Locates- 30 users.
 - Year #2 (2024) = Parks, Airports, Facilities, Fleet, Scenario Builder.
 - We ask that potential vendors provide a separate cost for year one and year two, as well as a cost for adding more users

Scope of Work:

The project expectations are as follows:

- Once chosen, the selected vendor will assist with the initial deployment, integration with existing city GIS data for Public Works and other departments, administrative functions, and troubleshooting. The vendor will provide guidance on some of the more nuanced technical items and expectations during this process, including best practices and possible roadblocks.
- After successful deployment, it is expected that the selected vendor will provide ongoing training and support to city staff. This includes assistance with major project tasks and workflows, automations, rollouts to other city departments and general technical support.
- This is expected to be a tiered deployment, so bullet point two is extremely important.

Qualifications:

The intent of this RFP is to select a qualified business to furnish the materials and/or services described herein. Businesses shall include in their proposal a description of its track record in performing services specified in this RFP and any other information relevant to making a determination as to the ability to provide these materials and/or services.

Terms and Conditions:

Business/Individual shall conform to all rules, regulations, ordinances, laws, or directives set forth by the City of Osage Beach, State of Missouri and the Missouri Department of Transportation.

Business/Individual shall conform to any and all changes made to the contract/agreement as a result of any ordinance, law and/or directive issued by the City of Osage Beach or the State of Missouri. The City reserves the right to waive any variances from the original RFP in cases where the variances are considered to be in the best interest of the City.

The Business/Individual shall indemnify, save, and hold harmless the City of Osage Beach, Missouri, its employees, and agents, against any and all claims, damages, liability and court awards including costs, expenses, and attorney fees incurred as a result of any act or omission by the operator or its employees, agents, subcontractors, or assignees pursuant to the terms of the agreement resulting from this RFP.

Proposal Submission:

Proposal packets to include:

- RFP Form (enclosed)
- Any additions to the RFP Form regarding specifications.

Proposals may be mailed, or hand delivered. All proposals must be received by the Office of the City Clerk, City of Osage Beach, 1000 City Parkway, Osage Beach, MO, 65065, prior to 2:00 PM, November 7, 2022. Proposals must be clearly marked **Osage Beach Public Work, Building, Parks, and Airport Operations Management System** on the outside of the proposal packet. Proposals are NOT accepted by fax or email.

For Additional Information or Clarification, Contact:

- Mike Welty
Assistant City Administrator
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1011
- Tara Berreth
City Clerk
1000 City Parkway
Osage Beach, MO 65065
573-302-2000 Ext 1020

Award Details:

Bids will be evaluated by City Management. A candidate may be selected based on the ability and resources to provide the best products and/or services as described herein. If no decision can be reached, the Management Staff may ask for additional information. All bidders submitting a response to this RFP will be notified of the outcome.

The City of Osage Beach, Missouri reserves the right to reject any or all bids received in response to this RFP, or to cancel this RFP if it is in the best interest of the City to do so. Failure to furnish all information or to follow the bid format requested in this RFP may disqualify the bid submitted. Any exception to the details listed in this RFP must be identified in the bid documents.

All bids become the property of the City of Osage Beach, Missouri upon receipt. The City shall have the right to use all ideas or adaptations of the ideas contained in any bid received in response to this RFP. Disqualification of a bid does not eliminate this right.

All material submitted in response to this RFP will become public record and will be subject to inspection after a proposal is approved by the Board of Alderman. Any material requested to be treated as proprietary or confidential must be clearly identified and easily separable from the rest of the bid. Such request must include justification for the request and approval by the City. Neither cost nor pricing information nor a total bid will be considered proprietary.

City of Osage Beach RFP FORM

Proposal for Osage Beach Public Work, Building, Parks, and Airport Operations Management System

Tara Berreth
City Clerk

SUBMITTED BY: _____

Company Name

DATE SUBMITTED: _____

Details including images/photos/artwork/warranty and cost estimates (please provide individual price and quantity discounts if any) – attach additional sheet(s) for clarification if necessary:

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

Description of proposer's recent experience/references – attach additional sheet(s) if necessary:

[illegible]

Pursuant to and in accordance with the above stated RFP, the undersigned hereby declares that they have examined the RFP documents and specifications for the **Osage Beach Public Work, Building, Parks, and Airport Operations Management System**. The undersigned proposes and agrees, if their proposal is accepted, to furnish the materials and services described in the RFP documents.

Company _____ By _____
(Authorized Representative)

Address _____ (Print or type name and title)

Phone _____ Email _____

FAX _____ Date _____

City of Osage Beach
Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Mikeal Bean, IT Manager
Presenter: Mikeal Bean, IT Manager

Agenda Item:

Motion to approve the purchase of additional security equipment from Beishir Lock & Security for an amount not to exceed \$120,496.68

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

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

Deadline for Action:

None

Budgeted Item:

Yes

Budget Line Information (if applicable):

Budget Line Item/Title: 10-10-773278 Park Improvements

FY2023 Budgeted Amount:	\$1,185.328
FY2023 Expenditures to Date (05/08/23):	(\$ 128,639)
FY2023 Available:	\$1,056,689

FY2023 Requested Amount:	\$41,780.53
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Budget Line Item/Title: 45-00-774250 Computer Equipment

FY2023 Budgeted Amount:	\$41,248
FY2023 Expenditures to Date (05/08/23):	(\$ 0.00)
FY2023 Available:	\$41,248

FY2023 Requested Amount:	\$41,484.88
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Budget Line Item/Title: 47-00-774250 Computer Equipment

FY2023 Budgeted Amount: \$37,144

FY2023 Expenditures to Date (05/08/23): (\$ 0.00)

FY2023 Available: \$37,144

FY2023 Requested Amount: \$37,231.27

Department Comments and Recommendation:

This item was included in the 2023 budget which spanned across multiple departments. The project will place security cameras and the required equipment at 3 different sites. At Lee C Fine we are asking to add 7 cameras and associated equipment to cover all specified needs requested by the Airport Manager. At Grand Glaize we are asking to add 4 cameras and associated equipment to cover all specified needs requested by the Airport Manager. At City Park we are asking to add 5 cameras and associated equipment to cover all specified needs requested by the Parks Manager. Some changes were made to the original project due to future planned changes at Peanick Park. These camera locations were chosen by Chief Todd Davis, Airport Manager Ty Dinsdale, Parks Manager Eric Gregory, and IT Manager Mikeal Bean. This added coverage will also give our 911 Center the ability to monitor all of the City's sites from their desk. If this project is approved, this will provide the City with 24 hour surveillance of critical infrastructure at our satellite locations.

These changes do have about a \$500 effect on yearly maintenance and support costs which are budgeted. The cost for these upgrades are slightly over budget for both airports (see details below). There are several other capital purchases budgeted in these departments, so we will take a wait and see approach before recommending any budget amendments. These variances have been reported to the City Administrator and will be monitored in case future changes are needed.

Budget Breakdown:

Park Improvements 10-10-773278

Budget = \$63,946.00 (Both Parks combined)

Actual = \$41,780.53

We were originally going to add cameras at both parks, but with all of the changes happening at Peanick Park over the next few years as dictated by the new Park Master Plan it did not make sense to install cameras at Peanick Park until we really know what the new layout will look like. Instead, we are using some of that money to upgrade the capabilities of the cameras and related hardware to improve the views Dispatch will have at City Park.

Once the Board's vision for Peanick is clearer, we will budget for security cameras accordingly in future years.

45-00-774250 Computer Equipment :

Budget =\$41,248.00

Actual = \$41,484.88

The purchase was made according to budget. This cost is over budget by \$236.88

47-00-774250 Computer Equipment

Budget =\$37,144.00

Actual = \$37,231.27

The purchase was made according to budget. This cost is over budget by \$87.27.

I recommend Approval

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation. The minimal budget overages outlined above do fall within the perimeters of an Administrative Amendment, and will be completed accordingly upon approval of this motion.

Beishir

LOCK & SECURITY

5423 S. Lindbergh Blvd.
St. Louis, MO 63123

(314) 842-4500 www.STLSecurity.com

QUOTE

DATE

4/6/2023

INVOICE #

0001233293

CUST #

0016100

BILL TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

SHIP TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

P.O. NUMBER	TERMS	SALES PERSON
CITY SURVEILLANCE V2	NET 30	Mark
DESCRIPTION		AMOUNT
Parts & Labor to Replace 1 Workstation in Dispatch Security Office to Provide Video Feeds to 5 Display Monitors, 1 Console Monitor		5,317.30
Includes:		
* Windows 11 Workstation		
* Intel i7 Processor		
* nVidia RTX Graphics Card		
* 16GB RAM		
* SSD Hard Drive		
* Minimum of 6 Display Outputs		

Parts & Labor to Install Camera System at Lee C Fine Airport		41,484.88
Includes:		
* Install Rugged XProtect Professional Plus VMS Server w/ 4TB Video Storage, 8 Port POE Switch at Data Rack		
* Install 1000VA UPS at Data Rack		
* Install Cabling from NVR to 5 Cameras Locations, 2 PTP Locations, 1 Display Monitor on Main Building		
* Install Wireless PTP Connection from Main Building to Fuel Depot		
* Install Wireless PTP Connection from Main Building to Garage at Field		
* Install 600VA UPS at Fuel Depot and Garage Enclosures		
* Install 1 x 2MP LPR Camera on Main Building facing Entry Drive		
* Install 3 x 5MP Bullet Cameras w/ IR Illuminators on Main Building facing Front Lot, Side Lot, Rear Lot toward Field Gate		
* Install 1 x 5MP Bullet Camera at Fuel Depot		
* Install 1 x 5MP Dome Camera in Airport Office		
* Install 1 x 15MP Quad Imager Panoramic Camera on Field Garage to Monitor Tarmac Area		
* Configure Milestone VMS for 10 Camera Views		
* Install Display Monitor in Airport Office for Local Camera Viewing		
Exclusions:		
*** Use of City Bucket Truck or Boom Lift may be required for camera installation on Fuel Depot		
* Licensing will be added to existing XProtect Professional Plus Management Server at City Hall		
* 110VAC Power Required at NVR, Workstation and PTP Locations at Field Garage / Fuel Depot		
* After Hours Labor		

Parts & Labor to Install Camera System at Osage Beach City Park		30,619.37
Includes:		

NOTE: Quote TOTAL includes ALL listed options. Any option exclusions should be notated and deducted from TOTAL.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted and authorization is hereby given to proceed with installation. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard professional practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Proposal is also subject to any terms and conditions as noted above, or on lease agreements, service contracts and other documents as provided prior to completion of installation.

Signature _____

Date of Acceptance _____

QUOTE

DATE _____

4/6/2023

INVOICE #

0001233293

CUST #

0016100

BILL TO:

**City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065**

SHIP TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

[illegible]

NOTE: Quote TOTAL includes ALL listed options. Any option exclusions should be notated and deducted from TOTAL.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted and authorization is hereby given to proceed with installation. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard professional practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Proposal is also subject to any terms and conditions as noted above, or on lease agreements, service contracts and other documents as provided prior to completion of installation.

Signature _____

Date of Acceptance

Beishir

LOCK & SECURITY

5423 S. Lindbergh Blvd.
St. Louis, MO 63123

(314) 842-4500 www.STLSecurity.com

QUOTE

DATE

4/6/2023

INVOICE #

0001233293

CUST #

0016100

BILL TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

SHIP TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

P.O. NUMBER	TERMS	SALES PERSON
CITY SURVEILLANCE V2	NET 30	Mark
DESCRIPTION		AMOUNT
* Install Wireless PTP Connection from Main Building to Detached Maintenance Garage * Install 8 Port Hardened POE Switch at Maintenance Garage * Install 600VA UPS at Maintenance Garage Enclosure * Install 2 x 2MP LPR Camera on Maintenance Garage facing Entry Drives * Install 1 x 5MP Dome Camera in Airport Office * Install 1 x 20MP Quad Imager Panoramic Camera on Main Building Corner to Monitor Parking Areas and Fuel Shelter * Configure Milestone VMS for 7 Camera Views * Install Display Monitor in Airport Office for Local Camera Viewing Exclusions: * Licensing will be added to existing XProtect Professional Plus Management Server at City Hall * 110VAC Power Required at NVR, Workstation and PTP Locations at Maintenance Building * After Hours Labor ***** *** BID TERMS *** Deposit/Payment: Unless other financing terms are approved in writing prior to bid acceptance, a 50% Deposit shall be required with bid acceptance to proceed with material orders, permitting and/or job scheduling and Final Balance Payment shall be required upon Substantial Completion of Work and Final Commissioning to the Client. Unexpected delays in job completion and/or commissioning beyond the control of Beishir Lock & Security shall allow for Partial Completion Billings to be submitted throughout the project on a monthly basis to account for Parts and Labor already expended on the project. Lien waivers are available upon written request to: accounting@stlsecurity.com Credit Card Payments: A 3% Service Fee will be added to all Credit Card payments on invoices over \$1000. Site Conditions: This bid assumes free and clear access to all necessary work areas during regular business hours. Client shall supply free and clear workspace to install all hardware as discussed with technician prior to commencement of work. Repetitive trips due to unavailability of work area and client supplied components or data could result in additional trip service charges. GENERAL EXCLUSIONS: Unless otherwise specified in the scope of work above, the following work is excluded from this quote: After-Hours Labor, Prevailing Wage Orders, Union Labor, Drawings, Permits, Patching/Painting, Lift Rentals, 110VAC Hardwired Electrical Connections, Non-Communications Trade Work, Site Specific Training Time. Changes to Scope of Work: This quote is based on a specific 'Scope of Work' as described above. Changes to this Scope of Work may be requested by the Client or suggested by Beishir Lock & Security as a result of the changing nature of this project, technological advances or other conditions. Any changes or modifications to the Original Scope of Work can only be made by a requested and approved 'Change Order' issued by Beishir Lock & Security and signed by the Client in order to proceed with the		

NOTE: Quote TOTAL includes ALL listed options. Any option exclusions should be notated and deducted from TOTAL.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted and authorization is hereby given to proceed with installation. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard professional practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Proposal is also subject to any terms and conditions as noted above, or on lease agreements, service contracts and other documents as provided prior to completion of installation.

Signature _____

Date of Acceptance _____

Beishir

LOCK & SECURITY

5423 S. Lindbergh Blvd.

St. Louis, MO 63123

(314) 842-4500

www.STLSecurity.com

QUOTE

DATE

4/6/2023

INVOICE #

0001233293

CUST #

0016100

BILL TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

SHIP TO:

City Of Osage Beach
1000 City Parkway
Osage Beach MO 65065

P.O. NUMBER	TERMS	SALES PERSON
CITY SURVEILLANCE V2	NET 30	Mark
DESCRIPTION		AMOUNT
installation. Price Guarantee: Copper and steel items will change with market prices due to the volatility of raw materials. Copper cable prices valid 14 calendar days ONLY. All other prices valid 30 days unless noted at the line level. Please note that while Beishir Lock & Security takes great care to ensure affordable product availability, all price and availability guarantees are subject to change at any time due to unforeseen market volatility related to natural disasters and/or other unforeseen manufacturing changes. Any such modifications will be relayed to customer at time of quote acceptance for customer approval prior to proceeding with the work. Please be aware that any structural or device changes to the Project Site could result in the need for different equipment and/or labor than was previously described in this bid. If any changes are made, or to be made, please contact our office to ensure the integrity of the items and pricing noted in this Bid. Bid Acceptance: To accept this bid/proposal, please sign and date a copy of this Quote and Fax, E-Mail or Mail to Beishir Lock & Security Offices. Applicable job deposit must be received with the quote acceptance per the terms above prior to any drawings/material orders/scheduling will take place for this project. If a separate invoice is required for deposit submission, please contact our sales office to have an invoice sent. Warranty: 1 Year Limited Parts, Labor & Software Warranty Included for all Equipment supplied by Beishir Lock & Security unless otherwise stated. Labor warranty includes service during regular business hours (M-F 9am-5pm). After Hours, Weekends & Holiday service will incur normal service rates for those periods. Some hardware devices may include additional warranty period through the manufacturer on a per device basis. Standard labor rates will be apply for troubleshooting, removal and/or replacement of defective items covered by an extended manufacturer warranty if they are beyond the standard 1 year labor warranty. All supplies, materials, software, components or equipment provided separately or as a portion of our contract is subject to the original manufacturers (OEM's) warranty pass-through for resale as applicable at the time of purchase. Please contact our office for more information or to obtain a per-item manufacturers warranty list for your project. Taxes & Permits: Unless noted above, this Bid does not include any applicable Taxes, Permits Or Fees that may be required based on your City and/or Municipality. If tax exempt status is required, Sales Tax Exemption Certificate MUST BE SUBMITTED with Quote Approval or Missouri Sales Tax will be applied to the invoice total.		
TOTAL		\$120,496.68

NOTE: Quote TOTAL includes ALL listed options. Any option exclusions should be notated and deducted from TOTAL.

ACCEPTANCE OF PROPOSAL - The above prices, specifications and conditions are satisfactory and are hereby accepted and authorization is hereby given to proceed with installation. Payment will be made as outlined above. All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard professional practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strike, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Proposal is also subject to any terms and conditions as noted above, or on lease agreements, service contracts and other documents as provided prior to completion of installation.

Signature _____

Date of Acceptance _____

City of Osage Beach

Agenda Item Summary

Date of Meeting: May 18, 2023
Originator: Mike Welty, Assistant City Administrator
Presenter: Mike Welty, Assistant City Administrator

Agenda Item:

Motion to accept petition for placement of a new street light near the corner of Dude Ranch and Dogwood.

Requested Action:

Motion to Approve

Ordinance Referenced for Action:

Board of Aldermen may accept petitions for street lights per City Code Section 510.200, and may also waive requirements outlined in City Code Section 510.180.

Deadline for Action:

None

Budgeted Item:

Not Applicable

Budget Line Information (if applicable):

Not Applicable

Department Comments and Recommendation:

The City received a Street Light petition in accordance with section 510.180 of the Osage Beach Ordinances in late February for the installation of a new street light at the corner of College Blvd and Bradford Drive. I have been in contact with the petitioner as we have been doing our research on whether this petition meets all of the criteria.

Attached you will find sections 510.180 and 510.200 of the Osage Beach City Ordinances along with the petition that was turned in and some notes that detail how we came to the conclusion that a street light is needed at this location.

Based on the criteria laid out in section 510.180, this petition does not meet the requirements. There is not sufficient concentration of pedestrian traffic and there have been very few accidents in the area.

That said the street lights in this area were installed many years ago prior to the area

being fully developed. The closest street light is about 250 feet away from the location being proposed for a new street light. The distance between the two closest street lights is about 500 feet. The City design guidelines state that street lights should never be more than 400 feet apart. (410.390)

Because of these factors, staff recommend this petition be accepted even though the petition does not meet all of the criteria.

City Attorney Comments:

Not Applicable

City Administrator Comments:

I concur with the department's recommendation. If accepted, installation of street light will be based on availability of materials and availability of budgeted funds.



City of Osage Beach
Petition to Install New Streetlight(s)

We the undersigned property owners, who represent a minimum of ^{100%} 66% of the property owners on the first 400 ft. of Dogwood Lane, which is a public street, do hereby petition the Osage Beach Board of Aldermen to add into the City inventory a streetlight(s) at the following location(s): 1314 Dogwood Lane at the existing Power Pole on the Right side of the driveway entrance to 1314 Dogwood Lane.

We the undersigned understand the Board of Aldermen may choose not to install and accept into the City inventory or may require additional information; improvements; or actions by the petitioners. Petitioners understand there are minimum requirements as set forth in City Code Chapter 410 and City Design Guidelines Section 7, which must be met prior to the Board of Aldermen considering acceptance.

PRINTED NAME

STREET ADDRESS

SIGNATURE

DATE

LARRY R. SALSMAN SR. 1314 Dogwood Lane -

Larry R. Salsman 2-1-23

CLEVE RAMBO 1306 Dogwood Lane -

Cleve Rambo 2-1-2023

Kelly's Port 5250 Dude Ranch Rd -

Kelly 2-1-2023

CITY CLERK

RECEIVED

RETURN COMPLETED FORM TO:

Osage Beach City Clerk, 1000 City Parkway, Osage Beach, MO 65065

For Office Use Only: Date Rec'd 2/1 Rec'd By [Signature]

Review & Approved: PC ___ CP ___ PW ___ CA ___

Date Approved by Board of Aldermen: _____

October 8, 2022

City of Osage Beach,

My name is Larry Salsman Sr. I live at 1314 Dogwood Lane. I am writing to you today to request your help in placing a street light on the power pole at the right hand entrance to our property. We are requesting the street light to help provide additional security along Dogwood Lane and help discourage theft in our neighborhood. I have enclosed a drawing showing the existing street lights locations. By adding the additional lighting it would fill in a gap of contentious security lighting down Dogwood Lane.

I would welcome anyone from the city to come out to our property to discuss the need for this light.

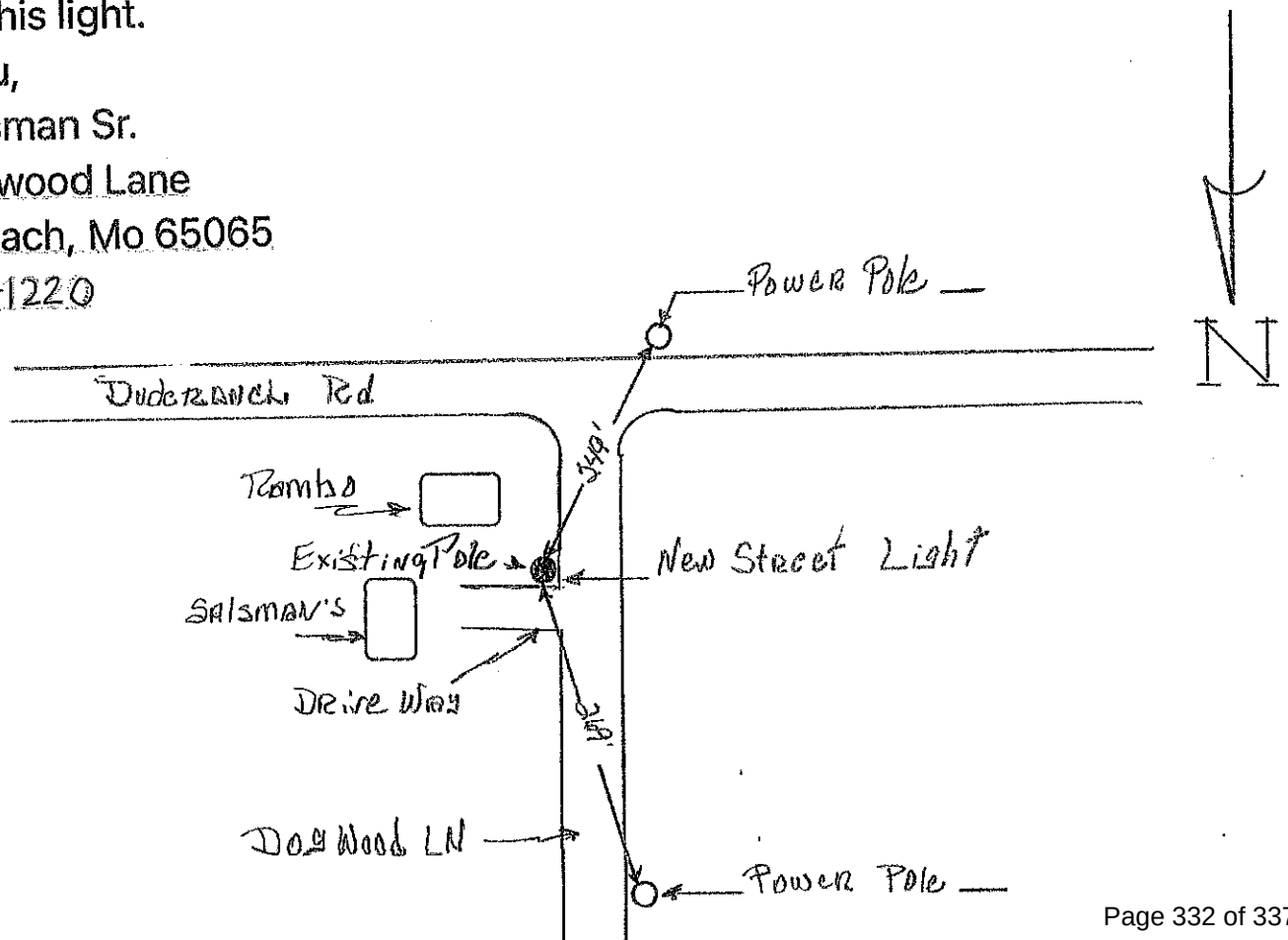
Thank you,

Larry Salsman Sr.

1314 Dogwood Lane

Osage Beach, Mo 65065

573-745-1220



Chapter 410. Subdivision Regulations

Article VI. Street Lighting

Section 410.390. Street Lighting Location Standards.

[R.O. 2006 §410.400; Ord. No. 98.04 §2, 3-19-1998]

- A. Street lighting shall be provided at each street intersection to adequately illuminate the entire surface of the intersection.
- B. Where intersections on existing or proposed residential or local streets are in excess of four hundred (400) feet apart, additional lights shall be placed along the street at intervals not exceeding four hundred (400) feet. Existing lots with road frontage of three hundred (300) feet or less shall be exempt.
- C. Where intersections on existing or proposed non-residential or collector streets are in excess of three hundred (300) feet apart, additional lights shall be placed along the street at intervals not exceeding three hundred (300) feet. Existing lots with road frontage of two hundred (200) feet or less shall be exempt.
- D. Where intersections on existing or proposed arterial streets are in excess of two hundred (200) feet, a street light shall be provided at intervals not exceeding two hundred (200) feet. Existing lots with road frontage of two hundred (200) feet or less shall be exempt. Lighting along State arterial corridors shall be installed in accordance with Missouri Department of Transportation standards or as specified by an adopted street lighting plan.
- E. Street lights that extend over the paved surface shall be a minimum of twenty (20) feet above said surface. Lights that do not extend above the pavement surface shall be a minimum of twelve (12) feet in height.
- F. Street lights shall be provided at all cul-de-sacs, public turnaround areas, or abrupt turns, and at the terminal end of dead-end streets.
- G. Street light structures and poles shall be placed in the right-of-way of the proposed or existing street(s). Street lights shall be placed as close to the right-of-way line as possible. Light poles or structures which impede drainage or may create a traffic hazard, as determined by the Public Works Director, shall be redesigned or relocated in conformance with the provisions herein.
[Ord. No. 13.57 §5, 9-19-2013]

Section 410.400. Street Lighting Design Standards.

[R.O. 2006 §410.410; Ord. No. 98.04 §3, 3-19-1998; Ord. No. 00.19 §8, 6-1-2000]

Street lights to be located within or adjacent to City street or parking right-of-way or easements shall be designed in accordance with the Osage Beach Design Guidelines, which shall be on file in the City offices.

Dogwood:

- “At least sixty-six percent (66%) of the owners on the public street within the area of need must have requested a street light.” – **Need to confirm/deny based on the signatures of the petition. (Tara ?) 3**
- “The proposed street light must be on a public street.” – **Is the proposed streetlight on a public street? (Kevin Crooks) Yes**
- “There is a sufficient concentration of pedestrian traffic, vehicular accidents or high incident of crime to require a street light as recommended by the Chief of Police.” **(Todd Davis) No/Heavy evening walking traffic**
- “The proposed street light must be within the City of Osage Beach corporate limits.” **(Cary Patterson) Yes**
- “The proposed street light must serve at least four (4) residences, if the area is residential.” **(Kevin Crooks) 15**
- Would the proposed street light to be constructed, should it be approved, meet the location and design standards (Article VI and Design Guidelines Section 7) **(Dave Van Leer/Kevin Crooks/Cary Patterson) Currently the streetlight in this area are 490 feet apart, City Guidelines say Street Lights should be no more than 400 feet apart**

Section 510.180. Guidelines For Consideration in Accepting Additional Street Lighting Into The Public Street System. [R.O. 2006 §510.180; Ord. No. 98.13 §1, 5-7-1998; Ord. No. 13.32 §§1 — 2, 6-20-2013]

- A. The guidelines for acceptance of street lights are as follows:
1. At least sixty-six percent (66%) of the owners on the public street within the area of need must have requested a street light.
 2. The proposed street light must be on a public street.
 3. There is a sufficient concentration of pedestrian traffic, vehicular accidents or high incident of crime to require a street light as recommended by the Chief of Police.
 4. The proposed street light must be within the City of Osage Beach corporate limits.
 5. The proposed street light must serve at least four (4) residences, if the area is residential.
 6. The proposed street light shall serve at least two (2) businesses, if the area is commercial.
 7. All street lighting shall be installed and inspected in accordance with Chapter 410, Subdivision Regulations, of the Code of Ordinances of the City of Osage Beach.

Section 510.200. Board of Aldermen Assurances and Actions in Accepting or Rejecting Street Lighting Petitions. [R.O. 2006 §510.200; Ord. No. 98.13 §3, 5-7-1998; Ord. No. 13.32 §§1 — 2, 6-20-2013]

- A. The Board of Aldermen may accept the original petition for placement of a street light and review it for accuracy, completeness and compliance with Section 510.180.
- B. The Board of Aldermen may place additional conditions as may be reasonable.
- C. When a street light proposal is accepted under this Section, the Board of Aldermen shall not guarantee immediate installation of any additional street lights, but may consider such installation as part of the City's public improvements budget.
- D. The Board of Aldermen may reject a proposed street light for any reason including the lack of adequate resources to install and maintain the proposed street light.
- E. The Board of Aldermen may, by a two-thirds (2/3) majority, waive any of the requirements of Section 510.180.

Mayor / Board of Aldermen

DEPARTMENT UPDATE LIST – As of May 18, 2023

- Camden County Road Property Tax Questions (*City Treasurer, K Bell*)
- Capital Replacement Plan – LO/OB Joint Sewer Plant (*City Administrator, J Woods*)
- Emergency generator back up plan for city (*PW Operations Mgr-K Crooks*)
- Guideline Evaluation
 - Design Guideline Revisions - Street Lights (*Asst. City Administrator, M Welty*)
 - TIF / Incentive Guideline Review / Revisions (*City Administrator, J Woods*)
- Personnel (*HR Generalist, M Raye*)
 - Employee Benefits – re: LAGERS
 - Vacancy Status Update
 - Employee Survey
 - Employee 360 Feedback Process
- Project Updates / Related Budgeted Items Update
 - L/S Panel Replacement Plan (*PW Operations Mgr, K Crooks*)
 - Park Master Plan (*Parks & Recreation Mgr, E Gregory*)
 - Private Street Inventory (*Asst. City Administrator, M Welty*)
 - Sidewalk Master Plan (*Asst. City Administrator, M Welty*)
 - Swiss Village Treatment Plan (*PW Operations Mgr, K Crooks*)
 - Tan Tar A Master Plan re: Infrastructure (*Asst. City Administrator, M Welty*)
 - Tan Tar A Estates Utilities Current Contract Details / Rate Review (*City Attorney, C Bradbury / City Administrator, J Woods*)
 - Veterans Memorial (*Asst. City Administrator, M Welty*)
- Service Evaluation
 - IT Service Contract Evaluated (*Asst. City Administrator, M Welty*)

Notes:

City Staff contact noted.

Timelines as requested are pending review.