

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

**August 18, 2022**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, August 18, 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, City Attorney Ed Rucker, Building Official Ron White, Police Chief Todd Davis, City Planner Cary Patterson, Parks and Rec Manager Eric Gregory, City Treasurer Karri Bell and Economic Development Specialist Mitchell Moon.

**MAYOR'S COMMUNICATIONS**

Proclamation authorizing the Mayor - Aviation Day August 19, 2022

**CITIZEN'S COMMUNICATIONS**

Mr. Beeler – Comments about the TIF Resolutions that is being presented tonight.

Susan Ebling - Voiced concerns about the sight of the Outlet Mall. Oppose any changes to the TIF Resolution.

Dan Foster – Unhappy with the quality of the Board. Do not change the TIF process.

Chris Foster – TIF Policy does not need to be changed. Go get the facts.

**APPROVAL OF CONSENT AGENDA**

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

**UNFINISHED BUSINESS**

**Bill 22-59 - An ordinance of the City of Osage Beach, Missouri, for additions and amendments to chapter 405 "Zoning Regulations" Article V. "Signs". *Second Reading***

Alderman O'Steen made a motion to approve the second reading of Bill 22-59. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22-59 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22-59 was passed and approved as Ordinance 22.59.

**Bill 22-60 - Additions and Amendments to Chapter 405 "Zoning Regulations" Article IX. Off-Street Parking and Loading Requirements and the Design Guidelines and Information Packet. *Second Reading***

Alderman Schuman made a motion to approve the second reading of Bill 22-60. This motion was seconded by Alderman Rucker. The following roll call was taken to approve the second and final reading of Bill 22-60 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22-60 was passed and approved as Ordinance 22.60.

**Bill 22-61 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Design Guidelines Section 5 - Roads, Streets and Parking Areas. *Second Reading***

Alderman Ross made a motion to approve the second reading of Bill 22-61. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22-61 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen, Alderman Rucker. Bill 22-61 was passed and approved as Ordinance 22.61.

**NEW BUSINESS**

**Resolution 2022-05 - A resolution of the City of Osage Beach, Missouri, to adopt revised Policy for consideration of Tax Increment Financing proposals.**

Alderman Rucker made a motion to set aside Resolution 2022-05 and direct City Administrator to set up a workshop session as soon as possible. This motion was seconded by Alderman Marose. Motion was passed with a voice vote.

**Bill 22-62 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with B and H Welling Drilling, Inc. to cap an old residential well located at 5670 Rockwood Court in Osage Beach using a grant from the Department of Natural Resources for an amount not to exceed \$6,840.00. *First and Second Reading***

Alderman Marose made a motion to approve the first reading of Bill 22-62. This motion was seconded by Alderman Becker. Motion passes with voice vote.

Alderman Schuman made a motion to approve the second reading of Bill 22-62. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22-62 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22-62 was passed and approved as Ordinance 22.62.

**Bill 22-64 - 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 Well Plugging. *First and Second Reading***

Alderman Ross made a motion to approve the first reading of Bill 22-64. This motion was seconded by Alderman Schuman. Motion passes with voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-64. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22-64 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22-64 was passed and approved as Ordinance 22.64.

**Motion to Approve the re-appointment of Board of Directors to the Arrowhead Centre Community Improvement District (CID).**

Alderman Rucker made a motion to Approve the re-appointment of Board of Directors to the Arrowhead Centre Community Improvement District (CID). This motion was seconded by Alderman Becker. Motion passes with a voice vote.

### **Motion to approve the disposal of specific items deemed as surplus property**

Alderman Ross made a motion to approve the disposal of specific items deemed as surplus property. This motion was seconded by Alderman Becker. Motion passes with voice vote

### **STAFF COMMUNICATIONS**

City Attorney Rucker – Reviewed TIF policy that you cannot change is the 23 years.

Police Chief Davis - Steven Reiner promoted to Corporal. Only down 2 officers

Park and Rec Manager Gregory - Park Master Plan post survey by Friday, or early next week. Please fill out the survey.

Economic Development Specialist Moon- Osage Beach is lucky to have State Fair Community College. It is a great resource.

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

Alderman Rucker – Thank the Staff on all the work on the TIF policy. Meeting in the middle of September will be bringing seven ordinance changes. Two will be new ordinances. Clearwood Lane do have house that front Clearwood. This road needs to be considered. Should be one way not a two-way road. If it's a one-way road how wide does it have to be? (10' wide) Why does Cochran suggest 14'?

Alderman Schuman – School starts next week. Reminder the bus's will be out. Watch out for the kids.

Rummage sale registration ends on September 2. Labor Day is coming up make sure to patronize our local restaurants.

Alderman O'Steen – Thank you to Alderman Rucker, CA Jeana Woods, and Ed Rucker for all the work they did on the changes to the TIF Policy. Wanting to open up more discussion to see where are we so disconnected from other policies.

Alderman Marose – Appreciate all of the hard work from everyone that helped with the TIF Policy revisions.

Alderman Ross – Recognize Zach Wilber and his team, jumped in and handled a water leak with great customer service. Mayor appreciates your passion and willingness to stand up to those people that do not have all the facts.

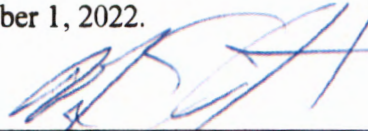
Recognize Mike Welty on all of the work he has done with Grand Harbour. The City now has a scope of work and will bringing back to the board with what has been presented at a future meeting. More positive note Wingfest is back and being held at the Regalia Hotel on September 14<sup>th</sup>. Hope everyone can come.

Mayor Harmison – Water Tower looks great. Shoot out next Saturday. Grove Oklahoma came up to visit and tour City Hall. Says that Osage Beach is a great location. Kwik Car sent an email thanking the team for all of the hard work. Brad Rozier – has resigned from the TIF Commission.

**ADJOURN REGULAR MEETING**

There being no further business to come before the Board, the meeting adjourned at 8:15 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 August 18, 2022, and approved September 1, 2022.

  
Tara Berreth City Clerk

  
Michael Harmison/Mayor