

MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI  
APRIL 7, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, April 7, 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, Building Official Ron White, City Treasurer Karri Bell, Public Worker Operations Manager Kevin Crooks, Human Resource Generalist Cindy Leigh, Airport Manager Ty Dinsdale and Cochran Engineering Dave Van Leer.

### **MAYOR'S COMMUNICATIONS**

Proclamation authorizing the Mayor -

Public Safety Telecommunications Week - April 10-16, 2022

National Volunteer Appreciation Week - April 17-23, 2022

Congratulations to the newly elected Alderman Kellie Schuman, Mayor and 2 reelected Alderman.

### **CITIZEN'S COMMUNICATIONS**

Dan Calvino – Listed the following comments:

- lift pump that was damaged at his property.
- No more TIF's should be handed out.
- Stop downsizing lots for duplexes. More single family.
- McDonald Building status
- Building fees to high
- To much red tape from the city.

Michael Harmison -Questioned when the certification would take place.

### **APPROVAL OF CONSENT AGENDA**

Alderman Marose made a motion to approve the consent agenda. This motion was seconded by Alderman Schuman. Motion passes unanimously with a voice vote.

### **UNFINISHED BUSINESS**

- ❖ Bill 22-12 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Stockman Construction for the Autumn Lane Improvements Project for an amount not to exceed \$192,999.00. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 22-12. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.12 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.12 was passed and approved as Ordinance 22.12.

- ❖ Bill 22-13- An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 21.78

Adopting the 2022 Annual Operating Budget, Transfer of Funds for Necessary Expenses for the Autumn Lane Improvement Project. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-13. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22.13 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker. Bill 22.13 was passed and approved as Ordinance 22.13.

## NEW BUSINESS

- ❖ Presentation - Tan Tar A Sewer Assessment presentation by Christy Wilson with Horner and Shifrin.

Horner and Shifrin did an assessment of the condition of the sewer infrastructure in the Tan Tar A estates area. This assessment was done with guidance from the Missouri Department of Natural Resources to identify cost estimates for repairs or upgrades to the system and the viability of loan and/or grant opportunities through DNR. This being the first step in outlining the current conditions in the assessed area. Next steps will involve further planning of project details and timelines, and funding/financing options as it pertains to city-specific details. Copies of the complete assessment may be obtained online at [www.osagebeach.org](http://www.osagebeach.org) or a copy in the city clerk's office.

- ❖ Public Hearing - Rezoning Case 418 Jim Nugent Harpers Cove Investment Company  
Audience – Dan Calvino, Brian Jacobs, David Willet, Jim Mosior, Allen Ellsin

- ✓ Boat Docks
- ✓ Affordable Housing
- ✓ Roads
- ✓ Water and Sewer
- ✓ Widen out the lots for more quality

- ❖ Bill 22-14 - 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. 418.  
*First Reading*

Alderman O'Steen made a motion to approve the first reading of Bill 22-14. This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

- ❖ Motion to approve the Preliminary Plat for Topsider Subdivision.

Alderman Ross made a motion to approve the Preliminary Plat for Topsider Subdivision. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

Alderman Schuman asked to re-ques herself for a conflict of interest. Granted by Mayor Olivarri. Alderman Schuman left the chamber.

- ❖ Bill 22-15 - An ordinance of the City of Osage Beach, Missouri, approving the Final Plat for Topsider Subdivision. *First and Second Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-15. This motion was seconded by Alderman O'Steen . Motion passes with unanimous voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-15. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.15 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Marose, Alderman O'Steen. Absent Alderman Rucker, Abstained Alderman Schuman, Bill 22.15 was passed and approved as Ordinance 22.15.

Alderman Schuman returned to the dais.

❖ Bill 22-16 - An ordinance of the City of Osage Beach, Missouri, approving a Funding Agreement for consideration of the Arapaho LLC and Grand Teton Mountain Investments LLC, proposal for a Community Improvement District and a Transportation Development District for improvements to Beach Road and other projects. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-16. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Bill 22-17 - 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 Arapaho LLC and Grand Teton Mountain Investments LLC, proposal for a Community Improvement District and a Transportation Development District for improvements to Beach Road and other projects. *First Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-17. This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

❖ Bill 22-18 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with B & H cleaning, expanding their cleaning services, for a yearly not to exceed amount of \$47,000. *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-18. This motion was seconded by Alderman Ross. Motion passes with unanimous voice vote.

❖ Bill 22-19 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute supplemental agreement #6 with Cochran Engineering to assist the City with a new Park Master Plan for an amount not to exceed \$48,500.00. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-19. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Bill 22-20 - An ordinance of the City of Osage Beach, Missouri amending Ordinance No. 21.78 Adopting the 2022 Annual Budget, Transfer of Funds for Necessary Expenses for the Osage Beach Park Master Plan. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-20. This motion was seconded by Alderman Becker. Motion passes with unanimous voice vote.

❖ Motion to adopt the City's Mission Statement as modified.



Alderman Becker made a motion to adopt the City's Mission Statement "Our mission is to provide superior municipal services and conduct all City business with openness and integrity; and to be recognized as a safe and appealing place to live and work, an employer that assists its team members in attaining their career goals, a supportive environment to conduct business, and a premier Lake of the Ozarks visitor destination." This motion was seconded by Alderman Marose. Motion passes with unanimous voice vote.

- ❖ Motion to approve the repair service of a 125 HP submersible pump for LS KK-49 from JCI Industries for \$27,850.00.

Alderman Ross made a motion to approve the repair service of a 125HP submersible pump for LS KK-49 from JCI Industries for \$27,850.00. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

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

Alderman Ross – Great job to Cary Patterson for handling the public hearing.

Alderman Becker – Great job Karri Bell and her staff on the excellence award.

Alderman Schuman – Great work by the Parks Department. Parks look great and little league is going great.

### **STAFF COMMUNICATIONS**

City Administrator Woods – Appreciate all the patience with the ongoing moving target know as ARPA Funds. Attending online weekly webinars. Planning on have more information at future meetings. Presented certificates to Mayor Olivarri for 15 years of service and Alderman Ross for 5 years of service.

Public Works Operations Director Crooks – Tan Tar A is not a representation of the status of the sewer system in Osage Beach. Tan Tar A is an isolated incident.


Human Resource Generalist Leigh – The city currently has only 8 open positions.


Asst. City Administrator Welty – Easter Egg Hunt on April 16, 2022, at the City Park from 11am – 2pm. The city has partnered Victory Church. The Church will be serving a free hot dog lunch.

Cochran Van Leer – Thank you for awarding Cochran with the Parks Master Plan.

### **ADJOURN**

There being no further business to come before the Board, the meeting adjourned at 8:20 pm. I, Tara Berreth, City Clerk of the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Board of Aldermen of the City of Osage Beach, Missouri, on April 7, 2022, and approved April 21, 2022.

  
Tara Berreth/City Clerk

  
John Olivarri/Mayor