

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF  
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI  
September 15, 2022**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, September 15, 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, Parks and Rec Manager Eric Gregory, Airport Manager Ty Dinsdale, City Treasurer Kerri Bell, Human Resource Generalist Cindy Leigh, Economic Development Specialist Mitchell Moon.

**APPROVAL OF CONSENT AGENDA**

Alderman Rucker made a motion to approve the consent agendas as presented. This motion was seconded by Alderman Schuman. Motion passes with unanimous voice vote.

**MAYOR'S COMMUNICATIONS**

Proclamation authorizing the Mayor - Constitution Week September 17-23, 2022

**CITIZEN'S COMMUNICATIONS**

Ron Blye – Become aware of issuing bonds for apartments at the Outlet Mall. Concerned that apartments will take away for jobs.

Gary Johnson – Grand Harbor Association – Gave history of pool problem with the city.

Chad Kautz – Grand Harbor Resident – 2 seasons without pool

Jan Gentilly – In support of Bill 22-77

Terri LaMontagne – Grand Harbor Resident – Doing everything in good faith.

Mike Sussan – ASP Pools – Explained the damage of the pool

Jan Wright – Community Foundation of the lake – support the Bill 22-77

Alderman Ross made a motion to allow for Bill 22-74 to move to the top of the agenda as presented. This motion was seconded by Alderman Becker. This motion passes with voice vote.

**UNFINISHED BUSINESS**

Bill 22-63 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute the Missouri Highways and Transportation Commission Transportation Alternatives Funds Program Agreement to fund Pedestrian Improvements for the Hwy 42 Sidewalk Project. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 22-63. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.63 and

to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Alderman Rucker. Bill 22.63 was passed and approved as Ordinance 22.63.

**NEW BUSINESS**

Bill 22-76 - An ordinance of the City of Osage Beach, Missouri, authorizing and directing the City Administrator to contract with American Swimming Pool Co. to repair, clean, sanitize the pool and decking at Grand Harbor Condo Association in the amount not to exceed \$117,456.39 as settlement for damage to the Grand Harbor Pool which occurred during the winter of 2021 due to freezing of the sewer pipe located adjacent to the pool. *First Reading*

Motion dies for lack of motion.

Public Hearing - Lake Regional Health System Endorsement Request for Critical Care Transport Truck  
No Public Comments

Public Hearing - Development proposal for The Preserve at Sycamore Creek  
Jody Henner – Kahrs Family Member – All for the project

Bill 22-74 - An ordinance of the City of Osage Beach, Missouri, designating certain tracts of land in the City of Osage Beach, Missouri, as a blighted area; approving the development plan for The Preserve at Sycamore Creek; approving a development agreement in connection with the development plan; and authorizing the City to enter into a development agreement and take certain other actions in connection therewith. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 22-74. This motion was seconded by Alderman Ross. Motion passes with a voice vote.

Bill 22-71 - An ordinance of the City of Osage Beach, Missouri, an ordinance authorizing the City of Osage Beach, Missouri, to issue its taxable industrial revenue bonds (The Preserve at Sycamore Creek Project), Series 2022, in a principal amount not to exceed \$63,000,000, for the purpose of providing funds to pay the costs of acquiring, constructing and improving a facility for an industrial development project in the city; approving a plan for the project; and authorizing the city to enter into certain agreements and take certain other actions in connection therewith. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 22-71. This motion was seconded by Alderman Marose. Motion passes with a voice vote. 5 Aye 1 Nay

Bill 22-65 - An ordinance of the City of Osage Beach, Missouri, enacting new Sections 112.010 through 112.040 dealing with the Lake Ozark-Osage Beach Joint Sewer Treatment Plant and Joint Sewer Board and ratifying all prior actions taken by City representatives to the Joint Sewer Board. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-65. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

Bill 22-66 - An ordinance of the City of Osage Beach, Missouri, setting out the terms of the Building Code Board of Appeals as used by the City pursuant to the Uniform Building Codes previously adopted by the City, *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-66 floor substitute. This motion was seconded by Alderman Schuman. Motion passes with a voice vote.

Bill 22-67 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 concerning terms of the Liquor Control Board. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-67 floor substitute. This motion was seconded by Alderman Ross. Motion passes with a voice vote.

Bill 22-68 - An ordinance of the City of Osage Beach, Missouri, concerning the Tax Increment Financing Commission amending Section 135.120 for the Terms of Members of the Commission and Section 135.140 Organization of the Commission and Section 135.160 Conduct of Meetings. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-68. This motion was seconded by Alderman O'Steen. Motion passes with a voice vote.

Bill 22-69 - An ordinance of the City of Osage Beach, Missouri, amending Sections 111.020, 111.040 and 111.050 of the Osage Beach Municipal Code concerning the purposes, terms and meetings of the Citizens Advisory Committee. *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-69. This motion was seconded by Alderman Marose. Motion passes with a voice vote.

Bill 22-70- An ordinance of the City of Osage Beach, Missouri, amending Sections 400.020 Membership, 400.030 Officers, 400.110 Subdivision Requirements concerning the Planning Commission and creating two new Sections 400.035 Conduct of Meetings and 400.045 Zoning Officer. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 22-70. This motion was seconded by Alderman Schuman. Motion passes with a voice vote.

Bill 22-72 - An ordinance of the City of Osage Beach, Missouri, repealing Section 405.680 concerning the Board of Adjustment within the Zoning Code and enacting in its place four new Sections 405.680, 405.681, 405.682, 405.683 concerning the Board of Adjustment within the Zoning Code. *First Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-72. This motion was seconded by Alderman Marose. Motion passes with a voice vote.

Bill 22-73 An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Elks Lodge 2517 Veterans Parade Event Support Request, in an amount not to exceed \$2,000. *First Reading*

Alderman Schuman made a motion to approve the first reading of Bill 22-73. This motion was seconded by Alderman O'Steen. Motion passes with a voice vote.

Resolution 2022-06 - A resolution of the City of Osage Beach, Missouri, supporting the application for the Department of Transportation Reconnecting Communities Pilot (RCP) Discretionary Grant Program for Osage Beach Reconnecting Communities Planning Project

Alderman Rucker made a motion to approve Resolution 2022-006. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

Bill 22-77 - An ordinance of the City of Osage Beach, Missouri, authorizing the City Administrator to execute an agreement with the Lake of the Ozarks Council of Local Governments (LOCLG) for grant services and technical support for the Osage Beach Reconnecting Communities Planning Project grant application through the U.S. Department of Transportation Reconnecting Communities Pilot (RCP) Discretionary Grant Program for an amount not to exceed \$5,000. *First and Second Reading*

Alderman Becker made a motion to approve the first reading of Bill 22-77. This motion was seconded by Alderman O'Steen. Motion passes with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-77. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 22.77 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22.77 was passed and approved as Ordinance 22.77.

Motion to approve the purchase of Police laptops and GIS equipment that was included in an Camden County ARPA grant that was recently awarded to the City for an amount not to exceed 50,119.28.

Alderman Schuman made a motion to approve the purchase of Police laptops and GIS equipment that was included in a Camden County ARPA grant that was recently awarded to the City for an amount not to exceed 50,119. This motion was seconded by Alderman Ross. Motion passes with voice vote.

Bill 22-75 - 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 computer and GIS equipment. *First and Second Reading*

Alderman Marose made a motion to approve the first reading of Bill 22-75. This motion was seconded by Alderman Becker. Motion passes with a voice vote.

Alderman Marose made a motion to approve the second reading of Bill 22-75. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.75 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O'Steen. Alderman Rucker. Bill 22.75 was passed and approved as Ordinance 22.75.

## **STAFF COMMUNICATIONS**

City Administrator Woods – TIF Education Meeting need direction – get more days and get back with the board.

City Assistant Administrator Welty – Tyler Tech upgrades moving on to the final stage of cloud modules.

City Treasurer Bell – Approved Missouri Investment pool – software setup taking advantage in investments

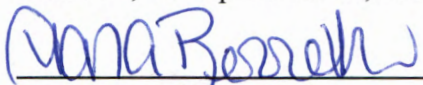
City Attorney Rucker – Kerri Bell Outstanding Treasurer Award.  
City Police Davis – Bike Fest is this weekend please be safe.  
City Official White – Bullet Proof Glass was replaced at front counter.  
Parks and Rec Gregory – City Wide Rummage Sale this weekend.  
Economic Development Specialist Moon – Attended several conferences.

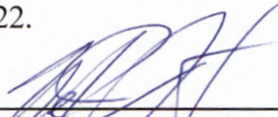
**COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN**

Alderman Rucker – Way to go Kerri Bell. Ron White great job on getting our money back.  
Alderman O’Steen – Private Roads – research is almost completed. Will be bringing answers at the October 20 meeting.  
Alderman Marose – Alderman Rucker thank you for all the hours spent on all the work on the Ordinance’s  
Alderman Ross – Great job Kerri Bell. Congrats to Cindy Leigh on retirement.  
Mayor Harmison - Went to Oak Grove Oklahoma – Enjoyed the trip. Went to Camden County Leadership.

**ADJOURN**

There being no further business to come before the Board, the meeting adjourned at 8:45 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 September 15, 2022, and approved October 6, 2022.

  
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Tara Berreth/City Clerk

  
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Michael Harmison/Mayor