



**CITY OF OSAGE BEACH  
BOARD OF ALDERMEN MEETING**

1000 City Parkway  
Osage Beach, MO 65065  
573/302-2000 FAX 573/302-0528  
Email: [www.osagebeach.org](http://www.osagebeach.org)

**TENTATIVE AGENDA**

**REGULAR MEETING**  
May 5, 2016 – 6:30 P.M.  
CITY HALL

**\*\*\*\*\* Note: Make sure your cell phone is turned off or on a silent tone only. Please sign the attendance sheet located at the podium if you desire to address the Board.**

**CALL TO ORDER**  
**Pledge of Allegiance**  
**Roll Call**

**MAYOR'S COMMUNICATIONS**

**CITIZENS' COMMUNICATIONS**

- This is a time set aside on the agenda for citizens and visitors to address the Mayor and Board on any topic that is not a public hearing. The Board will not take action on any item not listed on the agenda, but the Mayor and Board welcome and value input and feedback from the public. Speakers will be restricted to three minutes unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

**APPROVAL OF CONSENT AGENDA**

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

- Minutes of 04/21/16
- Bills List

(Page 01)  
(Page 10)

**UNFINISHED BUSINESS**

None

## **NEW BUSINESS**

- A. Public Hearing. Proposed Amendments to Zoning Ordinance Relating to Group Home Spacing Requirements. (Page 23)
- B. Public Hearing. Special Use Case No. 390. Revelation Construction and Development LLC Requests Special Use Permit to Build Residential Units in a Commercial Zone (Page 31)
- C. Consideration of Special Use Case No. 390 (Page 36)
- D. Bill No. 16-39. Authorize Funding Request for Festival of Speed. First and Second Readings (Page 40)

## **COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN**

### **STAFF COMMUNICATIONS**

### **ADJOURN**

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

Diann Warner, City Clerk,  
1000 City Parkway  
Osage Beach, MO 65065  
573-302-2000 ex 230  
[dwarner@osagebeach.org](mailto:dwarner@osagebeach.org)

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

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

April 21, 2016

The Board of Aldermen of the City of Osage Beach, Missouri, met to conduct a regular meeting on Thursday, April 21, 2016 at 6:30 p.m. at City Hall. The following were present: Mayor Penny Lyons, Alderman Jeff Bethurem, Alderman Phyllis Marose, Alderman John Olivarri, Alderman Ron Schmitt, Alderman Kevin Rucker and Alderman Tom Walker. Diann Warner City Clerk was present and performed the duties of that office.

**Mayor's Communications.**

Mayor Lyons read the following statement:

“As an alderman, more than sixteen years ago, former Mayor Gary Martin asked me to run for mayor.

Osage Beach was constantly in the news with negative articles. The business owners and the citizens wanted it to stop. With the help of a lot of volunteer support and after four or five very contentious elections, things calmed down. Many of the volunteers went on to serve on half a dozen city committees for months and years. They helped with policy, crunched utility rates, laid out a park, examined airport options, and more with monthly meetings. When their tasks were completed, the information was turned over to the board and most of the committees were dissolved. Some of these volunteers ran for elected office in Osage Beach and on other organizations. I would like to thank the dozens of volunteers who worked to move the city forward. We still have forty volunteers who continue to serve on the state mandated commissions and the Citizens Advisory Committee.

During my time as an alderman and mayor there have been nineteen elections with almost two dozen new aldermen. Like the volunteers, these elected officials wanted to promote a positive and progressive city. I would like to thank all of them.

Osage Beach is fortunate that we have been able to retain a very professional staff. The city has invested in continuous training. Internal promotion also encourages a great work ethic. I would like to thank the staff for their commitment to making Osage Beach the place to live and work at the Lake.

Financially the city is in great shape. Clean audits, balanced budgets, debt reduction by twenty million and increased assets by thirty million that says we pay attention to the details. The city is a business governed by state statutes and local ordinances. Private investment in the city has averaged over 26 million per year for the last sixteen years. Taking care of infrastructure has encouraged this growth. Osage Beach has become the hub of the Lake.

Recently, I was asked what will be the city's greatest challenge. Osage Beach sales tax is being eroded by the online sales that avoid paying any sales tax. New businesses will probably be more service oriented contributing to less sales tax. Some existing brick and mortar businesses may move to national warehouses for online sales. Fortunately, Osage Beach has installed and paid for most of its costly infrastructure. But the future costs will be substantial for constant upgrades and maintenance. Unfortunately, federal and state legislators are ignoring this loss. They tend to perceive this as a new tax, which it isn't.

I congratulate all the winners and know that they will continue to move the city forward. It has been a very positive twenty years. Thank you to everyone for their support.”

**Citizens Communications.**

Jim and Carolyn Morris were present to thank the City for supporting state aviation the last ten years. Mrs. Morris said over 200 legislators and senators were contacted to participate in State Aviation Day on April 5, 2016. She said aviation has a \$9 billion economic impact on the state of Missouri. Mr. Morris provided pens for members of the Mayor, Board members and staff.

Clyde Hegelund, a resident of Ward 2, said he did not have an opinion on the Osage Beach Parkway West Study to enhance and beautify the west side; however, he said without an increase in traffic it does not matter how pretty it is. He said that traffic must increase for businesses to survive and for new businesses to succeed. Mr. Hegelund said Molotof Cocktails is out of business. He suggested spending funds on a two lane exit ramp coming from the west. Mr. Hegelund said an increase in traffic will increase business.

**Consent Agenda.**

Alderman Schmitt moved to approve the consent agenda which includes minutes of the meetings held on April 7, 2016, the bills list as submitted and a liquor license to Amoldo Chapa for el Espolon. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

**Unfinished Business.**

None

**New Business.**

Certified Election Results. The certified election results were presented as follows:

**Camden County**

<u>Mayor</u>	
Penny Lyons	216
John Olivarri	322
<u>Alderman Ward I</u>	
Kevin Rucker	137
<u>Alderman Ward II</u>	
Phyllis Marose	157
Nancy Viselli	43
<u>Alderman Ward III</u>	
Tom Walker	135

Collector

John M. Berry	271
Gloria O Keefe	212

Question: Shall the City of Osage Beach discontinue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a license Missouri dealer?

Yes	136
No	390

Miller County

Mayor

Penny Lyons	40
John Olivarri	26

Alderman Ward I

Kevin Rucker	61
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Collector

John Berry	42
Gloria O Keefe	25

Question: Shall the City of Osage Beach discontinue applying and collecting the local sales tax on the titling of motor vehicles, trailers, boats, and outboard motors that were purchased from a source other than a license Missouri dealer?

Yes	15
No	46

Alderman Bethurem moved to accept the certification of election results as presented. Alderman Marose seconded the motion which was voted on and unanimously passed.

Alderman Olivarri submitted his letter of resignation as alderman Ward 3 to the City Clerk.

Oaths of Office. Oaths of office were administered by the City Clerk to the following: John Olivarri, Mayor; Kevin Rucker, Alderman Ward 1; Phyllis Marose, Alderman Ward 2; Tom Walker, Alderman Ward 3; John Berry, City Collector.

Mayor Olivarri presented a Resolution of Appreciation to Penny Lyons for her dedicated service to the City for close to twenty years as mayor, alderman and as a Planning Commission member.

Mayor Olivarri thanked everyone for the honor of serving the City as mayor. He issued proclamations proclaiming April 11-16 as National Public Safety Telecommunications Week and the week of May 1-7 as Local Government Week.

Public Hearing.

Marina View TIF Plan and Redevelopment Project.

City Attorney Ed Rucker explained that the Tax Increment Financing Act requires a public hearing every five years concerning each project pursuant to RSMo. 99.865.3. The purpose of tonight's hearing is to determine if the Marina View TIF Plan and Redevelopment Project is making satisfactory progress under the proposed time schedule contained within the approved plans for completion. Notice of such public hearing has been given as required.

Mayor Olivarri opened the meeting for public comments, however no comments were received from the audience.

The Marina View TIF Plan and Redevelopment project has not proceeded due to the death of Mr. John Q. Hammons and the Four Seasons litigation which initially delayed the project. This public hearing and the notice thereof, comply with the statute.

Mr. Rucker reported that City Administrator Woods has contacted the Hammons Group and he anticipates she and Mayor Olivarri will be conversing with them in the near future about any plans to develop the property.

No Board action is required.

#### Election of the President of the Board.

Alderman Walker nominated Alderman Jeff Bethurem as President of the Board of Aldermen. Alderman Schmitt nominated Alderman Kevin Rucker. The votes for Alderman Bethurem were as follows: "Ayes": Alderman Walker, Alderman Marose, Alderman Bethurem. Votes for Alderman Rucker were as follows: "Ayes": Alderman Schmitt, Alderman Rucker. The vote resulted in three votes for Alderman Bethurem; two votes for Alderman Rucker.

Alderman Bethurem was elected President of the Board of Aldermen.

#### Bill No. 16-36. AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE ARROWHEAD CENTRE COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE DISTRICT, AND MAKING FINDINGS AND AUTHORIZING ACTIONS RELATED TO ESTABLISHMENT OF THE DISTRICT

City Attorney Ed Rucker explained that on July 16, 2015, the Board held hearings on the Arrowhead Centre Tax Increment Financing Plan and the Petition to Establish the Arrowhead Center Community Improvement District. At that same meeting, the Board approved the TIF Plan by ordinance and held the first reading of the eight project ordinances that will implement the TIF Plan. On February 18, 2016, the Board adopted an ordinance to approve the Tax Increment Financing Redevelopment Agreement and approved Redevelopment Project 1. The TIF agreement was executed by the City and Developer with an effective date of February 18, 2016. City Attorney Rucker said approval of Bill No. 16-36 will create the Arrowhead Centre Community Improvement District as contemplated in the Arrowhead Centre Tax Increment Financing Plan.

Alderman Rucker pointed out that the CID Petition lists the names of the initial directors of the Community Improvement District however; the names should be changed from Penny Lyons, Mayor to John Olivarri, Mayor; and Ron Schmitt, President of the Board of Aldermen to Jeff

Bethurem, President of the Board of Aldermen. Mr. Gary Mitchell, President of the Dogwood Hills Golf Course, Inc. petitioner for the CID and owner of the property and President of the Arrowhead Development Group, and the developer under the Arrowhead Centre Tax Increment Financing Plan was present at the meeting and publicly agreed to those changes.

Alderman Bethurem moved to amend the motion to reflect the substitution of names from Penny Lyons, Mayor to John Olivarri, Mayor and from Ron Schmitt, President of the Board to Jeff Bethurem, President of the Board. Alderman Marose seconded the motion which was voted on and unanimously passed.

Mayor Olivarri presented the first reading of Bill No. 16-36 by title only. It was noted that Bill No. 16-36 has been available for public review. Alderman Marose moved to approve the first reading of Bill No. 16-36. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

Mayor Olivarri presented the second and final reading of Bill No. 16-36 by title only. It was noted that Bill No. 16-36 has been available for public review. Alderman Bethurem moved to approve the second reading of Bill No. 16-36 as presented. Alderman Marose seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-36 and to pass same into ordinance: "Ayes": Alderman Marose, Alderman Bethurem,. Alderman Walker, Alderman Schmitt, Alderman Rucker. "Nays": None. Bill No. 16-36 was passed and approved as Ordinance No. 16.36.

Bill No. 16-37. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH KEN KAUFFMAN AND SONS EXCAVATING, LLC FOR THE CITY PARK ENTRANCE 2016 PROJECT

The following bids were received for the City Park Entrance 2016 Project:

Travis Hodge Hauling, LLC	\$24,560.00
Stockman Construction Corp	\$19,287.00
Ken Kauffman & Sons Excavating	\$18,629.00

The apparent low bidder is Kauffman and Sons Excavating LLC with a bid of \$18,629.00.

20-00-764207 Asphalt Overlay budget of \$65,000 includes additional overlay projects. Overlay of Hatchery Road will follow this entrance project. Kauffman and Sons Excavating LLC have completed work in the recent past with good results.

The Public Works Department recommended approval of Bill No. 16-37.

Mayor Olivarri presented the first reading of Bill No. 16-37 by title only. It was noted that Bill No. 16-37 has been available for public review. Alderman Rucker moved to approve the first reading of Bill No. 16-37. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Mayor Olivarri presented the second and final reading of Bill No. 16-37 by title only. It was noted that Bill No. 16-37 has been available for public review.

Alderman Marose moved to approve the second and final reading of Bill No. 16-37 as presented. Alderman Bethurem seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-37 and to pass same into ordinance: “Ayes”: Alderman Bethurem, Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Marose. “Nays”: None. Bill No. 16-37 was passed and approved as Ordinance No. 16.37.

Bill No. 16-38. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS TO SUPPORT THE LAKE OZARK ROTARY EVENT ON MAY 13, 2016

City Administrator Jeana Woods explained that Lake Ozark Rotary submitted a request for funds on April 13, 2016, along with the event flyer and sponsorship form. The request is for \$150 for a Hole Sponsorship at the Greg Gagnon Memorial Golf Tournament to be held on Friday, May 13, 2016, at the Oaks at Tan-Tar-A.

FY2016 Event Support Budget (10-21-754250)	\$10,000
Prior support: Bike Fest (BOA 3/3/16)	<\$ <u>2,000</u> >
Balance Available to date:	<u>\$ 8,000</u>

Alderman Rucker expressed his concern that the event will not be held inside the City limits which should be considered. He added that the intent was to support economic development in the City. Alderman Walker said that the Rotary Club is located in Osage Beach.

Mayor Olivarri commented that the intent of the ordinance was to promote economic development for the City and he questioned how this promotes that goal. Alderman Walker responded that the Lake Ozark Rotary, through the golf tournament, has donated \$51,000 to non-profit organizations in the area. He added that the golf tournament will be held at the Oaks Golf Club off KK.

Mayor Olivarri said that Rotary is a great organization and there are many fund raising events that do good things; however, the intent of this fund is to directly promote economic development.

Mayor Olivarri presented the first reading of Bill No. 16-38 by title only. It was noted that Bill No. 16-38 has been available for public review. Alderman Walker moved to approve the first reading of Bill No. 16-38.

Aldermen Bethurem and Marose announced they are members of the Lake Ozark Rotary Club and asked if this might constitute a conflict of interest. The city attorney advised them that it might at least create the appearance of a conflict of interest, and that the most cautious legal advice would be that they not take part in voting on this matter; therefore they both stated they would abstain from voting.

There being no second to approve the first reading of Bill No. 16-38, Alderman Walker withdrew the motion to approve the first reading of Bill No. 16-38 and the bill failed.

Authorize Adding John Olivarri on Bank Accounts.

Alderman Marose moved to delete Penny Lyons from the City's bank accounts and add John Olivarri to the accounts as requested. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Recommendation of Osage Beach Parkway West Study Selection Committee.

City Administrator Woods explained that on December 3, 2015, the Board of Aldermen created the Osage Beach Parkway West Study Committee to assist with the selection of a qualified multi-service consulting firm to perform and deliver a comprehensive plan for the Osage Beach Parkway west of the Grand Glaize Bridge.

December 21, 2015, the RFQ notice was released with a deadline of February 12, 2016. Eight consulting firms submitted proposals. Three of the eight were invited to present to the committee on April 6, 2016.

The Committee is recommending Board approval of HDR to proceed with the Osage Beach Parkway West Study to establish a plan for the development and revitalization of the Osage Beach Parkway west of the Grand Glaize Bridge.

HDR is a full service firm with many resources that offers a vast range of design capabilities. They specialize in planning and design, including engineering, architecture, environmental, and construction services.

Their specific plan as presented for the parkway includes a step by step process to deliver a guidance document for the community. Phase I would include establishing baseline conditions by informed discussions with the City and stakeholders regarding the project and scope of work. Project goals and scope will be tailored in collaboration with the community. Phase II will cover the execution of the remainder of the project, including development/analysis of alternatives, final recommendations, and documentation. (*Source: HDR submitted proposal February 12, 2016*).

Upon approval from the Board to proceed with HDR, staff will begin to assist HDR with Phase I, establishing project deliverables and scope of work. All financing agreements with HDR will be brought to the Board of Aldermen.

Alderman Bethurem stated that the study is more than beautification of the west side and it entails land use and the Transportation Plan. He explained that HDR's presentation included how they planned to engage the community.

Mayor Olivarri explained that once the Board accepts the committee recommendation, the scope of work will be determined. He added that HDR is more than an engineering company in that they are also into economic development. Mayor Olivarri said the issues Mr. Hegelund mentioned are things the City plans to do. He added the community must determine what they want the Parkway to look like and HDR plans to involve residents through community meetings. Mayor Olivarri stated that the plan cannot proceed without involvement and direction from the community.

Alderman Bethurem moved to award the Parkway West Study to HDR as recommended by the Osage Beach Parkway West Study Selection Committee. Alderman Marose seconded the motion which was voted on and unanimously passed.

### **Communications from Members of the Board of Aldermen.**

Alderman Marose. Phyllis Marose congratulated the newly elected officials and stated that she looked forward to the next two years.

Alderman Walker. Tom Walker reported that he attended *Partners in Governance* yesterday in Columbia where the focus was on trust relations and how vital trust is between citizens and the government.

Alderman Bethurem. Jeff Bethurem congratulated the newly elected officials. He asked if it would be possible to help MoDOT maintain the right of way on the expressway. City Administrator Jeana Woods said it rained a lot last year, and she and Public Works Director Edelman had decided to help mow the right of way since MoDOT is only able to mow twice per year. However, City Administrator Woods said that cutting brush and saplings would be a Board decision which depends on the budget, manpower and whether the City should work on property other than property owned by the City. Alderman Bethurem suggested that a partnership with MoDOT be developed to assist with cutting the saplings and sage brush to help beautify the City.

Alderman Rucker. Kevin Rucker congratulated the newly elected officials. He said the new focus seems to be on economics. Alderman Rucker thanked Penny Lyons for her many years of service and commitment to the City.

### **Staff Communications.**

City Administrator. Jeana Woods congratulated the newly elected officials. She said that Penny Lyons was a supporter and an advocate of staff; however Mrs. Woods said she is looking forward to a new direction.

City Attorney. Ed Rucker reported that an amendment to the zoning ordinance has been developed regarding group homes. He is also working on a local vendor preference ordinance.

City Planner. Cary Patterson reported he is excited to be involved in the west side study and looks forward to the next few years of improvements.

City Engineer. Nick Edelman reported that Nichols Road reconstruction is out to bid and a prebid meeting with utility companies indicated Ameren UE has a pole in the right of way that must be moved, however, the cost of moving the pole is unknown at this time. The taxiway at Lee C. Fine Memorial Airport is also out to bid as well as Phase 4 of the Osage Beach sidewalk project from Case Road to Nichols Road.

Public Works Director Edelman reported on the progress at the intersection of Barry Prewitt Parkway and Osage Beach Parkway.

Park Department. Matt Vandervoort thanked Mike Welty and April White for their assistance with

the Peanick Park grant application. He reported that fifteen volunteers planted over 200 wild flowers at the City Park and that Travis Hodge completed some work at Peanick Park.

Mayor Olivarri announced that he is pleased to continue working with the Board and he appreciated the opportunity to continue serving the City. Mayor Olivarri announced that information about how the vacancy in Ward 3 will be filled has been distributed to the media.

There being no further business to come before the Board, the meeting adjourned at 8:45 p.m.

I, Diann Warner, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, held on April 21, 2016.

\_\_\_\_\_  
Diann Warner, City Clerk

\_\_\_\_\_  
John Olivarri, Mayor

**CITY OF OSAGE BEACH  
BILLS LIST  
May 5, 2016**

<b>Bills Paid Prior to Board Meeting</b>	<b>114,622.50</b>
<b>Payroll Paid Prior to Board Meeting</b>	<b>116,853.30</b>
<b>SRF Transfer Prior to Board Meeting</b>	<b>236,856.04</b>
<b>TIF Transfer Dierbergs</b>	<b>30,129.26</b>
<b>TIF Transfer Prewitt's Pt</b>	<b>106,872.78</b>
<b>Bills Pending Board Approval</b>	<b>393,105.82</b>
<b>Total Expenses</b>	<b><u>998,439.70</u></b>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	General Fund	MO DEPT OF REVENUE FAMILY SUPPORT PAYMENT CENTER	CVC COLLECTIONS	892.50		
			Case #81106219	150.00		
		MO DEPT OF REVENUE MO TREASURER BUDGET DIRECTOR	Case #31550944	138.46		
			State Withholding	3,486.29		
		INTERNAL REVENUE SERVICE	PEACE OFFCR STNDRDS & TRAI	238.00		
			Fed WH	10,976.32		
		PETTY CASH	FICA	6,503.36		
			Medicare	1,520.99		
		ICMA	INCREASE BANK	150.00		
			Loan Repayment	186.42		
			Retirement 457 &	554.85		
			Retirement 457	875.00		
			Loan Repayments	835.45		
			Loan Repayments	602.29		
			Loan Repayments	410.18		
			Loan Repayments	201.32		
			Loan Repayments	162.85		
			Loan Repayments	109.74		
			Loan Repayments	155.86		
			Loan Repayments	526.14		
			Loan Repayments	326.32		
			Retirement Roth IRA %	155.88		
		CAMDEN COUNTY ASSOC COURT	Retirement Roth IRA	340.00		
			CASH APPEARANCE BOND	500.00		
		CITIZENS AGAINST DOMESTIC VIOLENCE	CASH APPEARANCE BOND	1,050.00		
			CADV COLLECTIONS	238.00		
		JP MORGAN CHASE BANK	HSA Contribution	175.00		
			HSA Family/Dep. Contributi	1,295.00		
		ONE TIME VENDOR	Bond Refund:121297927-01	125.00		
			Bond Refund:151505812-01	220.00		
					TOTAL:	33,101.22
		Mayor & Board	General Fund	VISELLI, NANCY	03/29/16 P & Z MEETING	25.00
					04/12/16 P & Z MEETING	25.00
				HY-VEE FOOD & DRUG STORES INC	OLLIE'S PLANT	38.00
					FICA	128.13
				INTERNAL REVENUE SERVICE	Medicare	29.98
					Retirement 401	124.00
				BANKCARD CENTER 5352	PARTNER IN GOVERNANCE - WA	55.00
					CVB DINNER - RUCKER	30.00
	CVB DINNER - OLIVARRI			60.00		
	CVB DINNER - WALKER			30.00		
FOX, JERRY	PAPER DIRECT CREDIT			6.49		
	03/29/16 P & Z MEETING			25.00		
HANDEL, JAMES	04/12/16 P & Z MEETING			25.00		
	03/29/16 P & Z MEETING			25.00		
MYLER, MICHELLE	04/12/16 P & Z MEETING			25.00		
	03/29/16 P & Z MEETING			25.00		
CHISHOLM, DON	04/12/16 P & Z MEETING			25.00		
	03/29/16 P & Z MEETING			25.00		
RAND, ROGER	04/12/16 P & Z MEETING			25.00		
	03/29/16 P & Z MEETING			25.00		
CLOYD, JUDITH	03/29/16 P & Z MEETING			25.00		
	TOTAL:			788.62		
Collector	General Fund			INTERNAL REVENUE SERVICE	FICA	19.36

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Medicare	4.53
			TOTAL:	23.89
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	393.17
		BANKCARD SERVICES 7564	Medicare	91.95
		ICMA	MSCPA CONF - JEANA	345.00
		DELL MARKETING LP	MCMA SPRING CONF	200.00
		BANKCARD CENTER 5352	Retirement 401	389.85
			COLOR PRINTER CARTRIDGES	685.86
			CVB DINNER - WOODS	60.00
			CVB DINNER - WELTY	60.00
			CVB DINNER - REFUND	60.00
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	150.00
			TOTAL:	2,315.83
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	357.73
		ICMA	Medicare	83.66
		BANKCARD CENTER 5352	Retirement 401	329.77
		JP MORGAN CHASE BANK	HOLIDAY INN - URLICKS	402.80
			HSA Family/Dep. Contributi	225.00
			TOTAL:	1,398.96
City Treasurer	General Fund	BANKCARD CENTER 0857	GFOA CONFERENCE	250.00
		INTERNAL REVENUE SERVICE	FICA	491.53
		ICMA	Medicare	114.96
		JP MORGAN CHASE BANK	Retirement 401	481.17
			HSA Contribution	37.50
			HSA Family/Dep. Contributi	75.00
			TOTAL:	1,450.16
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	72.71
		ICMA	Medicare	17.01
		JP MORGAN CHASE BANK	Retirement 401	75.07
		MO STATE UNIVERSITY OUTREACH	HSA Family/Dep. Contributi	75.00
			MACA CONF - M TAYLOR	275.00
			TOTAL:	514.79
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	315.42
		ICMA	Medicare	73.77
		JP MORGAN CHASE BANK	Retirement 401	308.46
			HSA Family/Dep. Contributi	75.00
			TOTAL:	772.65
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	242.00
		ICMA	Medicare	56.60
		BANKCARD SERVICES 7663	Retirement 401	240.62
			WORK BOOTS, HARD HAT	125.08
			WORK SHIRTS	100.79
			SAFETY GLASSES	8.00
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	150.00
		WEX BANK	BLDG DEPT FUEL	32.92
			TOTAL:	956.01
Building Maintenance	General Fund	AMEREN MISSOURI	CITY HALL SERV 03/15-04/14	2,994.08
			TOTAL:	2,994.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT				
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	264.46				
			Medicare	61.85				
			BANKCARD SERVICES 7564	STRAW	66.00			
			ICMA	Retirement 401	227.27			
			LOWE'S	ROPE, SCREWS, BRUSH	31.86			
				ROPE, SCREWS, BRUSH	25.61			
				HIGH-VIZ FIBERGLASS TAPE	23.73			
				PRO WAND PART	28.44			
				WASHERS, BOLTS	40.00			
				REEL, STRAINER, ROPE	22.52			
				DECKING	75.24			
				NUTS, WASHERS, ACQ, RP	97.72			
				LOCK NUTS, HEX NUTS	47.00			
				LUMBER, ROPE, STAKES	23.84			
				PROPANE TANK EXCHANGE	16.93			
				LEVEL	5.66			
				ELBOW, TEE, VALVE	34.94			
				ROPE	8.53			
				LANDSCAPE BLOCK ADHESIVE	4.73			
				WIRE SHELVING, MICROWAVE	193.78			
				CHROME LAV, TEE	48.90			
				PROPANE TANKS	57.33			
				PROPANE TANK EXCHANGE	33.86			
				STEP STOOL, HEX SLEEVE ANC	37.95			
				NUTS	14.00-			
				TEE	9.00-			
				REEL RETURNED	9.47-			
				TREATED LUMBER, DECK BOARD	768.74			
				ELECT FENCE ECONO REEL	34.99			
				AMERICAN LOCK	246.68			
				JP MORGAN CHASE BANK	HSA Contribution	75.00		
					HSA Family/Dep. Contributi	75.00		
				MODOR: DIV OF ALCOHOL & TOBACCO CONTRO	LIQUOR LIC RENEWAL - PARKS	50.00		
				WCA WASTE CORPORATION	MAR SERVICE	61.20		
				WEX BANK	PARK DEPT FUEL	427.92		
				AMEREN MISSOURI	LOWER DIAMOND LIGHTS	14.32		
					FISH HATCHERY RD MAINT BLD	25.81		
					CITY PARK #2 DISPLAY C	10.24		
					FISH HATCHERY RD SOCCER FL	43.74		
					CITY PARK #2 DISPLAY D	10.24		
					FISH HATCHERY RD BALL FLDS	703.71		
					CITY PARK #2 DISPLAY B	10.24		
					CITY PARK #2 DISPLAY	10.24		
					HWY 42 BALL PK LTS	11.82		
					CITY PARK #2 IRRIGATION PU	10.40		
				FAYANT, KATHY	WILDFLOWERS	260.00		
					TOTAL:	4,295.97		
			Human Resources	General Fund	BANKCARD CENTER 0857	FIVE DYSFUNCTIONS OF A TEA	41.72	
						WELTY, MIKE	ENGINEER INTERN INTERVIEW	30.85
						HY-VEE FOOD & DRUG STORES INC	PUBLIC WORKS BREAKFAST	298.98
						INTERNAL REVENUE SERVICE	FICA	132.84
							Medicare	31.07
						ICMA	Retirement 401	136.89
						JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	75.00
							TOTAL:	747.35

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Overhead	General Fund	AT & T/CITY HALL	CITY HALL SERV 04/05-05/04	4,087.05
		LAKE AREA CHAMBER OF COMMERCE	SALES TAX EBLAST	40.00
		WEX BANK	CITY HALL GPS	350.00
			TOTAL:	4,477.05
Police	General Fund	INTERNAL REVENUE SERVICE	FICA	2,931.93
			Medicare	685.69
		ICMA	Retirement 401	2,921.98
		FORD, SAM	NAPWDA CONF MEALS - FORD	250.00
		SCHWENN, DAVID MATTHEW	GLOCK WORKSHOP MEALS	145.00
		HOLIDAY INN AT SIX FLAGS	NAPWDA CONF LODGING - FORD	542.25
		UNIVERSITY OF MISSOURI	BASIC REPORT WRITING - LIG	100.00
			BASICE REPORT WRITING- RUS	100.00
		BANKCARD CENTER 0833	APR KWIK KAR WASHES	24.00
		JP MORGAN CHASE BANK	HSA Contribution	225.00
			HSA Family/Dep. Contributi	1,425.00
		WEX BANK	POLICE DEPT FUEL	3,191.39
			POLICE DEPT CAR WASHES	130.58
		XEROX CORPORATION DBA XEROX FINANCIAL	APR LEASE	146.00
		HOLIDAY INN EXPRESS O'FALLON	M SCHWENN - GLOCK WORKSHOP	412.50
			TOTAL:	13,231.32
		911 Center	General Fund	INTERNAL REVENUE SERVICE
	Medicare			151.56
ICMA	Retirement 401			657.29
JP MORGAN CHASE BANK	HSA Contribution			75.00
	HSA Family/Dep. Contributi			375.00
	TOTAL:	1,906.86		
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	155.84
			Medicare	36.45
		ICMA	Retirement 401	152.77
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	75.00
	TOTAL:	420.06		
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	350.23
			Medicare	81.91
		BANKCARD SERVICES 7564	WRIKE.COM REFUND	588.00
		ICMA	Retirement 401	311.13
		AT & T /EMSGTWY_SBC	JAN SERVICE	141.07
			MAR SERVICE	141.22
		JP MORGAN CHASE BANK	HSA Contribution	75.00
		WEX BANK	IT DEPT FUEL	41.87
	TOTAL:	554.43		
Emergency Management	General Fund	PAGE, ARLYNE	EMERGENCY MGNT CONF MEALS	95.00
		DAVIS, TODD	MO EMERGENCY MGMT CONF MEA	95.00
	TOTAL:	190.00		
Economic Development	General Fund	BANKCARD CENTER 3333	GIFT CARD	515.00
		WOODS, JEANA	ECONOMIC DEV MEALS - WOODS	50.00
		BANKCARD SERVICES 7564	DISPLAYSTOGO	954.01
			DISPLAYSTOGO CREDIT	954.01
		BANKCARD SERVICES 7663	STAMP SET	16.78
		WCA WASTE CORPORATION	MAR SERVICE	550.00
		WEX BANK	EGG HUNT FUEL	56.67

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	1,188.45
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	394.61
		INTERNAL REVENUE SERVICE	Fed WH	1,105.90
			FICA	835.16
			Medicare	195.35
		ICMA	Retirement 457	151.41
			Retirement Roth IRA	50.75
		JP MORGAN CHASE BANK	HSA Contribution	20.00
			HSA Family/Dep. Contributi	50.66
			TOTAL:	2,803.84
Transportation	Transportation	EDELMAN, NICHOLAS	APWA MILES & MEALS - EDELM	52.21
		INTERNAL REVENUE SERVICE	FICA	835.18
			Medicare	195.30
		ICMA	Retirement 401	814.58
		LOWE'S	ASPHALT	687.33
		BANKCARD CENTER 5106	UPS SHIPPING	17.32
			HAMPTON INN BRANSON-RUBLE	70.56
		JP MORGAN CHASE BANK	HSA Contribution	62.62
			HSA Family/Dep. Contributi	375.00
		WEX BANK	ENG -TRANS FUEL	59.30
			TRANS DEPT FUEL	1,221.13
			TRANS GPS	316.75
		AMEREN MISSOURI	792 PASSOVER RD STREET LIG	69.44
			872 PASSOVER RD STREET LIG	74.60
			680 PASSOVER RD LIGHTING C	59.27
			5757 CHAPEL DR MAINT SALT	10.24
			STREET LIGHTS	3,904.33
			TOTAL:	8,825.16
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	WATER SALES TAX	3,044.21
		INTERNAL REVENUE SERVICE	State Withholding	297.37
			Fed WH	834.52
			FICA	653.39
			Medicare	152.78
		ICMA	Retirement 457	119.86
			Loan Repayments	14.07
			Loan Repayments	16.08
			Loan Repayments	42.21
			Loan Repayments	208.38
			Retirement Roth IRA	59.50
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	95.16
			TOTAL:	5,537.53
Water	Water Fund	EDELMAN, NICHOLAS	APWA MILES & MEALS - EDELM	52.21
		INTERNAL REVENUE SERVICE	FICA	653.37
			Medicare	152.79
		ICMA	Retirement 401	626.44
		LOWE'S	TUBING	27.00
		BANKCARD CENTER 5106	HAMPTON INN BRANSON-RUBLE	70.56
		JP MORGAN CHASE BANK	HSA Contribution	24.75
			HSA Family/Dep. Contributi	411.75
		WEX BANK	ENG -WATER FUEL	59.30
			WATER DEPT FUEL	560.48
			WATER GPS	141.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AMEREN MISSOURI	BLUFF RD WATER TOWER	2,435.62
			COLLEGE WELL BEHIND CHURCH	670.01
		MANKEY, KYLE	CDL TESTING	86.50
			MILEAGE REIMB	62.64
			TOTAL:	6,035.17
NON-DEPARTMENTAL	Sewer Fund	MO DEPT OF REVENUE	State Withholding	466.02
		INTERNAL REVENUE SERVICE	Fed WH	1,490.39
			FICA	904.01
			Medicare	211.41
		ICMA	Retirment 457 &	40.10
			Retirement 457	121.92
			Loan Repayments	21.11
			Loan Repayments	42.21
			Loan Repayments	50.96
			Retirement Roth IRA	49.75
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	51.18
		NC Child Support Centralized Collectio	Case Identifier 0005861652	139.38
			TOTAL:	3,588.44
Sewer	Sewer Fund	EDELMAN, NICHOLAS	APWA MILES & MEALS - EDELM	52.22
		INTERNAL REVENUE SERVICE	FICA	904.01
			Medicare	211.45
		ICMA	Retirement 401	870.98
		LOWE'S	TEE, HOSE BIBB, COUPLING	14.75
		BANKCARD CENTER 5106	HAMPTON INN BRANSON-RUBLE	70.56
		EARP, NATHAN	MILEAGE REIMB 04/06-04/13/	21.60
		STARK, CHAD	MILEAGE REIMB 04/13-04/20/	36.72
		JP MORGAN CHASE BANK	HSA Contribution	62.63
			HSA Family/Dep. Contributi	413.25
		WEX BANK	ENG -SEWER FUEL	59.30
			SEWER DEPT FUEL	816.85
			SEWER GPS	216.50
		AMEREN MISSOURI	1 MACE/ORVILLE	113.95
			CLEARWOOD LN LOT 9/10	11.08
			4631 WINDSOR DR GRINDER	10.49
			701 PA HE TSI	11.49
			1089 OSAGE BEACH PKWY LIFT	11.29
			5707 OSAGE BEACH PKWY	11.57
			100 SANDS RD	2,932.53
			TOTAL:	6,853.22
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	301.00
		INTERNAL REVENUE SERVICE	Fed WH	882.24
			FICA	664.25
			Medicare	155.34
		ICMA	Loan Repayments	62.70
		JP MORGAN CHASE BANK	HSA Family/Dep. Contributi	41.67
		LACLEDE COUNTY CIRCUIT CLERK	Case No. #11LA-AC00632	100.26
			TOTAL:	2,207.46
Ambulance	Ambulance Fund	INTERNAL REVENUE SERVICE	FICA	664.25
			Medicare	155.34
		ICMA	Retirement 401	460.70
		ROBERT D KING MD LLC	APR MEDICAL DIR SERVICES	1,000.00
		JP MORGAN CHASE BANK	HSA Contribution	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA Family/Dep. Contributi	225.00
		WEX BANK	AMB FUEL	209.44
			TOTAL:	2,789.73
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	LCF SALES TAX	894.20
		INTERNAL REVENUE SERVICE	State Withholding	66.40
			Fed WH	187.31
			FICA	227.39
		ICMA	Medicare	53.18
			Retirement 457	74.00
			TOTAL:	1,502.48
Lee C. Fine Airport	Lee C. Fine Airpor	BANKCARD CENTER 3333	SPRAYER, GLYPHOSATE, VEG K	358.97
		AMEREN MISSOURI	1111 LEE C FINE RD WELL	10.24
			KAISER TERMINAL BLDG	336.30
			1000 LEE C FINE HANGAR 2	22.48
		INTERNAL REVENUE SERVICE	1000 LEE C FINE NEW HANGAR	71.11
			FICA	227.39
			Medicare	53.18
		ICMA	Retirement 401	225.98
		JP MORGAN CHASE BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	120.00
		WEX BANK	LCF FUEL	69.62
			LCF GPS	50.00
			TOTAL:	1,582.77
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	66.60
		INTERNAL REVENUE SERVICE	Fed WH	217.60
			FICA	171.88
			Medicare	40.20
		ICMA	Retirement 457	20.00
			TOTAL:	516.28
Grand Glaize Airport	Grand Glaize Airpo	BANKCARD CENTER 3333	SPRAYER, GLYPHOSATE, VEG K	358.96
		REPUBLIC SERVICES INC #435	MAR AIRPORT SERVICE	68.88
		INTERNAL REVENUE SERVICE	FICA	171.88
			Medicare	40.20
		ICMA	Retirement 401	170.15
		SPECTRUM BUSINESS	SERV 04/16-05/15/16	75.15
		JP MORGAN CHASE BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	105.00
		WEX BANK	GG GPS	25.00
			TOTAL:	1,052.72

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====
10  General Fund                71,327.70
20  Transportation              11,629.00
30  Water Fund                  11,572.70
35  Sewer Fund                  10,441.66
40  Ambulance Fund              4,997.19
45  Lee C. Fine Airport Fund     3,085.25
47  Grand Glaize Airport Fund    1,569.00
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                                GRAND TOTAL:    114,622.50
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TOTAL PAGES: 8

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
Mayor & Board	General Fund	LAKE AREA CHAMBER OF COMMERCE	04/06/16 LUNCH & LEARN-WAL	10.00			
			TOTAL:	10.00			
City Clerk	General Fund	LAKE SUN LEADER 81525 & 1586450 STAPLES BUSINESS ADVANTAGE	ELECTIVE OFFICE VACANCY	90.00			
			PENS, TONER, TAPE, FILE PO	138.85			
			TOTAL:	228.85			
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	PENS	16.07			
			TOTAL:	16.07			
City Attorney	General Fund	STAPLES BUSINESS ADVANTAGE	TONER, POST-IT NOTES	118.38			
			TOTAL:	118.38			
Building Maintenance	General Fund	QUILL PRAIRIEFIRE COFFEE & ROASTERS AB PEST CONTROL GEO-ENTERPRISES, INC STAPLES BUSINESS ADVANTAGE	CLOROX WIPES, BATH TISSUE	101.94			
			COFFEE, SUGAR	121.80			
			PEST CONTROL	125.00			
			REPLACE HEAT EXCHANGERS MS	4,000.00			
			TOWELS, PLATES	102.38			
			TOTAL:	4,451.12			
Parks	General Fund	OZARKS COCA-COLA/DR PEPPER BOTTLING CO FECHTEL BEVERAGE & SALES INC  RAPID SIGNS MEEKS BUILDING CENTER RIBACK SUPPLY COMPANY SYSCO KANSAS CITY INC  O'REILLY AUTOMOTIVE STORES INC LAKE RECHARGE & FIRE EQUIPMENT LLC DAM STEEL SUPPLY  COMMERCIAL & RESTAURANT EQUIP INC DBA  SHERWIN-WILLIAMS  TRAVIS HODGE HAULING LLC  SOUTHWEST STONE SUPPLY INC  LAUF EQUIPMENT CO INC MISSOURI EAGLE LLC  TURFMARK SERVICES LLC	SOFT DRINKS	1,272.30			
			BEER	238.20			
			BEER	99.00			
			YARD WASTE SIGNS	138.00			
			NIPPLES, BALL VALVE	14.07			
			SLO-COMP UNIT	20.97			
			CONCESSION SUPPLIES	1,949.53			
			CONCESSION SUPPLIES	328.00			
			THRDLLOCKS	6.99			
			PROOF SEAL	50.00			
			CULVERTS & BANDS	1,703.00			
			CULVERT END SECTION	100.00			
			WALK-IN FREEZER/COOLER	17,339.09			
			STAINLESS STEEL TABLE	188.60			
			PAINT	32.38			
			SSTRIP FMP WHITE	116.90			
			PEANICK PARK FILL PROJECT	3,850.00			
			STUMP REMOVAL PEANICK PARK	600.00			
			MOCHA DYED MULCH	364.00			
			MOCHA DYED MULCH	364.00			
			MOCHA DYED MULCH	364.00			
			MOCHA DYED MULCH	252.00			
			SOLENOID, THERMOSTAT GEHL	898.73			
			BEER	411.50			
			BEER	195.50			
			FLD #3 INFIELD MIX	875.00			
			TOTAL:	31,771.76			
			Overhead	General Fund	STAPLES BUSINESS ADVANTAGE	PAPER	108.92
						WINDOW ENVELOPES	46.98
						TOTAL:	155.90
			Police	General Fund	WALMART COMMUNITY/GECRB  O'REILLY AUTOMOTIVE STORES INC	HEADLIGHT BULB	9.64
						HEADLIGHT BULB	8.97
						HEADLIGHT BULB RETURNED	9.64
WIPER FLUID	15.54						

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HEADLIGHT PD16	6.37
		LEIGH HOLDINGS LLC DBA INTERSTATE ALL	3.6V 1500MAH NICD BATTERIE	36.30
		IMAGE QUEST	OVERAGE BILLING	21.21
		PSE INSTALLATION	SIREN SPEAKER PD27	100.00
			FUSES, HOLDERS, WINDOW REL	112.00
		NARTEC INC	METH-1, CO-2 HR-1	233.95
		TURN KEY MOBILE INC	CONSOLE BOX FORD UTILITY	900.00
		MO STATE INVESTIGATORS ASSOCIATION	INVESTIGATORS CONF - SALER	140.00
		HEDRICK MOTIV WERKS LLC	OIL CHANGE PD18	65.00
			OIL CHANGE PD33	65.00
			TOTAL:	1,704.34
911 Center	General Fund	WIRELESS USA INC	MAY SERVICE CONTRACT	225.00
			REPLACED CONTROLLER	441.55
		INFORMATION TECHNOLOGIES INC	SOFTWARE SUPPORT INCIDENT	75.00
		MEDICAL PRIORITY CONSULTANTS INC DBA	CERT COURSE (MED)- N WILL	365.00
			TOTAL:	1,106.55
Planning	General Fund	LAKE SUN LEADER 81525 & 1586450	SUP 390	63.00
			PH GROUP HOME SPACING	33.75
		STAPLES BUSINESS ADVANTAGE	TAPE	5.14
			TOTAL:	101.89
Information Technology	General Fund	TYLER TECHNOLOGIES INC	CORE FINANCIALS	4,084.61
			ACCU4GL	1,269.06
			ACCU ODBC	1,396.38
			SECURE SIGNATURES	388.65
		DLT SOLUTIONS LLC	AUTODESK INFRASTRUCTURE DE	4,266.36
			TOTAL:	11,405.06
Emergency Management	General Fund	OUTDOOR WARNING CONSULTING LLC	OUTDOOR WARNING SYS MAINT	1,050.00
			TOTAL:	1,050.00
Economic Development	General Fund	WALMART COMMUNITY/GECRB	EGG HUNT BASKETS & SUPPLIE	186.69
			EGG HUNT CANDY	297.09
		LAKE OF THE OZARKS REG ECON DEV COUNCI	2016 MEMBERSHIP	1,000.00
			TOTAL:	1,483.78
Transportation	Transportation	PURCELL TIRE & RUBBER CO	TIRES 2014 BACKHOE	1,053.40
		ARAMARK UNIFORM & CAREER APPAREL GROUP	TRANS DEPT UNIFORMS	38.06
			TRANS DEPT FLOOR MATS	3.78
			TRANS DEPT UNIFORMS	38.06
			TRANS DEPT FLOOR MATS	3.78
		NORTHERN SAFETY CO INC	IBUPROFEN, SINUS, ALLERGY	39.08
		LAKE SUN LEADER 81525 & 1586450	NICHOLS RD RECON BID	267.75
			SIDEWALK IMPROVEMENT BID	234.00
		BARNES MARINE INC	#3 COMM LINE, 2 - 6PK HP O	92.88
		CAMDEN COUNTY RECORDER OF DEEDS	FAXES	2.00
		CAMDENTON LAWN & GARDEN CENTER	KILLZALL	543.92
		SMART POSTAL CENTERS	ROAD CLOSED BANNERS	120.00
		APAC MO INC	1" BASE	178.69
		STOCKMAN CONSTRUCTION	OB16-003 INTERSECTN & SIDE	90,037.20
		STAPLES BUSINESS ADVANTAGE	LINRS, PENS, PAGE FLGS, PO	17.25
			COPY PPR	15.26
		SC ENGINEERING LLC, dba COCHRAN	SIDEWALK IMPROVEMENTS	1,275.88
			TOTAL:	93,960.99

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT				
Water	Water Fund	ARAMARK UNIFORM & CAREER APPAREL GROUP	WATER DEPT UNIFORMS	26.23				
			WATER DEPT FLOOR MATS	3.79				
			WATER DEPT UNIFORMS	26.23				
			WATER DEPT FLOOR MATS	3.79				
				GOEHRI, GEORGE	MAY INS PREMIUM	85.01		
				NORTHERN SAFETY CO INC	IBUPROFEN, SINUS, ALLERGY	39.07		
				O'REILLY AUTOMOTIVE STORES INC	MECH GLOVE	11.99		
				HD SUPPLY WATERWORKS LTD	PH TESTERS	144.00		
					BLUE & GREEN MARKING PAINT	48.96		
				MAGRUDER LIMESTONE CO INC	1" DIRTY BASE	1,039.60		
				STAPLES BUSINESS ADVANTAGE	LINRS, PENS, PAGE FLGS, PO	17.25		
					COPY PPR	15.25		
				DPC ENTERPRISES LP	FLUORIDE, BLEACH	5,056.75		
					TOTAL:	6,517.92		
		Sewer	Sewer Fund	ALWAYS CLEAN LAWN CARE LLC	INSTALLED MULCH	750.00		
					PURCELL TIRE & RUBBER CO	LOOSE TIRE DISMOUNT & DISP	16.70	
					RIBACK SUPPLY COMPANY	ANEMOMETER/PSYCHROMETER	268.43	
					EZARD'S	GROUND PLUG	3.49	
							HAND TOOLS/ACC, DRAIN PLUG	16.16
							PVC PLUG	0.79
							THREAD SEAL TAPE	1.79
					RATCH TIEDOWN	12.99		
				ARAMARK UNIFORM & CAREER APPAREL GROUP	SEWER DEPT UNIFORMS	46.73		
					SEWER DEPT FLOOR MATS	3.78		
					SEWER DEPT UNIFORMS	46.73		
					SEWER DEPT FLOOR MATS	3.78		
				TALLMAN COMPANY	PVC, GALV NIPPLE, BALL VAL	46.65		
					HANDSAW	11.48		
				MUNICIPAL EQUIPMENT CO	BASIN, PANEL, PUMP SN37089	6,095.00		
				NORTHERN SAFETY CO INC	IBUPROFEN, SINUS, ALLERGY	39.07		
				O'REILLY AUTOMOTIVE STORES INC	WIPER FLUID	5.18		
					PIN & CLIP	6.99		
					BALL MOUNT	55.99		
				CONSOLIDATED ELECTRICAL DISTR, INC	CODING TAPE, SUPER 33PLUS	478.20		
					HEAT SHRINK TUBING	157.80		
					PVC, SPRNG NUT, DUCT SEAL	242.08		
					500V MIDGET TD FUSES	1,125.00		
					2P-120/240V-70A CBS	837.00		
					3P NON REV CONTACTORS	1,290.00		
					RUN CAPS, START CAPS	3,382.50		
					SM25NO, SM40NO	2,612.50		
					2-IN MALL COND SEALS	1,260.00		
					RD RUN 20 MFD 370V, RD RUN	1,610.00		
					GALV STEEL	172.59		
					PWR-SPLY ROCKWAY	770.00		
				LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	MAR FLOWS	39,935.60		
				BARNES MARINE INC	SPOOL, COVER, BRUSH BLADE	56.14		
				BUTLER SUPPLY CO	GROUND RODS, CLAMPS	22.00		
				HD SUPPLY WATERWORKS LTD	PIPE	184.41		
					BLUE & GREEN MARKING PAINT	48.96		
					ORANGE MARKING PAINT	11.40		
					SMOKE BOMBS	25.50		
				MO DEPT OF NATURAL RESOURCES	T PEDROLA WW-D CERT RENEWA	45.00		
				SOUTHWEST STONE SUPPLY INC	HARDWOOD BARK	201.32		
					HARDWOOD BARK	154.76		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STAPLES BUSINESS ADVANTAGE	LINRS, PENS, PAGE FLGS, PO	17.25
			COPY PPR	15.25
			TOTAL:	62,086.99
Ambulance	Ambulance Fund	WALMART COMMUNITY/GECRB	CLEANING SUPPLIES	35.84
		BEMES INC	SERVICE AED'S	550.00
		CENTRAL COMMUNICATIONS	MONITOR V BATTERY	23.78
		BOUND TREE MEDICAL LLC	RETURNED MEDICAL SUPPLIES	15.00
			MEDICAL SUPPLIES	30.43
			MEDICAL SUPPLIES	356.18
			MEDICAL SUPPLIES	13.04
			MEDICAL SUPPLIES	495.97
		HEDRICK MOTIV WERKS LLC	REMOVE SNOW TIRES M-9	60.00
			TOTAL:	1,550.24
Lee C. Fine Airport	Lee C. Fine Airpor	ALPHA CUSTOM APPAREL LLC	EMBROIDERED JACKETS	36.00
		NAEGLER OIL CO	AV GAS	3,681.89
			JET A FUEL	12,838.11
		LAKE SUN LEADER 81525 & 1586450	LEE C FINE TAXIWAY BID	693.00
			TOTAL:	17,249.00
Grand Glaize Airport	Grand Glaize Airpo	WALMART COMMUNITY/GECRB	WAND REFILL, PAPER TOWELS	11.60
		ALPHA CUSTOM APPAREL LLC	EMBROIDERED JACKETS	36.00
		NAEGLER OIL CO	AV GAS	4,619.33
		EZARD'S	WIRE CUTTERS	6.99
			ROPE, WELDED RINGS	167.03
		O'REILLY AUTOMOTIVE STORES INC	FUEL FILTER, OIL	23.17
		YOUNG'S GENERAL CONTRACTING INC	GG AIRPORT TREE CLEARING	153,272.86
			TOTAL:	158,136.98

===== FUND TOTALS =====		
10	General Fund	53,603.70
20	Transportation	93,960.99
30	Water Fund	6,517.92
35	Sewer Fund	62,086.99
40	Ambulance Fund	1,550.24
45	Lee C. Fine Airport Fund	17,249.00
47	Grand Glaize Airport Fund	158,136.98
GRAND TOTAL:		393,105.82

**Submission Date:** April 23, 2016

**Submitted By:** City Attorney

**Board Meeting Date:** May 5, 2016

**City of Osage Beach  
BOARD OF ALDERMEN  
AGENDA ITEM SUMMARY SHEET**

**Description of Item:**

Public Hearing – This is a public hearing to allow the public to give feedback and comments on the consideration of proposed changes to the Osage Beach Municipal Code regarding group home spacing requirements in Chapter 405: Zoning Regulations; Sections 405.130, 405.140, 405.690, and 405.735.

**Names of Persons, Businesses, Organizations affected by this action:**

Staff, citizens, and developers

**Why is Board Action Required?**

A public hearing is required per RSMo Section 89.050 Powers and limitations of legislative body in city – hearings, notice. No Board action is required.

**Type of Action Requested (Ordinance, Resolution, Motion):**

N/A

**Are there any deadlines associated with this action?**

No

**Budget Line / Source of Funds**

N/A

**Comments and Recommendation of Department:**

This is a public hearing to allow the public to give feedback and comments on the consideration of proposed changes to the Osage Beach Municipal Code regarding group

home spacing requirements in Chapter 405: Zoning Regulations; Sections 405.130, 405.140, 405.690, and 405.735. Proposed changes are enclosed.

The proposed changes are in light of United States v. St. Peters, No. 4:13CV1493CEJ and the Fair Housing Act and the Americans with Disabilities Act; together with creation of one new section to be known and numbered as Section 405.735 Reasonable Accommodation Policy and Procedure.

### **City Administrator Comments and Recommendation**

Bill reading(s) for Chapter 405 proposed changes are scheduled for the next Board of Aldermen agenda.

To: Planning Commission  
 From: Ed Rucker, City Attorney  
 Date: April 12, 2016  
 Re: Group Home Spacing and Accommodation Policy

Request for a Motion to Approve and Recommend to the Board of Alderman four changes to Chapter 405, Zoning Regulations of the Osage Beach Municipal Code:

**1. Amend Section 405.130 A 4 as follows:**

Group homes. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within ~~five one~~ thousand ~~two hundred sixty~~ (1,0005,260) feet of another group home. Group homes shall be eleemosynary or not-for-profit in nature.

**2. Amend Section 405.140 B 7 as follows:**

Group homes. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within ~~five one~~ thousand ~~two hundred sixty~~ (1,0005,260) feet of another group home. Group homes shall be eleemosynary or not-for-profit in nature.

**3. Amend Section 405.690 A as follows:**

Appeals to the Board of Adjustment may be taken by any person aggrieved, by any neighborhood organization as defined in Section 32.105, RSMo., representing such person, or ~~by any person aggrieved under Section 405.735, or~~ by any officer, department, board or bureau of the City affected by the decision of the Zoning Administrator.

**4. Create section Section 405.735. Reasonable Accommodation Policy and Procedure:**

Section 405.735. Reasonable Accommodation Policy and Procedure.

**A. Purpose.** This Section implements the policy of the City of Osage Beach on requests for reasonable accommodation in its rules, policies and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B) and Title II of the Americans with Disabilities Act, 42 U.S.C. § 12132. The policy of the City is to comply fully with the provisions of the Fair Housing Act and Title II of the Americans with Disabilities Act.

Any person with disabilities and eligible under the Fair Housing Act or Title II of the Americans with Disabilities Act may request a reasonable accommodation with respect to the various provisions of the Title IV, Land Use of the Osage Beach Municipal Code including land use or zoning laws, rules, policies, practices and/or procedures of the City

as provided by the Fair Housing Act and Title II of the Americans with Disabilities Act pursuant to the procedures set out in this Section.

Nothing in this Section requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this Section.

**B. Definitions.** For the purposes of this Section, certain terms and words are hereby defined as follows:

*ACTS.* Collectively, the FHA and the ADA.

*ADA.* Title II of the Americans with Disabilities Act, 42 U.S.C. § 12131, *et seq.*, and its implementing regulations, 28 C.F.R. Part 35.

*APPLICANT.* An individual, group or entity making a request for reasonable accommodation pursuant to this Section.

*CODE ADMINISTRATOR.* The City Planner or other individual charged with authority to act under Title IV, Land Use, of the City of Osage Beach Codes and Ordinances.

*DEPARTMENT.* The Planning Department and City Planner charged with enforcement of the Title IV Land Use.

*FHA.* The Fair Housing Act, Title III of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. §§ 3601 *et seq.*, as may be amended.

*DISABLED PERSON.* Any person who is “handicapped” within the meaning of 42 U.S.C. § 3602(h) or a “qualified individual with a disability” within the meaning of 42 U.S.C. § 12131(2).

*DWELLING.* A “dwelling” as defined in 42 U.S.C. § 3602(b).

*LAND USE CODE,* The City of Osage Beach Land Use Code consisting of Title IV of the City’s Codes of Ordinances.

### **C. Requesting Reasonable Accommodations:**

In order to make specific housing available to one or more individuals with disabilities, a disabled person or a person acting on his or her behalf at his or her request (collectively, the “Applicant”) may request a reasonable accommodation relating to the various land use or zoning rules, policies, practices and/or procedure of the City applicable to such housing.

1. A request by an Applicant for reasonable accommodation relating to the Land Use Code, policies, practices and/or procedures shall be made orally or in

writing on a reasonable accommodation request form provided by the Planning Department. The form shall contain:

- A. the current zoning for the property;
- B. the name, phone number and address of the owner of the fee interest of the property (if other than the Applicant);
- C. the nature of the disability that requires the reasonable accommodation. In the event that the specific individuals who are expected to reside at the property are not known to the Applicant in advance of making the application, the Applicant shall not be precluded from filing the application, but shall submit details describing the range of disabilities that prospective residents are expected to have to qualify for the housing. The Applicant shall notify the Department in the event the residents at the location are not within the range described. The Department shall then determine if an amended application and subsequent determination of reasonable accommodation is appropriate;
- D. the specific type of accommodation requested by the Applicant. To the extent practicable, this portion should include information concerning the impact of the reasonable accommodation on the adjoining properties and area, the number of people who are expected to be availing themselves of the reasonable accommodation, the estimated number of people in an average week who will be necessary to provide services to the person(s) with disabilities at the property on an on-going basis, whether or not this type of reasonable accommodation is required to obtain a license from any state or county authority to operate, and any other information the Applicant thinks would assist in determining the reasonableness of the accommodation;
- E. the Applicant should also note, if known, whether this accommodation requires any additional permits or licensure (e.g. business license); and
- F. whether the accommodation requested may be necessary to afford one or more disabled persons equal opportunity to use and enjoy a specific dwelling.

The Department will provide the assistance necessary to an Applicant in making a request for reasonable accommodation, including information which the Department deems necessary to complete a reasonable accommodation request form. Upon the City's receipt of the necessary information to process

the Applicant's request for reasonable accommodation, the Department shall use the information to complete a reasonable accommodation request form.

2. The Department will provide the assistance necessary to any Applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the Applicant. The Applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the Applicant.
3. Should the information provided by the Applicant to the Department include medical information or records of the Applicant, including records indicating the medical condition, diagnosis or medical history of the Applicant, the Applicant may, at the time of submitting such medical information, request that the Department to the extent allowed by law, treat such medical information as confidential information of the Applicant.
4. The Department shall provide written notice to the Applicant, and any person designated by the Applicant to represent the Applicant in the application proceeding, of any request received by the Department for disclosure of the medical information or documentation which the Applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the Applicant, to the extent allowed by law, in actions initiated by the Applicant to oppose the disclosure of such medical information or documentation.

#### **D. Jurisdiction.**

1. **Staff Committee.** A Staff Committee comprised of the City Administrator City Planner and Chief of Police is hereby created and charged with the responsibilities and duties set out herein. The Staff Committee shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the Department, it will be referred to the Staff Committee for review and consideration. The Staff Committee shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may: (1) grant the accommodation request, or (2) deny the request, in accordance with federal or state law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the Applicant by certified mail, return receipt requested and by regular mail.
2. If reasonably necessary to reach a determination on the request for reasonable accommodation, the Staff Committee may, prior to the end of said thirty (30) day period, request additional information from the Applicant, specifying in detail what information is required. The Applicant shall have fifteen (15) days

after the date of the request for additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. The Staff Committee shall issue a written determination within thirty (30) days after receipt of the additional information. If the Applicant fails to provide the requested additional information within said fifteen (15) day period, the Staff Committee shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

#### **E. Findings for Reasonable Accommodation.**

The following findings, while not exhaustive of all considerations and findings that may be relevant, must be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;
2. Whether the requested accommodation would require a fundamental alteration to the City's zoning scheme; and
3. Whether the requested accommodation would impose undue financial or administrative burdens on the City.

A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Acts. This section does not obligate the City to grant any accommodation request unless required by the provisions of the Acts or applicable Missouri State law.

#### **F. Appeals.**

1. Within thirty (30) days after the date the Staff Committee mails a written adverse determination to the Applicant, the Applicant requesting reasonable accommodation may appeal the adverse determination.
2. All appeals shall contain a statement of the grounds for the appeal.
3. If an individual Applicant needs assistance in appealing a determination, the Department will provide the assistance necessary to ensure that the appeal process is accessible to the Applicant. All Applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the Applicant.
4. Appeals shall be to the Board of Adjustment pursuant to Section 405.690. All determinations on appeal shall address and be based upon the finding that the accommodation requested is necessary to afford one or more disabled persons equal opportunity to use and enjoy a specific dwelling and shall be consistent with

the Acts.

5. An Applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

**G. Fees.** The City shall not impose any additional fees or costs in connection with a request for reasonable accommodation under the provisions of this Section or an appeal of a denial of such request by the Staff Committee. Nothing in this ordinance obligates the City to pay an Applicant's attorney fees or costs.

**H. Stay of Enforcement.** While an application for reasonable accommodation or appeal of a denial of said application is pending before the City, the City will not enforce the subject zoning ordinance against the Applicant.

**I. Record-keeping.** The City shall maintain records of all oral and written requests submitted under the provisions of this Section, and the City's responses thereto, as required by state law.

**Submission Date:** April 22, 2016  
**Submitted By:** Planning Commission, City Planner  
**Board Meeting Date:** May 5, 2016

**City of Osage Beach  
 BOARD OF ALDERMEN  
 AGENDA ITEM SUMMARY SHEET**

**Description of Item:**

Request for Motion to approve Special Use Case 390: Special Use Permit to build residential dwelling units in a commercial zone.

**Names of Persons, Businesses, Organizations affected by this action:**

The applicants and adjacent property owners may be affected by this decision.

**Why is Board Action Required?**

The City's zoning code requires Board action on Planning Commission recommendations for SUP requests. (Code Reference 405.590).

**Type of Action Requested (Ordinance, Resolution, Motion):**

Motion to approve the SUP 390.

**Are there any deadlines associated with this action?**

Yes. 90 day rule

**Budget Line / Source of Funds**

N/A

**Planning Department comments and recommendation:**

**Applicant:** Jason Dampier

**Location:** Approximately 420 south of Osage Beach Parkway on Murphy Road

**Petition:** Special Use Permit to allow extended stay rental units in a Commercial District.

**Existing Use:** The subject property is vacant.

**Zoning:** C-1 (General Commercial)

**Tract Size:** 21,632 sq. ft.

<b><u>North:</u></b>	<b><u>Surrounding Zoning:</u></b> R-3 (Multi Family)	<b><u>Surrounding Land Use:</u></b> Apartments
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<b><u>South:</u></b>	R-1 (Single Family)	Single Family
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<b><u>East:</u></b>	C-1 (Commercial)	Commercial Storage
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<b><u>West:</u></b>	R-2 (Two Family)	Residential
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**The Osage Beach Comprehensive Plan  
Designates this area as appropriate for:** Moderate Density Residential

<b><u>Rezoning History</u></b>	<b><u>Case #</u></b>	<b><u>Date</u></b>
Rezoning	Case 257	January 2002

<b><u>Utilities:</u></b>	Water: <b>City</b>	Electricity: <b>Ameren UE</b>
	Sewer: <b>City</b>	

**Access:** Property has frontage on Murphy Road.

**Analysis:**

1. The applicant is the owner of the vacant property in question.
2. The character of the area is mixed containing moderate density residential, apartments, and commercial storage facilities, along with the Osage Beach Parkway commercial corridor in close proximity.
3. This property was rezoned from R-3 to C-1 in 2003 so that a construction company office could be built there. Since that time, the construction company has vacated the facility and the conditions in the area have changed substantially with the presence of the Highway 54 Expressway.
4. The current proposal is to convert the existing facility from a commercial office building into a multi-unit residential dwelling facility. It of course will be used as a rental facility with multi-tenant capacity.

5. The portion of the property that is being requested for SUP is fronted and serviced by Murphy Road.

**Department Comments:**

The property is recommended for Moderate Density Residential, which is defined by the Comprehensive Plan as 5-13 units per acre. Obviously in this situation we are not looking at a large lot residential development. The density on this request is not of any concern as it would be a low number of units in an existing facility.

For the purposes of what would be more beneficial to the City, having the additional well maintained housing units would not only serve a need of the community, but also would seem to be a better fit for the property, under today's conditions, as opposed to a commercial use. It is also important that the City be willing to promote development on properties such as this in order to stimulate the commercial activity on the West Side of the Grand Glaize Bridge. Simply put, if the City approves this type of development it will serve to put more housing units on the west side of the bridge increasing the customer potential and the sheer numbers from which our businesses can draw patrons.

Under the Section 405.610 of the City Code of Ordinances for Amendments and Changes, bullet point 6 gives five matters that the city should consider before making a change in the use of property.

- 1. Relatedness of the proposed amendment to the goals and outlines of the long range physical plan for the City:**

As I have already stated, the request is in conformance with the density recommendations of the Comprehensive Plan.

The Comprehensive Plan also encourages the City to provide additional work force housing when the opportunity arises to locate it on property where it is compatible.

- 2. Existing uses of property within the general area of the property in question:**

As previously stated, the area surrounding the subject property contains mixed uses including moderate density residential, apartments, resort residential, storage facilities, and condominium development.

The request basically provides a use that works with the existing mix of low impact and intensity uses.

- 3. The zoning classification of property within the general area of the property in question:**

The zoning of the surrounding properties is a mix that basically coincides with the uses. The requested use will mesh without issue with the surroundings

**4. The suitability of the property in question to the uses permitted under the existing zoning classification:**

As I have stated, the use of this property as a low impact commercial use (office or storage), would not cause issue in the area. However, the conditions lend more towards the use of the facility for rental residential and likely will keep the facility from sitting empty for some time.

**5. The trend of development , if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification:**

It has been some time since there was any development in this corridor as it is mostly developed with little or no remaining land for new development.

**Based on the analysis of the conditions pertaining to the subject petition, the Planning Department recommends approval of the request subject to the following provisions regulating the property being granted a SUP for repurpose of the existing office facility into rental units:**

**Permitted Uses:**

The following uses shall be permitted in those areas as illustrated on the PUD site plan:

1. Residential Uses shall conform to the requested repurposing of the existing facility into rental residential units.
2. Accessory Uses will be designed for and available to the tenants and their guests only and will not be open to the public. Those uses include any administrative office(s) for project management, garages, maintenance facilities, and recreation facilities. At this point, there are no accessory buildings planned.

**Construction:**

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

**Bulk, Area, and Height Requirements:**

Construction for these units will be confined to the existing facility.

**Dimensional Requirements:**

Will be confined to existing facilities and meet all setback requirements for the existing zone.

**Public Facilities:**

Engineering plans for any required water or sewer improvements will be constructed in accordance with the Osage Beach Design Guidelines and shall be approved by the City Engineer's Department.

**Access:**

Access shall be derived from the existing entrance to the property off of Murphy Road.

**Parking:**

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

**Buffering and Screening:**

No additional buffering or screening is required. Waste cans or dumpsters shall be placed in a location as to have minimal visual impact to the surrounding properties and conform to the general practice and placement of the same facilities within the corridor.

**Exterior Lighting:**

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of this district.
2. All street lighting proposed shall meet the City's standards for street lighting on local streets in residential areas. Applicants should coordinate with the City's Engineering Department on street lighting installations.

**Signage:**

The applicant will be required to get a sign permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure the signs compliance with the city's sign code for on premise residential signage.

**Maintenance of Open Space and Common Areas:**

The maintenance of common area and facilities within the District shall be the responsibility of the property owner(s) and/or the property management administrators.

**Platting:**

All platting of property will be required to be in conformance with the Osage Beach Subdivision Code.

**Final Development Plan:**

The site plan for the existing facility is appropriate for the final development plan.

**Planning Commission Recommendation:**

The Planning Commission recommended approval at their meeting on April 12, 2016.

**City Administrator Recommendation:**

Concur with the recommendation for the City Planner and the Planning Commission.

RECEIVED  
MAR 31 2016  
CITY CLERK



Date Received: \_\_\_\_\_  
Case #: 390

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: REVELATION CONSTRUCTION + DEVELOPMENT LLC Phone: 573-434-6213  
Address: PO Box 1509 City: Linn Creek State MO Zip: 65052

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

2. Name of landowner's representative, if different from above: Jason Dampier Phone: 573 434 1601  
Address: PO Box 3377 City: Candenton State: MO Zip: 65020

3. All correspondence relative to this application should be directed to whom? Jason Dampier  
Address: PO Box 3377 City: Candenton State: MO Zip: 65020

4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):  
Address: 957 Murphy Rd City: Osage Beach State: MO Zip: 65065

5. Do you have a specific use proposed for this property?  Yes  No

Explain all uses: Residential Rental units

6. Area of property in square feet or acres: 21,632 sq ft

7. Current zoning classification: Commercial

8. Sources of utilities: Water: City Gas: NA  
Sewer: City Electric: \_\_\_\_\_

9. Proposed zoning classification: multi Family

10. How long have you owned this property? Approx 30 days

11. Current use of property (describe all improvements): Not used

12. Current use of all property adjacent to subject property:  
North: Residential  
South: Residential East: Commercial West: Residential

17) How, in your opinion, will the rezoning affect Public facilities (sewer, water, schools, roads, etc.)? And what mitigating measures does the applicant propose to address these problems if any? Applicant should include letter from or regarding City Engineering Department review of proposed zoning.

18) How, in your opinion, will rezoning affect adjacent properties and what mitigating measures does the applicant propose to address these problems, if any?

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

The undersigned, having read the procedures and instructions, makes application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri, as explained on this application form. In support of this application, all necessary information is attached.

Date of Application 4-8-16

Signature of Applicant

Signature of Accepting Officer

Signature of Property Owner

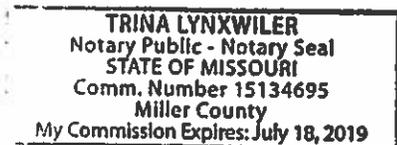
Subscribed and sworn to before me this 8 day of April, 20 16

My Commission expires: July 18, 2019

Notary Public Trina Lynxwiler

State of Missouri, County of Camden

(Seal)



NOTE: Applications not signed and notarized will be removed from the Commission agenda and returned to the applicant via regular mail.

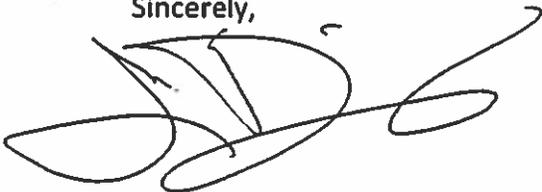
City of Osage Beach  
Planning Commission  
1000 City Parkway  
Osage Beach, MO 65065

**Subject: Revelation Construction Rezoning Request**

Dear Commissioners,

Revelation Construction would like to request the issuance of a Special Use Permit to remand the commercial zoning of the property listed in line item 1 from commercial zoning to R3 multifamily residential property. We would like to change the use of the existing structure from office space to living quarters it will provide residence for rent. Due to the highway bypass, the current use for commercial property at this location is considerably diminished. Conversion to R3 multifamily residential will be more suitable for the structure and property. Additionally, it would adjoin and be located in the already existing vicinity of properties already used in the same manor and purpose.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Dampier". The signature is stylized with large loops and a long horizontal stroke extending to the right.

Jason Dampier

Revelation Construction

# Camden County, MO

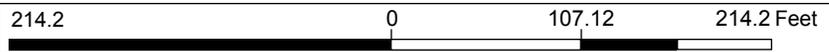
39



### Legend

- Highway
  - Interstate Highway
  - US Highway
  - Numbered State Highway
  - Lettered State Highway
- Road
- Address Point
- Condo Point
- Parcel
- Corporate Limit Line
- Land Hook
- Original Lot
- Section
- County Boundary

1: 1,285



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

**Submission Date:** May 3, 2016

**Submitted By:** City Administrator

**Board Meeting Date:** May 5, 2016

**City of Osage Beach  
BOARD OF ALDERMEN  
AGENDA ITEM SUMMARY SHEET**

**Description of Item:**

Bill 16.39 – Approval of the Lake Race (Festival of Speed) Event Support Request of \$3,000.

**Names of Persons, Businesses, Organizations affected by this action:**

City of Osage Beach staff, citizens, applicant

**Why is Board Action Required?**

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

**Type of Action Requested (Ordinance, Resolution, Motion):**

Requesting first and second reading of Bill 16.39.

**Are there any deadlines associated with this action?**

Yes. Event is June 2, 2016.

**Budget Line / Source of Funds**

	<u>Budgeted\$</u>	<u>Requested\$</u>
10-21-754250 Community Promotions-Community Event Support	\$10,000	\$3,000

**City Administrator Comments and Recommendation:**

Attached is the Lake Race (Festival of Speed) Request For Event Support form submitted to me on May 2, 2016. The request is for \$3,000 for assistance with Lamar advertising, tent rentals, port-a-potties, beer vendor wristbands and cups, directional signs for parking, and volunteer t-shirts.

FY2016 Event Support Budget (10-21-754250)	\$10,000
Prior support: Bike Fest (for advertising) (BOA 3/3/16)	<\$ 2,000>
Balance Available to date:	<u>\$ 8,000</u>

BILL NO. 16-39

ORDINANCE NO. 16.39

AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE EXPENDITURE OF FUNDS TO SUPPORT THE LAKE RACE FESTIVAL OF SPEED EVENT ON JUNE 2, 2016

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

Section 1. That the expenditure of funds in an amount not to exceed three thousand dollars (\$3,000.00) is hereby authorized to participate in the Lake Race Festival of Speed event on June 2, 2016.

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

Section 3. Severability

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

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

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

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

READ FIRST TIME: \_\_\_\_\_ READ SECOND TIME: \_\_\_\_\_

I hereby certify that the above Ordinance No. 16.39 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.

\_\_\_\_\_  
Diann Warner, City Clerk

\_\_\_\_\_  
Date

Approved as to form:

\_\_\_\_\_  
Edward B. Rucker, City Attorney

I hereby approve Ordinance No. 16.39.

\_\_\_\_\_  
Date

\_\_\_\_\_  
John Olivarri, Mayor

ATTEST:

\_\_\_\_\_  
Diann Warner, City Clerk



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

Requested Amount: \$3000+ Date of Request: 5/2/16

Organization Information:

Organization Name: LAKE RACE (FESTIVAL of Speed)

Address: \_\_\_\_\_

Phone # \_\_\_\_\_ Fax # \_\_\_\_\_

Contact Name: JONI WALDEN & NOELLE FRASIER (CO-CHAIRPERSONS)

Phone # (cell) (573) 480-6999 (Other) (573) 480-9902

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

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

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

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

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

Other: DISPLAYS of RACING BOATS, CLASSIC AUTOS, PWC'S, AND OTHER Speed Related

Event Information:

Event Name: FESTIVAL of Speed

Event Dates: JUNE 2, 2016

Event Location: OSAGE BEACH PARKWAY

Description of event: 3 LANES CLOSED BETWEEN P.B.#2 ENTRANCE & ORAL REEF Seapod - EXHIBITORS' BOOTHS, VENDORS' BOOTHS INC. SALES of FOOD & BEER, DUNK TANK

How will the proceeds of this event be used? TO HELP OFFSET Expenses &

see back  DISTRIBUTED TO LAKE RACE FOR CHARITABLE ORGANIZATIONS  
How will the City be recognized through this event? SIGNIFICANT SPONSOR TO BE MENTIONED IN ADVERTISING & IN PROGRAM & BANNER

Is the event open to the public?  YES  NO If no, explain: \_\_\_\_\_

Is there an entry fee or requirement to purchase a ticket, etc.?  YES  NO *NOT FOR EVENT*  
If yes, explain: HOWEVER THERE WILL BE PARKING FEES

Total budget for the event: EXACT TOTAL UNKNOWN - See ON BACK \*

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

In the case of a budget shortfall, how will the loss be covered? \_\_\_\_\_

How many years has this event been held? FIRST YEAR

Estimated attendance this year? ? Last year's attendance, if applicable? ?

**Applicant:**

Application Completed By: NOELLE FRAZIER

Contact Phone/Cell: (573) 480-9902

Noelle Frazier Noelle Frazier co-chair 5.1.2016  
Signature Print Name Title Date

**Send Completed Application and Attachments To:**

Email: [jwoods@osagebeach.org](mailto:jwoods@osagebeach.org)

Mail: City of Osage Beach  
Jeana Woods, City Administrator  
1000 City Parkway  
Osage Beach, MO 65065



\*\*\*\*\*

**Internal Use**

Date Application Received: 5/2/16 By: Jeana Woods

Date Board Approved/Declined: \_\_\_\_\_ Amount Approved: \_\_\_\_\_

Other Information: \_\_\_\_\_

expenses -

LAMAR DIGITAL SIGNS - 5 DAYS - \$1250

LAURIE TENT RENTALS - PORTA POTIES - 850

Beer Vendors - WRISTBANDS - CUPS

SIGNS NEEDED - DIRECTIONAL + PARKING } 900

VOLUNTEER T-SHIRTS

ESTIMATED TOTAL \$3,000  
COST OF ADDL ADV. UNKNOWN

- CHARITABLE ORGANIZATIONS :
- LOWA
  - FOOD PANTRY
  - ELKS LODGE
  - CADV
  - KIDS HARBOR
  - COMMUNITY FOUNDATION
  - FORGET ME NOT HORSE RESCUE

Missouri  
P.O. Box 1089  
Osage Beach, MO 65065  
Phone: 573-317-1559  
Fax: 573-317-9075

Date: 4/22/2016  
New/Renewal: **NEW**  
Account Executive: Misti Barnes  
Phone: 573-317-1559

**CONTRACT # 2587225**

CONTRACTED DIRECTLY BY ADVERTISER	
Customer #	653939-0
Name	FESTIVAL OF SPEED
Address	P.O. BOX 281
City/State/Zip	OSAGE BEACH, MO 65065
Contact	Joni Walden
Email Address	joni.the.blind.lady@gmail.com
Phone #	(573) 480-6999
Fax #	
P.O./ Reference #	
Advertiser/Product	FESTIVAL OF SPEED
Campaign	

Space										
# of Panels: 2								Billing Cycle: Monthly		
Panel # TAB ID	Market	Location	illum	Media Type	Size	Misc	Service Dates	# Billing Periods	Invest Per Period	Cost
70001 30471852	219-CAMDEN, MO	N/S HWY 54 .5 MI W/O PASSEOVER RD E/B	Yes	Digital Bulletin	14' 0" x 48' 0"		05/29/16-06/02/16	1	\$750.00	\$750.00
70011 30635836	219-CAMDEN, MO	S/S HWY 54 .8 MI W/O PASSEOVER RD W/B	Yes	Digital Bulletin	10' 6" x 36' 0"		05/29/16-06/02/16	1	\$500.00	\$500.00
Total Space Costs:									\$1,250.00	

**Special Considerations:**

Advertiser authorizes and instructs The Lamar Companies (Lamar) to display in good and workmanlike manner, and to maintain for the terms set forth above, outdoor advertising displays described above or on the attached list. In consideration thereof, Advertiser agrees to pay Lamar all contracted amounts within thirty (30) days after the date of billing. Advertiser acknowledges and agrees to be bound by the terms and conditions on all pages of this contract.

The Agency representing this Advertiser in the contract executes this contract as an agent for a disclosed principal, but hereby expressly agrees to be liable jointly and severally and in solido with Advertiser for the full and faithful performance of Advertiser's obligations hereunder. Agency waives notice of default and consents to all extensions of payment.

The undersigned representative or agent of Advertiser hereby warrants to Lamar that he/she is the Media Buyer (Officer/Title) of the Advertiser and is authorized to execute this contract on behalf of the Advertiser.

Customer:	FESTIVAL OF SPEED
Signature:	 (signature above)
Name:	Joni Walden (print name above)
Date:	Apr 22, 2016 (date above)

THE LAMAR COMPANIES	This contract is NOT BINDING UNTIL ACCEPTED by a Lamar General Manager.	
	GENERAL MANAGER	DATE
ACCOUNT EXECUTIVE: Misti Barnes		

**STANDARD CONDITIONS**

1. Late Artwork: The Advertiser must provide or approve art work, materials and installation instructions ten (10) days prior to the initial Service Date. In the case of default in furnishing or approval of art work by Advertiser, billing will occur on the initial Service Date.