

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

July 7, 2022

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, July 7, 2022, at 6:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Tyler Becker, Alderman Richard Ross, Alderman Kellie Schuman, Alderman Phyllis Marose, Alderman Bob O'Steen and 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, Lieutenant Mike O'Day, City Planner Cary Patterson, Public Works Operations Manager Kevin Crooks, and Economic Development Specialist Mitchell Moon.

MAYOR'S COMMUNICATIONS

No comments

CITIZEN'S COMMUNICATIONS

Mark Beeler – Asked the board to reconsider the OB Marketplace TIF. States that the project will be beneficial to the city.

Brian Ivy – Comments about the mall and how important the OB Marketplace

APPROVAL OF CONSENT AGENDA

Alderman Rucker made a motion to approve the consent agenda with amendments. This motion was seconded by Alderman Ross. Motion passes with voice vote.

UNFINISHED BUSINESS

Bill 22-40 - 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 Tegethoff Development project, The Preserve at Sycamore Creek, Chapter 353 and Chapter 100 proposals. *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 22-40. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.40 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22.40 was passed and approved as Ordinance 22.40.

NEW BUSINESS

Public Hearing regarding the satisfactory progress of the Marina View, Dierbergs, Arrowhead and Osage Beach Commons Tax Increment Financing Plans.

City Attorney Ed Rucker presented the 5-Year Tax Increment Financing Review 2022

Arrowhead

The Arrowhead TIF plan contemplated 8 separate redevelopment areas with a mix of residential shopping entertainment and assisted living facilities within the plan area. Redevelopment Project Area 1 has completed and opened the assisted living facility which is currently in business. TIF has not been implemented in the seven other Redevelopment project areas and we are awaiting a request from the developer to proceed when TIF when the developer is ready to begin construction. This is a pay-as-you-go project.

Dierbergs

The Dierbergs TIF plan redeveloped the defunct Walmart store and shopping center on the site, The center is completely built out and is open for business. This is a pay-as-you-go project.

Osage lBeach Commons

The Osage Beach Commons TIF plan contemplated a shopping center with smaller out buildings fronting Osage Beach Parkway. The center is under construction and the developer has announced that Hobby Lobby, as the anchor tenant, will open in August 2022. The center is behind schedule due to the Covid-19 pandemic in 2020 and 2021. In 2020 at the request of the developer the Board extended the deadlines for completion (Ordinance 20-57 adopted September 3, 2020). Completion of the public improvements is now due by September 21, 2023, and substantial completion of the project as a whole is required by September 21, 2024. This is a pay-as-you-go project.

Marina View

The Marina View TIF project for John Q Hammons hotel was never built as Mr. Hammons passed away before construction could proceed. The Board terminated the Marina View TIF Plan by Ordinance 21-36 on July 1, 2021.

Prewitt's Point

No report is necessary as this is a successful TIF project that has been concluded and TIF was terminated for that property according to the law on October 21, 2021, in ordinance 21.68. The project did involve bonds which are fully paid from the revenues from the project.

No Public Comments

Presentation -Citizens for Lower Property Tax - Upcoming sales tax proposal – Karl Blinkenkaker

Gave a presentation on the upcoming sales tax proposal to fund the Osage Beach Fire District. The ballot question request is for a ½ cent sales tax.

Proposed Sales Tax Question.

Shall the Osage Beach Fire Protection District impose a sales tax of one-half of one percent for the purpose of providing revenues for the operation of the Osage Beach Fire Protection District, including the purchase of equipment and facilities, and the total property tax levy on properties in the Osage Beach Fire Protection District shall be reduced annually by an amount which reduces property tax revenues by an amount equal to fifty percent of the previous year's revenue collected from this sales tax?

Bill 22-43 - An ordinance of the City of Osage Beach, Missouri, establishing a procedure to disclose potential conflicts of interest and substantial interests for certain municipal officials. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-43. This motion was seconded by Alderman Rucker. Motion passes with voice vote.

Bill 22-44 - An ordinance of the City of Osage Beach, Missouri, to enter into an Intergovernmental Cooperative Agreement for the Investment of Public Funds through the Missouri Securities Investment Program. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-44. This motion was seconded by Alderman O'Steen. Motion passes with voice vote.

Bill 22-52 - An ordinance of the City of Osage Beach, Missouri, creating a new Chapter 150 in the Municipal Code establishing a process for the City's consideration of Redevelopment Plans and Tax abatements pursuant to the Urban Redevelopment Corporations Law, Chapter 353 of the Revised Statutes of Missouri. *First Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-52. This motion was seconded by Alderman Becker. Motion passes with voice vote.

STAFF COMMUNICATIONS

City Administrator Jeana Woods – Welcome Mitch Moon as the Economic Development Specialist.

Asst. City Administrator Mike Welty – Monday June 27, 2022, the city has now gone live with Incode Cloud. Moving on to the next step in the process. Thank you to April White for all her hard work. Alphagraphics called and the banners are done and will hope to have them all up in the next week.

City Clerk Tara Berreth – City Clerks has been working hard producing licenses.

Lt. Mike O'Day – One of your Sgt. Received an award for finishing a trilogy of FBI training.

Building Official Ron White – Nick's True Value is open and issued the certificate of occupancy to Hobby Lobby
Public Works Operations Director Kevin Crooks - 2021 rehab lift stations are completed. Odor control at Sands Lift Station is needing a clean spot. Not coming from the lift station but from the manholes. Going to pour concrete over the manholes to limit the odor.

Economic Development Specialist Mitch Moon – Grateful for the opportunity to join the Osage Beach Team.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Rucker – Clarified that the OB Fire Protection District was not presenting the sales tax proposal. The Citizens for Lower Property Tax.

Alderman Schuman – The 4th of July was a great weekend. Welcome Mitch Moon.

Alderman O'Steen – Welcome Mitch. Please send Joel Shelton a congratulations letter on his accomplishments. Would like to reiterate that please focus on the big picture instead of the small details.

Alderman Marose – Welcome Mitch. Would hope that the TIF project can be revisited.

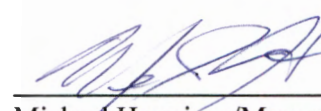
Alderman Ross – Gave concerns about the TIF and some of the request that were presented in the original plan. How is airport? Completed about 90% of the project. Sewer Staff – down 1 employee.

Mayor Harmison – Gave a brief explanation that the OB Marketplace TIF Plan is not completely over and that it is very possible that they will be bringing back another proposal.

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 8:30 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 July 7, 2022, and approved July 21, 2022.



Tara Berreth/City Clerk

Michael Harmison/Mayor

**Please go to www.osagebeach.org to see the entire meeting on Facebook or You Tube.