

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN OF  
THE CITY OF OSAGE BEACH, MISSOURI  
MARCH 3, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, March 3, 2022, at 6:00 PM. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Richard Ross, Alderman Kellie Schuman, Alderman Phyllis Marose, Alderman Bob O'Steen, absent Alderman Kevin Rucker. City Clerk Tara Berreth 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 Ed Rucker, Police Chief Todd Davis, City Planner Cary Patterson, Human Resources Generalist Cindy Leigh, Parks Director Nicole Stacy, Building Official Ron White, City Treasurer Karri Bell, Public Worker Operations Manager Kevin Crooks, Airport Manager Ty Dinsdale.

#### MAYOR'S COMMUNICATIONS

None

#### CITIZEN'S COMMUNICATIONS

Dan Calvino -How much money did the Tri-County Lodging/Soccer? Homeowners having to pay \$40 for Hot water Heaters/HVAC? TIF questions?

Ron Schmitt – Representative Special Road District – Autumn Lane Project has gone up from \$155,000 to \$194,000. The Special Road District would like the city to pick up the balance.

Ike Skelton – Complaints about Trash Service, Water Heater/HVAC and Police parking on private property to do traffic enforcement.

#### APPROVAL OF CONSENT AGENDA

Alderman Marose made a motion to approve the consent agenda with the amended changes to the February 17, 2022, minutes. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

#### UNFINISHED BUSINESS

Bill 22-05 - An ordinance of the City of Osage Beach, Missouri, amending the Code of Ordinances, by repealing Chapter 250 entitled "Prescription Drug Monitoring Program," consisting of Sections 250.010 through 250.090, because the City of Osage Beach, Missouri Prescription Drug Monitoring Program has been made redundant by the establishment of a statewide program with the adoption of Senate Bill 63. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-05. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.05 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, and Alderman O'Steen. Absent Alderman Rucker. Bill 22.05 was passed and approved as Ordinance 22.05.

#### NEW BUSINESS

Public Hearing - Special Use Permit 413-Michael and Cheryl Castle, requests a residential use on a property zoned C-1 (General Commercial)

No public comments.

Motion to approve Special Use Permit 413- Michael and Cheryl Castle requesting residential use on a property zoned C-1 (General Commercial)

Alderman O'Steen made a motion to approve Special Use Permit 413- Michael and Cheryl Castle requesting residential use on a property zoned C-1 (General Commercial). This motion was seconded by Alderman Marose. Motion was unanimous with a voice vote.

Public Hearing - Rezoning Case 417 Arapaho, LLC.

No public comments

Bill 22-06 - An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning a parcel of land as described in Rezoning Case no. 417. *First Reading*

Alderman O'Steen made a motion to approve the first reading of Bill 22-06. This motion was seconded by Alderman Ross. Motion passes with unanimous with a voice vote.

Bill 22-07 - An ordinance of the City of Osage Beach, Missouri, Authorization to allow the City Administrator to execute the ICMA Retirement Corporation dba MissionSquare Retirement Governmental Money Purchase Plan Adoption Agreement. *First and Second Readings*

Alderman Becker made a motion to approve the first reading of Bill 22-07. This motion was seconded by Alderman Schuman. Motion passes with unanimous with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-07. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.07 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, and Alderman O'Steen. Absent Alderman Rucker. Bill 22.07 was passed and approved as Ordinance 22.07.

Bill 22-08 - An ordinance of the City of Osage Beach, Missouri, approving a professional services agreement with the law firm of Gilmore/Bell for services relating to the consideration of the Legacy Development proposal and TIF Plan Application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Financing Redevelopment Act. *First and Second Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-08. This motion was seconded by Alderman Becker. Motion passes with unanimous with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-08. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22.08 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, and Alderman O'Steen. Absent Alderman Rucker. Bill 22.08 was passed and approved as Ordinance 22.08.

Bill 22-09 - An ordinance of the City of Osage Beach, Missouri, approving a funding agreement for consideration of the Legacy Development proposal and TIF Plan Application for the redevelopment of the Osage Beach Outlet Mall under the Real Property Tax Increment Allocation Redevelopment Act. *First and Second Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-09. This motion was seconded by Alderman Becker. Motion passes with unanimous with a voice vote.

Alderman O'Steen made a motion to approve the second reading of Bill 22-09. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.08 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, and Alderman O'Steen. Absent Alderman Rucker. Bill 22.09 was passed and approved as Ordinance 22.09.

Bill 22-10- An ordinance of the City of Osage Beach, Missouri, authorizing the City Administrator to accept the Municipal Equipment Company, Inc. service agreement to perform 3-phase lift station assessment inspections for specific station locations as listed in said agreement, for an amount not to exceed \$168,960. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-10. This motion was seconded by Alderman Becker. Motion passes with unanimously with a voice vote.

Motion to Approve Citizen Appointments to the Planning Commission and the TIF Commission

Planning Commission

W3 – Gary Jones – 4-year term

W3 – Bill Mackay – 4-year term

W2 – Bill Morgan – 4-year term

W2 – Angie Schuster -4-year term

W1 – Jessica Rozier – 4-year term

TIF Commission

Dave Crane – 4-year term

Alderman Marose made a motion to approve Citizen Appointments to the Planning Commission and the TIF Commission with an effect date of April 1, 2022. This motion was seconded by Alderman Ross. Motion passes unanimously with a voice vote.

Motion to approve and submit the Board of Alderman Authorization (City Council Authorization) Form to participate in the Missouri Department of Transportation Highway and Safety Grant Program

Alderman Becker made a motion to approve and submit the Board of Alderman Authorization (City Council Authorization) Form to participate in the Missouri Department of Transportation Highway and Safety Grant Program. This motion was seconded by Alderman Schuman. Motion passes unanimously with a voice vote.

Motion to approve funds not to exceed \$108,000 for the negotiation and purchase of a JetA replacement fuel truck for Lee C. Fine Airport.

Alderman Ross made a motion to approve funds not to exceed \$108,000 for the negotiation and purchase of a JetA replacement fuel truck for Lee C. Fine Airport. This motion was seconded by Alderman O'Steen. Motion passes unanimously with a voice vote.

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

Alderman Ross – Recognize Street Crew on the great job during the last storm. Permit requirements did not approve to get into homeowners' pockets. Did it for safety concerns. Would like the fees waived for some period. Building Official will be bringing recommendation to the Board at a future meeting.

Alderman O'Steen – Recognize all the hard work that Parks & Rec Director Nicole Stacy on all the time and efforts.

Alderman Schuman – Road Crews great job.

#### STAFF COMMUNICATIONS

City Administrator Woods – Budget is now complete and online.

Police Chief Davis – Thank Karri Bell on the Ambulance Grant that she has been working on. The city will be getting some revenue in the future for budgets. Record year for the Polar Plunge. Raised \$238,000. Super Plungers raised \$138,000.00. New Officer Dave Stark.

City Planner Patterson – Thank you for the new appointments for Planning Commission.

Human Resources Generalist Leigh – See everyone at the Employee Appreciation Dinner.

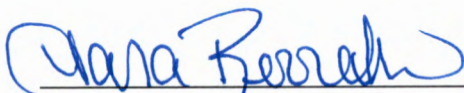
Parks & Recreations Director Stacy – Thank you my staff for all their hard work. Little League is getting ready to start and Easter Egg Hunt is coming up in April.

Public Works Operations Director Crooks – Gave an update on the streetlights. The city will change out the lightbulbs and start maintaining all streetlights. This will save the city money in the future.

Assistant City Administrator Welty – Thank Nicole as well. She will be hard to replace. Recognize IT Manager Mikeal Bean for all his hard work on the upgrade to the audio system.

#### ADJOURN

There being no further business to come before the Board, the meeting adjourned at 7:05pm. 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 March 3, 2022, and approved March 17, 2022.



Tara Berreth/City Clerk



John Olivarri/Mayor