

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000
www.osagebeach.org

TENTATIVE AGENDA

REGULAR MEETING

February 4, 2021 - 6:00 PM
CITY HALL

**** Note:** All cell phones should be turned off or on a silent tone only. If you desire to address the Board, please sign the attendance sheet located at the podium. Agendas are available on the back table in the Council Chambers. Complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR'S COMMUNICATIONS

CITIZEN'S COMMUNICATIONS

This is a time set aside on the agenda for citizens and visitors to address the Mayor and Board on any topic that is not a public hearing. For those here in person, speakers will be restricted to three minutes unless otherwise permitted. Minutes may not be donated or transferred from one speaker to another.

Visitors attending via online will be in listen only mode. Any questions or comments for the Mayor and Board may be sent to the City Clerk at tberreth@osagebeach.org no later than 10:00 AM on the Board's meeting day (the 1st and 3rd Thursday of each month). Submitted questions and comments may be read during the Citizen's Communications section of the agenda.

The Board of Aldermen will not take action on any item not listed on the agenda, nor will it respond to questions, although staff may be directed to respond at a later time. The Mayor and Board of Aldermen welcome and value input and feedback from the public.

Is there anyone here in person who would like to address the Board?

APPROVAL OF CONSENT AGENDA

If the Board desires, the consent agenda may be approved by a single motion.

- ▶ Minutes of Board of Aldermen meeting January 21, 2021
- ▶ Bills List - February 4, 2021

UNFINISHED BUSINESS

NEW BUSINESS

- A. Public Hearing - Rezoning Case 412: WK LOZ Holdings LLC, C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).
- B. Bill 21-05 - Rezoning Case 412 WK LOZ Holdings, LLC is requesting a rezoning of property currently zoned C-1 (General Commercial with an E-3 overlay) to C-1b (Commercial Lodging). *First Reading*
- C. Discussion - Industrial Road Reconstruction vs. Osage Beach Road Reconstruction - Which best fits the priority to move forward with design in FY2021?

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

STAFF COMMUNICATIONS

ADJOURN

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI
January 21, 2021

The Board of Aldermen of the City of Osage Beach, Missouri, conduct a Regular Meeting on Thursday, January 21, 2021 at 6:00 p.m. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Kevin Rucker, Alderman Richard Ross, Alderman Tom Walker, Alderman Bob O'Steen and Alderman Phyllis Marose. Tara Berreth, City Clerk, was present and performed the duties of that office. Appointed and Management staff present were City Administrator Jeana Woods, City Attorney Ed Rucker, Police Chief Todd Davis, City Planner Cary Patterson, and Building Official Ron White.

MAYOR'S COMMUNICATIONS

None

CITIZEN'S COMMUNICATIONS

Bill Morris – Expressed his support for the Osage Beach Parkway Extension Project. The Lake of the Ozarks VA Clinic located on Executive Parkway currently is very dangerous to enter and exit. This extension is going to allow for easier access.

Fred Catcott – Explained that the Osage Beach Special Road District took on this project to ensure that the Veteran's using the VA Clinic could safely enter and exit that facility.

APPROVAL OF CONSENT AGENDA

Alderman Marose made a motion to approve the Consent Agenda. This motion was seconded by Alderman Rucker. Motion passes unanimously by a voice vote.

UNFINISHED BUSINESS

Bill 21-02 - Rezoning Case 411, Precision Paint Worx, LLC. is requesting a rezoning of property currently zoned C-1 (General Commercial) with a PUD 1 overlay to C-1 (General Commercial). *Second Reading*

Alderman O'Steen made a motion to approve the second reading of Bill 21-02. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 21-02 and to pass same into ordinance: "Ayes" Alderman Ross, Alderman Rucker, Alderman Becker, Alderman O'Steen, Alderman Walker and Alderman Marose absent. Bill 21-02 was passed and approved as Ordinance 21.02.

NEW BUSINESS

Resolution 2021-01 - A resolution of the City of Osage Beach, Missouri, of support of application for MoDOT's Rural Statewide Transportation Alternative Program funding for the East Osage Beach Connective Sidewalk project.

Alderman Ross made a motion to approve Resolution 2021-01. This motion was seconded by Alderman Walker. Motion passes unanimously by a voice vote.

Bill 21-04 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with Osage Beach Fire Protection District for the City of Osage Beach to provide 911 Dispatching *First and Second Reading*

Alderman Marose made a motion to approve the first reading of Bill 21-04. This motion was seconded by Alderman Becker. Motion passes unanimously by a voice vote.

Alderman Rucker made a motion to approve the second reading of Bill 21-04. This motion was seconded by Alderman O'Steen. The following roll call was taken to approve the second and final reading of Bill 21-04 and to pass same into

ordinance: “Ayes” Alderman Ross, Alderman Rucker, Alderman Becker, Alderman O’Steen, Alderman Walker and Alderman Marose absent. Bill 21-04 was passed and approved as Ordinance 21.04.

Motion to approve the purchase of a 2021 Ford F-150 XL, Super Cab, 4x4 from Joe Machens Ford Lincoln in an amount not to exceed \$26,383.00.

Alderman Ross made a motion to approve the purchase of a 2021 Ford F-150 XL, Super Cab, 4x4 from Joe Machens Ford Lincoln in an amount not to exceed \$26,383.00. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Ross – Asked for update on new audio equipment.

City Administrator Woods – System is in and will be installed by the next meeting.

Alderman Rucker – Very pleased with the financial statement that was sent out. And will be contacting City Administrator Woods for further clarification on some different line items.

STAFF COMMUNICATIONS

Police Chief Davis – Wanted to clarify from a statement made at the January 7, 2021 meeting regarding number of vacancies. Originally stated that there were 7 vacancies but miss counted and there are only 6.

ADJOURN

There being no further business to come before the Board, the meeting adjourned at 6:32 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 January 21, 2021 and approved February 4, 2021.

Tara Berreth/City Clerk

John Olivarri/Mayor

**CITY OF OSAGE BEACH
BILLS LIST
February 4, 2021**

Bills Paid Prior to Board Meeting	\$	133,459.82
Payroll Paid Prior to Board Meeting	\$	111,326.85
SRF Transfer Prior to Board Meeting	\$	543,200.70
TIF Transfer Dierbergs	\$	56,273.19
TIF Transfer Prewitt's Pt	\$	176,897.00
Bills Pending Board Approval	\$	111,548.89
Total Expenses	\$	<u>1,132,706.45</u>

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	General Fund	FAMILY SUPPORT PAYMENT CENTER	Case #31550944	138.46
			State Withholding	3,270.00
			Fed WH	9,511.73
			FICA	6,440.11
		ICMA	Medicare	1,506.15
			Loan Repayment	275.00
			Loan Repayment	100.00
			Loan Repayment	216.20
			Loan Repayment	233.04
			Loan Repayment	213.53
			Loan Repayment	80.59
			Loan Repayment	175.08
			Loan Repayment	216.93
			Retirement 457 &	1,930.19
			Retirement 457	900.00
			Loan Repayments	128.00
			Loan Repayments	240.84
			Loan Repayments	66.21
			Loan Repayments	156.21
			Loan Repayments	309.06
			Loan Repayments	90.93
			Loan Repayments	47.57
			Retirement Roth IRA %	44.34
			Retirement Roth IRA	285.00
		HSA BANK	HSA Contribution	30.00
		ONE TIME VENDOR	HSA Family/Dep. Contributi	1,586.41
			03689	50.00
			181225	1,299.95
			201190	1,385.95
			RAY COUNTY CASH BOND:	<u>10.00</u>
			TOTAL:	30,937.48
Mayor & Board	General Fund	VISELLI, NANCY	PLANNING COMMISSION MEETIN	25.00
			FICA	134.33
		INTERNAL REVENUE SERVICE	Medicare	31.43
			Retirement 401	113.50
		ICMA	PLANNING COMMISSION MEETIN	25.00
		EBLING, SUSAN	PLANNING COMMISSION MEETIN	25.00
		KIRN, TONY	PLANNING COMMISSION MEETIN	25.00
		BLAIR, ALAN	PLANNING COMMISSION MEETIN	25.00
		BOWMAN, KAREN	BOARD OF ZONING ADJ MEETIN	25.00
		O'KEEFE, GLORIA	BOARD OF ZONING ADJ MEETIN	25.00
		GROSS, RANDY	BOARD OF ZONING ADJ MEETIN	25.00
		MAYER, LOUIS	BOARD OF ZONING ADJ MEETIN	25.00
		SCHUMAN, KELLIE	PLANNING COMMISSION MEETIN	25.00
		BANKCARD SERVICES	FLOWERS- CASSY SMITH BABY	56.92
			PLANT FOR FUNERAL- T. RUDA	77.32
		CATCOTT, FRED	BOARD OF ZONING ADJ MEETIN	25.00
		DORHAUER, JEFF	PLANNING COMMISSION MEETIN	<u>25.00</u>
			TOTAL:	688.50
Collector	General Fund	INTERNAL REVENUE SERVICE	FICA	6.20
			Medicare	<u>1.45</u>
			TOTAL:	7.65
City Administrator	General Fund	INTERNAL REVENUE SERVICE	FICA	554.60
			Medicare	129.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 401%	93.46
			Retirement 401	560.71
		AT&T MOBILITY-CELLS	CITY ADMIN CELL PHONE	88.94
		HSA BANK	HSA Family/Dep. Contributi	225.00
		BANKCARD SERVICES	MO & WAYFAIR WEBINAR- WOOD	<u>10.00</u>
			TOTAL:	1,662.41
City Clerk	General Fund	INTERNAL REVENUE SERVICE	FICA	124.45
			Medicare	29.10
		ICMA	Retirement 401%	21.08
			Retirement 401	126.46
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	376.09
City Treasurer	General Fund	MAPERS	2021 MEMBERSHIP- K. BELL	50.00
		INTERNAL REVENUE SERVICE	FICA	587.37
			Medicare	137.38
		ICMA	Retirement 401%	82.78
			Retirement 401	496.68
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>150.00</u>
			TOTAL:	1,541.71
Municipal Court	General Fund	INTERNAL REVENUE SERVICE	FICA	85.31
			Medicare	19.95
		ICMA	Retirement 401%	14.97
			Retirement 401	89.81
		HSA BANK	HSA Family/Dep. Contributi	<u>61.42</u>
			TOTAL:	271.46
City Attorney	General Fund	INTERNAL REVENUE SERVICE	FICA	347.43
			Medicare	81.25
		ICMA	Retirement 401%	56.85
			Retirement 401	341.12
		HSA BANK	HSA Family/Dep. Contributi	<u>75.00</u>
			TOTAL:	901.65
Building Inspection	General Fund	INTERNAL REVENUE SERVICE	FICA	311.73
			Medicare	72.91
		ICMA	Retirement 401%	35.67
			Retirement 401	310.28
		AT&T MOBILITY-CELLS	BLDG DEPT CELL PHONE	88.94
		WEX INC	BLDG DEPT FUEL	23.33
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>112.50</u>
			TOTAL:	992.86
Building Maintenance	General Fund	AMEREN MISSOURI	FRONT OF CH 12/14-1/17/21	10.49
			CITY HALL SVC 12/14-1/17/2	3,344.61
		INTERNAL REVENUE SERVICE	FICA	46.44
			Medicare	<u>10.86</u>
			TOTAL:	3,412.40
Parks	General Fund	INTERNAL REVENUE SERVICE	FICA	365.18
			Medicare	85.40
		PETTY CASH	CAR WASH	54.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 401%	33.19
			Retirement 401	367.08
		AT&T MOBILITY-CELLS	PARKS DEPT CELL PHONES	44.47
		WEX INC	PARK DEPT FUEL	363.30
		AMEREN MISSOURI	LOWER DIAMOND LTS 12/7-1/1	18.50
			42 BALL PRK LTS 12/7-1/10/	18.34
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	<u>150.00</u>
			TOTAL:	1,574.96
Human Resources	General Fund	INTERNAL REVENUE SERVICE	FICA	145.24
			Medicare	33.97
		ICMA	Retirement 401%	24.77
			Retirement 401	148.61
		HSA BANK	HSA Family/Dep. Contributi	75.00
		BANKCARD SERVICES	IPMA-HR CERT-. C. LEIGH	<u>200.00</u>
			TOTAL:	627.59
Overhead	General Fund	AT & T/CITY HALL	CH PH SVC 1/5/21	1,117.35
		PETTY CASH	HAND SANITIZER	50.00
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL CABLE	57.30
		MITEL CLOUD SERVICES INC	PH SVC 2/1-2/28/21	2,331.79
		BANKCARD SERVICES	STANCHIONS & SIGN FRAME	<u>379.10</u>
			TOTAL:	3,935.54
Police	General Fund	TAYLOR, TIM	MEAL REIMB- DDACTS CONFERE	80.00
		INTERNAL REVENUE SERVICE	FICA	2,472.25
			Medicare	578.17
		ICMA	Retirement 401%	312.13
			Retirement 401	2,500.48
		O'DAY, MICHAEL	MEAL REIMB- DDACTS CONFERE	80.00
		AT&T MOBILITY-CELLS	POLICE DEPT CELL PHONES	397.00
		WEX INC	POLICE DEPT FUEL	3,117.07
			POLICE DEPT CAR WASHES	90.40
		HSA BANK	HSA Contribution	150.00
			HSA Family/Dep. Contributi	1,125.00
		BANKCARD SERVICES	ZEBRA BATTERY	<u>209.70</u>
			TOTAL:	11,112.20
911 Center	General Fund	AT & T/CITY HALL	911 PHONE SVC 12/23/20	1,050.55
			911 LINE 1/5/21	235.00
		INTERNAL REVENUE SERVICE	FICA	716.56
			Medicare	167.58
		PETTY CASH	NOTARY REIMB- D. MORLEY	3.00
		ICMA	Retirement 401%	100.03
			Retirement 401	600.18
		CHARTER COMMUNICATIONS HOLDING CO LLC	COMM INTERNET	119.98
			COMM CABLE	31.80
		AT&T MOBILITY-CELLS	911 CENTER CELL PHONES	44.47
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	163.58
		MITEL CLOUD SERVICES INC	PD RECORDING SVC 2/1-2/28/	<u>262.38</u>
			TOTAL:	3,570.11
Planning	General Fund	INTERNAL REVENUE SERVICE	FICA	205.17
			Medicare	47.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Retirement 401%	34.31
			Retirement 401	205.90
		HSA BANK	HSA Family/Dep. Contributi	112.50
			TOTAL:	605.86
Engineering	General Fund	INTERNAL REVENUE SERVICE	FICA	212.97
			Medicare	49.81
		ICMA	Retirement 401%	16.25
			Retirement 401	219.48
		AT&T MOBILITY-CELLS	ENG DEPT CELL PHONES	44.47
		WEX INC	ENG DEPT FUEL	180.79
		HSA BANK	HSA Family/Dep. Contributi	150.00
			TOTAL:	873.77
Information Technology	General Fund	INTERNAL REVENUE SERVICE	FICA	124.88
			Medicare	29.21
		ICMA	Retirement 401%	20.96
			Retirement 401	125.75
		AT&T INTERNET/IP SERVICES	LCF INTERNET 1/11/21	1,253.44
			GG INTERNET 1/11/21	776.28
			PARKS INTERNET 1/11/21	832.63
		CHARTER COMMUNICATIONS HOLDING CO LLC	CITY HALL INTERNET	289.97
		AT&T MOBILITY-CELLS	IT DEPT CELL PHONES	85.71
		HSA BANK	HSA Family/Dep. Contributi	75.00
			TOTAL:	3,613.83
Economic Development	General Fund	LAKE OF THE OZARKS ECONOMIC DEVELOPEME	2021 LOREDC MEMBERSHIP-J.W	2,500.00
		GILMORE & BELL PC	ARROWHEAD CENTRE TIF PLAN	406.25
		BANKCARD SERVICES	FACEBOOK ADS- HOLIDAY LIGH	4.12
			TOTAL:	2,910.37
NON-DEPARTMENTAL	Transportation	MO DEPT OF REVENUE	State Withholding	162.14
		INTERNAL REVENUE SERVICE	Fed WH	534.33
			FICA	571.80
			Medicare	133.74
		ICMA	Retirement 457 &	382.18
			Retirement 457	50.30
			Retirement Roth IRA	15.30
		HSA BANK	HSA Contribution	25.00
			HSA Family/Dep. Contributi	278.31
			TOTAL:	2,153.10
Transportation	Transportation	INTERNAL REVENUE SERVICE	FICA	571.79
			Medicare	133.73
		ICMA	Retirement 401%	57.63
			Retirement 401	511.72
		AT&T MOBILITY-CELLS	TRANS DEPT CELL PHONES	224.25
		WEX INC	TRANS DEPT FUEL	1,953.82
		AMEREN MISSOURI	792 PASSOVER LTS 12/14-1/1	90.60
			1095 MACE RD LTS 12/14-1/1	22.20
			872 PASSOVER LTS 12/14-1/1	106.82
			KK DR LTG 12/02-1/05/21	113.95
			MACE RD RNDABT 12/14-1/17/	44.38
			680 PASSOVER LTG 12/14-1/1	68.90
			MAINT SALT BLDG 12/8-1/11/	12.01
			ST LTG SERV 12/1-1/1/21	3,764.90

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CUST OWNED LTG 12/1-1/1/21	1,373.48
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	250.50
		BANKCARD SERVICES	MU TRAINING- J. PATTERSON	75.00
			MU TRAINING- R. LONG	<u>75.00</u>
			TOTAL:	9,488.18
NON-DEPARTMENTAL	Water Fund	MO DEPT OF REVENUE	State Withholding	237.93
		INTERNAL REVENUE SERVICE	Fed WH	640.33
			FICA	493.81
			Medicare	115.49
		ICMA	Retirement 457 &	215.16
			Retirement 457	14.85
			Retirement Roth IRA	14.85
		HSA BANK	HSA Family/Dep. Contributi	<u>19.80</u>
			TOTAL:	1,752.22
Water	Water Fund	UMB BANK & TRUST	2003	12,497.22
			2007	5,123.11
		GOEHRI, GEORGE	JAN INSURANCE PREMIUM	52.50
		INTERNAL REVENUE SERVICE	FICA	493.81
			Medicare	115.49
		ICMA	Retirement 401%	66.74
			Retirement 401	490.42
		CAMDEN COUNTY RECORDER OF DEEDS	LIEN RELEASE	13.00
		AT&T MOBILITY-CELLS	WATER DEPT CELL PHONES	186.24
		WEX INC	WATER DEPT FUEL	526.83
		AMEREN MISSOURI	6186 FIRE WELL 11/30-1/03/	127.32
			BLUFF RD TOWER 12/8-1/11/2	1,612.75
			COLLEGE WELL 12/7-1/10/21	2,418.51
			LK RD 54-59 WELL 11/29-12/	107.55
			SWISS VLG WELL 11/29-12/30	2,386.52
			COLUMBIA WELL 12/14-1/17/2	340.13
		HSA BANK	HSA Contribution	112.50
			HSA Family/Dep. Contributi	99.75
		LIEDEL JR., BRIAN	MILEAGE REIMB 12/30/20	35.65
		STOUFER, TOMMIE L	MILEAGE REIMB 1/16-1/22/21	90.72
			MILEAGE REIMB 1/9-1/15/21	30.24
		BANKCARD SERVICES	MODNR RENEWAL- C. CARLSON	46.25
			MODNR RENEWAL- C. DEVORE	46.25
		WILBER, ZACHARY	MILEAGE REIMB 12/31/20	<u>29.67</u>
			TOTAL:	27,049.17
NON-DEPARTMENTAL	Sewer Fund	FAMILY SUPPORT PAYMENT CENTER	Case #11345331	319.38
		MO DEPT OF REVENUE	State Withholding	287.93
		INTERNAL REVENUE SERVICE	Fed WH	763.07
			FICA	641.85
			Medicare	150.11
		ICMA	Retirement 457 &	61.53
			Retirement 457	64.85
			Retirement Roth IRA	34.85
		HSA BANK	HSA Family/Dep. Contributi	<u>19.80</u>
			TOTAL:	2,343.37
Sewer	Sewer Fund	UMB BANK & TRUST	2001	2,948.82
		INTERNAL REVENUE SERVICE	FICA	641.86

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			Medicare	150.12
		ICMA	Retirement 401%	88.21
			Retirement 401	529.30
		CAMDEN COUNTY RECORDER OF DEEDS	LIEN RELEASE	13.00
		AT&T MOBILITY-CELLS	SEWER DEPT CELL PHONES	183.01
		WEX INC	SEWER DEPT FUEL	984.83
		AMEREN MISSOURI	CLEARWOOD LN 12/3-1/6/21	12.65
			3949 CMPGRND G/S 12/8-1/11	14.92
			1150 HWY KK 12/13-1/14/21	26.78
			1117 OB RD G/P 12/13-1/14/	12.32
			798 MANOR G/P 12/14-1/17/2	11.78
			4631 WINDSOR G/P 12/14-1/1	14.74
			HWY D PREWITTS GP 12/7-1/1	166.30
			701 PA HE TSI 12/8-1/11/21	11.29
			GRINDER PUMPS & LIFT STATI	3,655.89
			696 PASSOVER G/P 12/14-1/1	10.72
			1089 OB RD L/S 12/14-1/17/	10.66
			1092 PROCTER G/P 12/13-1/1	26.07
			5874 HWY 54 11/29-12/30/20	12.22
			5707 OB PKWY 12/14-1/17/21	12.18
			1004 ZEBRA RD L/P 12/3-1/6	11.37
		HSA BANK	HSA Family/Dep. Contributi	324.75
		WALKER, DUSTIN	MILEAGE REIMB 1/2-1/8/21	70.56
			MILEAGE REIMB 1/9-1/15/21	47.04
		BANKCARD SERVICES	BIBS- OSSOWSKI & BATES	154.98
		ROBINETT, CALEB	MILEAGE REIMB 1/9-1/15/21	113.68
		WILBER, ZACHARY	MILEAGE REIMB 1/9-1/15/21	58.24
			TOTAL:	10,318.29
NON-DEPARTMENTAL	Ambulance Fund	MO DEPT OF REVENUE	State Withholding	418.00
		INTERNAL REVENUE SERVICE	Fed WH	1,111.32
			FICA	810.10
			Medicare	189.46
		ICMA	Loan Repayment	134.33
			Retirment 457 &	157.65
		HSA BANK	HSA Family/Dep. Contributi	35.00
			TOTAL:	2,855.86
Ambulance	Ambulance Fund	WALMART COMMUNITY/SYNCR	SOAP, CLEANERS, DISHWAND	57.65
		INTERNAL REVENUE SERVICE	FICA	810.10
			Medicare	189.46
		PETTY CASH	WIRE CONNECTOR	4.63
			UNIFORM REPAIR- D. PENROD	11.50
		ICMA	Retirement 401%	105.12
			Retirement 401	733.71
		CHARTER COMMUNICATIONS HOLDING CO LLC	AMB CABLE	31.81
		AT&T MOBILITY-CELLS	AMB DEPT CELL PHONES	44.47
		AMBULANCE REIMBURSEMENT SYSTEMS INC	DEC AMBULANCE REIMBURSEMEN	1,557.85
		WEX INC	AMB FUEL	304.77
		HSA BANK	HSA Contribution	75.00
			HSA Family/Dep. Contributi	150.00
			TOTAL:	4,076.07
NON-DEPARTMENTAL	Lee C. Fine Airpor	MO DEPT OF REVENUE	State Withholding	51.80
		INTERNAL REVENUE SERVICE	Fed WH	155.12
			FICA	286.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		ICMA	Medicare	67.02
			Retirement 457 &	9.77
			Retirement 457	89.00
			Loan Repayments	<u>74.35</u>
			TOTAL:	733.60
Lee C. Fine Airport	Lee C. Fine Airpor	WALMART COMMUNITY/SYNCB	COFFEE & HAND SOAP	35.70
		AMEREN MISSOURI	LCF RD WELL 12/8-1/11/21	10.49
			LCF RUNWAY LTS 12/1-12/30/	104.24
			AP FIREHOUSE 12/01-12/30/2	78.65
			KAISER TERMINAL 12/8-1/11	261.64
			LCF HANGAR 12/8-1/11/21	106.50
			LCF NEW AP HANGAR 12/8-1/1	66.39
		INTERNAL REVENUE SERVICE	FICA	286.54
			Medicare	67.02
		ICMA	Retirement 401%	34.70
			Retirement 401	269.03
		AT&T MOBILITY-CELLS	LCF AP CELL PHONES	22.24
		WEX INC	LCF FUEL	27.84
		HSA BANK	HSA Contribution	37.50
			HSA Family/Dep. Contributi	<u>120.00</u>
			TOTAL:	1,528.48
NON-DEPARTMENTAL	Grand Glaize Airpo	MO DEPT OF REVENUE	State Withholding	37.20
		INTERNAL REVENUE SERVICE	Fed WH	81.50
			FICA	182.31
			Medicare	42.64
		ICMA	Retirement 457 &	10.17
			Retirement 457	<u>30.00</u>
			TOTAL:	383.82
Grand Glaize Airport	Grand Glaize Airpo	WALMART COMMUNITY/SYNCB	TRASH BAGS	10.28
			WIPES & BLEACH	6.64
			COFFEE & HAND SOAP	38.34
		AMEREN MISSOURI	GG TBLC EXT D 11/29-12/30/	322.47
			GG AP SHOP 11/29-12/30/20	48.98
			957 AIRPORT RD 11/29-12/30	11.29
			GG AP TBLC EXT D 11/29-12/	21.47
			GG AP SLEEPY 11/29-12/30/2	64.94
		INTERNAL REVENUE SERVICE	FICA	182.31
			Medicare	42.64
		ICMA	Retirement 401%	19.26
			Retirement 401	190.36
		AT&T MOBILITY-CELLS	GG AP CELL PHONES	22.24
		HSA BANK	HSA Family/Dep. Contributi	<u>180.00</u>
			TOTAL:	1,161.22

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====				
10	General Fund			69,616.44
20	Transportation			11,641.28
30	Water Fund			28,801.39
35	Sewer Fund			12,661.66
40	Ambulance Fund			6,931.93
45	Lee C. Fine Airport Fund			2,262.08
47	Grand Glaize Airport Fund			1,545.04

	GRAND TOTAL:			133,459.82

TOTAL PAGES: 8

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
City Administrator	General Fund	STAPLES BUSINESS ADVANTAGE	APPT BOOK, NOTEPAD, POST-I	<u>39.19</u>
			TOTAL:	39.19
City Clerk	General Fund	LAKE SUN LEADER 645	ELECTION NOTICE	132.00
		STAPLES BUSINESS ADVANTAGE	STAPLES & FILE SORTER	<u>19.86</u>
			TOTAL:	151.86
City Treasurer	General Fund	STAPLES BUSINESS ADVANTAGE	CALENDARS & INVISIBLE TAPE	42.75
			STAPLES	<u>2.14</u>
			TOTAL:	44.89
Building Inspection	General Fund	STAPLES BUSINESS ADVANTAGE	PAD HOLDER	<u>21.18</u>
			TOTAL:	21.18
Building Maintenance	General Fund	GB MAINTENANCE SUPPLY	SOAP	32.70
		AB PEST CONTROL INC	CH PEST CONTROL	85.00
		STAPLES BUSINESS ADVANTAGE	LYSOL WIPES	13.24
			PLATES & PAPER TOWELS	170.87
		REEVES-WIEDEMAN COMPANY	NUT, WASHER, & EXT TUBE	<u>14.53</u>
			TOTAL:	316.34
Parks	General Fund	RAPID SIGNS	PARK OFFICE SIGN	61.00
		CROWN POWER & EQUIPMENT	WINDOW FOR KUBOTA SKIDSTEE	330.00
		TIMMY G LLC	BLUEPRINTS	3.25
			BLUEPRINTS	6.50
			FALL COED & MENS TOURN BRA	6.50
		PRECISION AUTO & TIRE SERVICE LLC	OIL CHANGE- P4	59.82
			WHEEL BRNG, BALL JOINT- P4	2,064.93
		ALPHAGRAPHICS OF OSAGE BEACH	SOCCER FIELD MAPS	<u>8.00</u>
			TOTAL:	2,540.00
Human Resources	General Fund	MO POLICE CHIEFS ASSC	PRE EMPLOYMENT TESTING	32.60
		LAKE REGIONAL OCCUPATIONAL MEDICINE	COVID-19 TESTING	250.00
			PRE EMPLOYMENT TESTING	40.00
			RANDOM POOL TESTING	245.00
			RESPIATORY FIT TESTING	150.00
		1138 INC	PRE EMPLOYMENT SCREENING	<u>102.30</u>
			TOTAL:	819.90
Police	General Fund	MO STATE HWY PATROL INFO & COMM TECH D	PEER SUPPORT TRNG- T GORSL	340.00
		HEDRICK MOTIV WERKS LLC	OIL CHANGE- PD 27	65.00
			OIL CHANGE- PD 19	65.00
			REPLACE SPOT LIGHT BULB- P	17.48
		MO PEACE OFFICERS ASSOC	2021 MEMBERSHIP DUES- OFFI	475.00
		STAPLES BUSINESS ADVANTAGE	PAPER, FOLDERS, LYSOL SPRA	92.26
			DESKPAD	1.94
			TONER, CD'S, DVD'S, ENVELO	135.74
		AMERICAN MANAGEMENT ASSOCIATION INTERN	AMA ONLINE LEADERSHIP MTG	<u>2,045.00</u>
			TOTAL:	3,237.42
Planning	General Fund	LAKE SUN LEADER 645	PLANNING COMMISSION CASE #	136.50
			REZONE CASE #412 FOR BOA	136.50
			REZONE CASE #412 FOR P/C	136.50
		CAPITAL CITY COURT REPORTING	BOA HRG- CASES 339 & 340	<u>250.00</u>
			TOTAL:	659.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
Engineering	General Fund	LOR ENGINEERING LLC	LIFT STATION REHAB CONSULT	2,625.00
			ENG GENERAL CONSULT 12/20	<u>19,124.25</u>
			TOTAL:	21,749.25
Information Technology	General Fund	GOVERNMENTJOBS.COM INC DBA NEOGOV	2021 ANNUAL EFORM SUBSCRIP	<u>6,543.60</u>
			TOTAL:	6,543.60
Economic Development	General Fund	RAPID SIGNS	HOLIDAY LIGHTS SPONSOR SIG	101.50
		VACATION NEWS	DEC CALENDAR BILLING	160.00
		ONE TIME VENDOR MSW INTERACTIVE DESIGN	GRAPHIC DESIGN CITY BROCHU	<u>250.00</u>
			TOTAL:	511.50
Transportation	Transportation	MEEKS BUILDING CENTER	PRIMER FOR SALT SPREADER #	13.98
		RP LUMBER INC	CONCRETE & BLOCK PALLET	218.58
		GB MAINTENANCE SUPPLY	PAPER TOWELS	9.88
		O'REILLY AUTOMOTIVE STORES INC	EXHAUST FLUID FOR BACKHOE	21.98
		CROWN POWER & EQUIPMENT	LUBRICANT FOR BACKHOE	277.20
		KEY EQUIPMENT & SUPPLY CO	PRO SWEEP MAIN BROOM 66"	535.58
		STAPLES BUSINESS ADVANTAGE	COPY PAPER	9.04
		ED MILLER AUTO SUPPLY INC	ADAPTER BEARING- STRT SWEE	44.49
		IBERIA TIRE & AUTO INC	TIRES- TRK 56	598.52
			TIRES- TRK 50	580.32
			TIRES- TRK 57	1,074.84
			TIRES- TRK 62	1,074.84
			TIRES- TRK 63	1,134.80
			TIRES- TRK 66	1,134.80
			TIRES- TRK 59	<u>1,074.84</u>
			TOTAL:	7,803.69
Water	Water Fund	GB MAINTENANCE SUPPLY	PAPER TOWELS	9.88
		O'REILLY AUTOMOTIVE STORES INC	BACKUP ALARM- TRK 51	30.31
		OZARK READY MIX CO INC	BLOCKS FOR SUPPORTS	40.00
		CONSOLIDATED ELECTRICAL DISTR, INC	REPLACEMENT BLADE FOR KNIF	9.21
		CORE & MAIN LP	PARTS TO REPAIR LRG REGULA	282.08
			6" PIPE RETURN	315.00-
			BLADE FOR CONCRETE SAW	177.43
			PIPE INSERTS & BRASS COUPL	385.90
			METER LID	95.00
			PRESSURE REGULATORS & GASK	950.00
			PARTS TO REPAIR WATER LINE	110.56
			PARTS FOR MAPLE TREE REPAI	96.46
			VALVE & BOLTS- HOLIDAY SHO	801.87
			PVC FOR HOLIDAY SHORES REP	151.57
		TODD I SKELTON	KEYS FOR WELL HOUSES & LOC	96.00
		STAPLES BUSINESS ADVANTAGE	COPY PAPER	9.04
		SIDENER ENVIRONMENTAL SERVICES INC	CAPS FOR CHEMICAL ANALYZER	<u>298.16</u>
			TOTAL:	3,228.47
Sewer	Sewer Fund	RP LUMBER INC	CONCRETE- D ROAD MAN HOLE	44.90
			TRUCK CHAIN FOR INVENTORY	309.98
		GB MAINTENANCE SUPPLY	PAPER TOWELS	9.87
		MUNICIPAL EQUIPMENT CO	NEW PUMP- HAWK'S NEST COND	8,779.19
			NEW PUMP- DOGWOOD LANE	8,109.62
		O'REILLY AUTOMOTIVE STORES INC	BRK CALIPER, ROTOR, PAD- T	272.32
			BRAKE PAD	40.00
			SOCKET & ADAPTER	31.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			WIPER BLADES & FLUID- TRK	24.01
		LAKE OZARK-OSAGE BEACH JOINT SEWER PLA	DEC MONTHLY FLOWS	39,053.96
		LAKE RECHARGE & FIRE EQUIPMENT LLC	BACKFLOW INSPECTION KK-114	100.00
		BOWLING ELECTRIC MACHINE	RELAYS FOR SHOP INVENTORY	459.50
			NEW CONTACTOR FOR L/S 56-2	152.50
		BULLOCK SEPTIC PUMPING LLC	PUMPOUTS	2,025.00
		CROWN POWER & EQUIPMENT	WINDOW FOR KUBOTA SKIDSTEE	269.00
		PRECISION AUTO & TIRE SERVICE LLC	BRAKES- TRK 67	108.00
		STAPLES BUSINESS ADVANTAGE	COPY PAPER	9.03
		IBERIA TIRE & AUTO INC	TIRES- TRK 70	358.28
		ENVIRO-LINE CO INC	STATION RELAYS	422.52
			TOTAL:	60,579.66
Ambulance	Ambulance Fund	STRYKER SALES CORP	7 YR MAINT AGRMNT 1/16/12/	355.79
		BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	499.31
			MEDICAL SUPPLIES	208.89
		MCKESSON MEDICAL SURGICAL MN SUPPLY IN	MEDICAL SUPPLIES	179.10
			MEDICAL SUPPLIES	617.89
		TELEFLEX LLC	NEEDLES	937.50
			TOTAL:	2,798.48
Lee C. Fine Airport	Lee C. Fine Airpor	GB MAINTENANCE SUPPLY	INDOOR WIPER MAT	97.50
		O'REILLY AUTOMOTIVE STORES INC	STARTER FLUID, CLEANERS, T	14.46
			TOTAL:	111.96
Grand Glaize Airport	Grand Glaize Airpo	GB MAINTENANCE SUPPLY	URINAL SCREENS	49.72
			INDOOR WIPER MAT	195.00
		FOUR SEASONS PLUMBING, LLC	URINAL REPAIR TERMINAL BLD	147.28
			TOTAL:	392.00

===== FUND TOTALS =====

10	General Fund	36,634.63
20	Transportation	7,803.69
30	Water Fund	3,228.47
35	Sewer Fund	60,579.66
40	Ambulance Fund	2,798.48
45	Lee C. Fine Airport Fund	111.96
47	Grand Glaize Airport Fund	392.00

	GRAND TOTAL:	111,548.89
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City of Osage Beach
Agenda Item Summary

Date of Meeting: February 4, 2021
Originator: Cary Patterson, City Planner
Presenter: Cary Patterson, City Planner
Date Submitted: January 25, 2021

Agenda Item:

Public Hearing - Rezoning Case 412: WK LOZ Holdings LLC, C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

Requested Action:

Public Hearing

Ordinance Referenced for Action:

Board of Aldermen shall hold a public hearing on each application for an amendment to Zoning Map per Municipal Code Chapter 405 Zoning Regulations.

Deadline for Action:

Yes - (90 rule)

Budgeted Item:

Not Applicable

Department Comments and Recommendation:

A Public Hearing is required for all rezoning cases. This is the hearing for Rezoning Case 412 as requested by WK LOZ Holdings, LLC. for a zoning change from C-1 (General Commercial) with an E-3 overlay (for PWC rentals) to C-1b (Commercial Lodging).

This is an opportunity for the Mayor and the Board of Aldermen to hear comments or concerns from the applicant and the public pertaining to the proposed zoning change.

City Attorney Comments:

Not Applicable

City Administrator Comments:

Not Applicable

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 6.21 ACRES AS DESCRIBED IN REZONING CASE NO. 412.

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSAGE BEACH, AS FOLLOWS, TO WIT:

Section 1. That the real estate, described as follows, 6.21 acres zoned C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

See Exhibit A: Property Boundary Description.

Section 2. That the development as described herein and referred to as Case 405 shall conform to the provisions for the approved zones as listed in the Osage Beach Code of Ordinances.

Section 3. That this Ordinance shall be in full force and effect upon date of passage.

READ FIRST TIME:

READ SECOND TIME:

I hereby certify that the above Ordinance No. 21.05 was duly passed _____, by the Board of Aldermen of the City of Osage Beach. The votes thereon were as follows:

Ayes:

Nays:

Abstentions:

Absent:

This Ordinance is hereby transmitted to the Mayor for his signature.

Date

Tara Berreth, City Clerk

Approved as to form:

Edward B. Rucker, City Attorney

I hereby APPROVE Ordinance 21.05.

John Olivarri, Mayor

Date

ATTEST:

Tara Berreth, City Clerk

EXHIBIT A

TRACT DESCRIPTION FOR:	SECTION:	12&13
	TOWNSHIP:	39
	RANGE:	16
	COUNTY:	CAMDEN
JEFF KRANTZ	DATE:	DECEMBER 01, 2020

C-1 to C-1B

A tract of land located in part of the south half of the southwest quarter of Section 12 and part of the north half of the northwest quarter of Section 13, all in Township 39 North, Range 16 West, Camden County, Missouri and being more particularly described as follows:

“Commencing at an existing iron pipe marking the south quarter corner of Section 12, Township 39 North, Range 16 West and running along and with the south line of the southwest quarter of said Section 12 the following three (3) bearings and distances: (1) North 89 degrees 55 minutes 57 seconds West (record plat and deed = West 334.0 feet) a distance of 333.72 feet to a point located on the centerline of a 60 feet wide road known as Passover Road, for the POINT OF BEGINNING, (2) thence departing the said centerline continuing North 89 degrees 55 minutes 57 seconds West a distance of 34.71 feet to an iron pin located on the westerly right-of-way of said Passover Road and (3) thence departing the said westerly right-of-way continuing North 89 degrees 55 minutes 57 seconds West a distance of 142.26 feet to an existing bolt; thence departing the said south line South 00 degrees 15 minutes 51 seconds West (record plat and deed = South) a distance of 216.63 feet to an iron pin located on the northerly right-of-way of a 30 feet wide road known as Robins Circle; thence departing the said northerly right-of-way continuing South 00 degrees 15 minutes 51 seconds West a distance of 15.62 feet to a point located on the centerline of said Robins Circle; thence along and with the said centerline the following six (6) bearings and distances: (1) South 74 degrees 02 minutes 13 seconds West (record plat and deed = South 73 degrees 50 minutes West, 24.6 feet and 23.2 feet) a distance of 22.95 feet, (2) North 84 degrees 57 minutes 47 seconds West (record plat and deed = North 85 degrees 10 minutes West) a distance of 145.00 feet, (3) North 78 degrees 27 minutes 47 seconds

West (record plat and deed = North 78 degrees 40 minutes West 155.00 feet) a distance of 154.85 feet, (4) North 65 degrees 22 minutes 32 seconds West (record plat and deed = North 65 degrees 40 minutes West 275.0 feet) a distance of 274.58 feet, (5) North 71 degrees 52 minutes 32 seconds West (record plat and deed = North 72 degrees 10 minutes West) a distance of 134.90 feet and (6) North 66 degrees 57 minutes 32 seconds West (record plat and deed = North 67 degrees 15 minutes West and North 65 degrees 31 minutes West) a distance of 100.70 feet to a point located on the said south line of the southwest quarter of Section 12; thence departing the said centerline North 89 degrees 55 minutes 57 seconds West a distance of 18.44 feet to a nail marking the southwest corner of the southeast quarter of the southwest quarter of said Section 12; thence continuing North 89 degrees 55 minutes 57 seconds West along and with the said south line a distance of 53.70 feet to a nail located on the 662 contour of the Lake of the Ozarks; thence departing the said south line along and with the said 662 contour the following forty-four (44) bearings and distances: (1) North 24 degrees 35 minutes 48 seconds West a distance of 12.70 feet, (2) North 38 degrees 01 minute 03 seconds West a distance of 6.36 feet, (3) South 86 degrees 04 minutes 30 seconds West a distance of 20.54 feet, (4) North 50 degrees 00 minutes 18 seconds West a distance of 31.43 feet, (5) North 09 degrees 59 minutes 25 seconds West a distance of 20.53 feet, (6) North 28 degrees 02 minutes 31 seconds West a distance of 23.56 feet, (7) North 40 degrees 06 minutes 30 seconds West a distance of 17.33 feet, (8) North 31 degrees 30 minutes 21 seconds West a distance of 32.14 feet, (9) North 03 degrees 32 minutes 42 seconds West a distance of 11.28 feet, (10) North 67 degrees 42 minutes 17 seconds East a distance of 10.89 feet, (11) North 87 degrees 16 minutes 40 seconds East a distance of 21.49 feet, (12) South 68 degrees 26 minutes 29 seconds East a distance of 22.37 feet, (13) South 62 degrees 28 minutes 44 seconds East a distance of 24.59 feet, (14) South 74 degrees 20 minutes 31 seconds East a distance of 11.71 feet, (15) South 70 degrees 19 minutes 25 seconds East a distance of 13.42 feet, (16) South 81 degrees 23 minutes 52 seconds East a distance of 24.04 feet, (17) North 72 degrees 55 minutes 52 seconds East a distance of 35.87 feet, (18) North 71 degrees 27 minutes 48 seconds East a distance of 55.15 feet, (19) North 88 degrees 22 minutes 07 seconds East a distance of 13.63 feet, (20) North 87 degrees 51 minutes 59 seconds East a distance of 11.94 feet, (21) North 88 degrees 28 minutes 05 seconds East a distance of 14.71 feet, (22) North 78 degrees 12 minutes 44 seconds East a distance of 12.31 feet, (23) North 85 degrees 26 minutes 53 seconds East a distance of 6.91 feet, (24) North 86 degrees 43 minutes 23 seconds East a distance of 35.27 feet, (25) South 89 degrees 49 minutes 20 seconds East a distance of 22.95 feet, (26) South 82 degrees 15 minutes 51 seconds East a distance of 14.97 feet, (27) South 76 degrees 05 minutes 57 seconds East a distance of 30.46 feet, (28) South 76 degrees 02 minutes 10 seconds East a distance of 28.51 feet, (29) South 76 degrees 39 minutes 22 seconds East a distance of 30.94 feet, (30) South 72 degrees 34 minutes 30 seconds East a distance of 17.43 feet, (31) South 60 degrees 05 minutes 53 seconds East a distance of 13.88 feet, (32) South 82 degrees 18 minutes 26 seconds East a distance of 25.57 feet, (33) South 81 degrees 00 minutes 08 seconds East a distance of 28.78 feet, (34) South 03 degrees 56 minutes 05 seconds West a distance of 2.08 feet, (35) South 76 degrees 59 minutes 59 seconds East a distance of 22.00 feet, (36) South 85 degrees 48 minutes 52 seconds East a distance of 30.60 feet, (37) North

86 degrees 45 minutes 56 seconds East a distance of 20.17 feet, (38) North 41 degrees 29 minutes 18 seconds East a distance of 17.94 feet, (39) North 25 degrees 49 minutes 27 seconds East a distance of 14.34 feet, (40) North 03 degrees 57 minutes 49 seconds East a distance of 28.66 feet, (41) North 19 degrees 42 minutes 39 seconds West a distance of 31.63 feet, (42) North 17 degrees 54 minutes 23 seconds West a distance of 25.64 feet, (43) North 04 degrees 25 minutes 03 seconds West a distance of 19.32 feet and (44) North 04 degrees 25 minutes 04 seconds East a distance of 27.31 feet to a point located on the common line of two tracts of land recorded at Book 603 at Page 421 and Book 749 at Page 576, at the Camden County Recorder's Office; thence departing the said 662 contour along and with the said common line the following six (6) bearings and distances: (1) South 79 degrees 14 minutes 11 seconds East (record deed = South 79 degrees 19 minutes East) a distance of 5.61 feet to an iron pipe, (2) thence continuing South 79 degrees 14 minutes 11 seconds East a distance of 201.93 feet (record deed = 201.5 feet) to an existing iron square tube, (3) South 87 degrees 01 minute 41 seconds East (record deed = North 87 degrees 03 minutes West 134.8 feet) a distance of 134.69 feet to an existing nail, (4) South 59 degrees 54 minutes 47 seconds East (record deed = North 60 degrees 03 minutes West 96.7 feet) a distance of 96.68 feet to an iron pin, (5) South 82 degrees 25 minutes 04 seconds East (record deed = North 82 degrees 33 minutes West 92.8 feet) a distance of 92.76 feet and (6) North 76 degrees 04 minutes 23 seconds East (record deed = South 75 degrees 57 minutes East 138.3 feet) a distance of 138.10 feet to an existing spike marking the P.I. of a curve on the centerline of the said 60 feet wide right-of-way of Passover Road being a 27 degree 00 minute 00 second degree curve having a radius of 212.21 feet; thence departing the said common line South 30 degrees 15 minutes 59 seconds West (record deed = North 30 degrees 15 minutes East) along and with the semi-tangent of the said curve a distance of 97.31 feet to the P.T. of the said curve located on the centerline of said Passover Road; thence departing the said semi-tangent continuing South 30 degrees 15 minutes 59 seconds West along and with the said centerline a distance of 97.36 feet (record deed = 98.0 feet), returning to the point of beginning. Containing 6.21 acres excluding right-of-way of said Passover Road and Robins Circle."

Subject to the 60 feet wide right-of-way of Passover Road and the 30 feet wide right-of-way of Robins Circle and to any other rights-of-way, easements or restrictions either of record or not.

The basis of bearings for the above description is the Missouri State Plane Coordinate System.

"C-1 to C-1B" is for identification purposes only and is not part of the above description.

END OF DESCRIPTION

**PLANNING DEPARTMENT
REPORT TO THE
PLANNING COMMISSION**

Date:	January 12, 2021	Case Number:	412
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Applicant: HK LOZ Holdings LLC. (Robin's Resort)

Location: On the north side of Passover Road on Robins Circle (Robins Resort Property).

Petition: Rezone the subject property from C-1 (General Commercial) with an E-3 Overlay (allowing PWC rentals) to C-1b (Commercial Lodging).

Existing Use: Robin's Resort

Zoning: C-1

Tract Size: 6.21 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 Commercial	Mixed uses
<u>South:</u>	R-1b Residential	Shorewood Estates
<u>East:</u>	C-1 Commercial	Parkview Bay Condominium
<u>West:</u>	LU Lake Use	Lake of the Ozarks

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Heavy traffic Commercial

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
E-3 Overlay	309	March 2006

Utilities

<u>Water:</u>	City	<u>Gas:</u>	none
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Access: Property derives access off of Passover Road via Robin's Circle.

Analysis:

1. The applicants are the owners of the 6.21-acre parcel in question. The request is being made for the purposes of allowing the existing resort to be sold as individual units to private owners as condominium units. The rezoning request will also allow the owners to build an additional small condo building on the property should they choose to do so. As part of the approval of this request the E-3 Overlay, that allows for commercial rental of personal watercraft from the subject property, will be discontinued and removed.
2. The majority of the condominium developments within the City are zoned C-1 (General Commercial) currently but recognizing the need to conserve retail/commercial property for those purposes, the City removed condominiums from the C-1 zone as a permitted use in 2006. Condominiums are now allowed only to be developed and constructed in the C-1b zone, which of course is the reasoning that necessitates this request.

Department Comments:

Recent trends of both the demand for housing at the Lake of the Ozarks and the continuing difficulties of operating a resort in the area is why we are seeing these kinds of requests coming before us. The applicants are real estate agents and have advanced knowledge of the market in our area. It is well known that the Lake of the Ozarks is seeing the substantial interest of people wanting to relocate to the area. This is of course what is driving both the shortage of dwellings and the desire of developers to answer that need. Approval of this request will allow the owners to separate the existing units, that were built to meet the code requirements of residential condo units, into individual units that can be sold to private parties. In all honesty, this type of request is the natural transition for a facility of this kind as the demand for resort activity continues to struggle to meet the necessary requirements to stay viable.

With this property currently being designated with the C-1 zoning district, the City's least restrictive commercial zone, This change not only allows the property to maintain a use that is common in the corridor, it also protects the area from a more intense use that is more common in the C-1 zone being developed on the subject property. **With all of the conditions of the subject property lending positively to this request, the Planning Department recommends approval of this request.**



Date Received: 12/15/2020
Case #: 472

REZONING/SPECIAL USE PERMIT APPLICATION

1. Name of property owner: WK LOZ Holdings LLC			Phone: 573-302-2355
Address: 3525 Osage Beach Pkwy		City: Osage Beach	State MO Zip: 65065
List all owners of the property. If corporation or partnership, list names, addresses and phone numbers of principal officers or partners:			
Jeff and Melissa Krantz - 974 Palisades Drive Four Seasons, MO 65049			
Jason and Natalie Whittle - 5921 Seville Cr. Osage Beach MO 65065			
2. Name of landowner's representative, if different from above:		N/A	Phone:
Address:		City:	State: Zip:
3. All correspondence relative to this application should be directed to whom? Jeff Krantz			
Address: 3525 Osage Beach Pkwy		City: Osage Beach	State MO Zip: 65065
4. General location of property to be rezoned or for which special use permit is sought (include street numbers for existing structures):			
Address: 4935 Robins Circle		City: Osage Beach	State MO Zip: 65065
5. Do you have a specific use proposed for this property? ☒ Yes ☐ No			
Explain all uses: Condominium and Rental Units			
6. Area of property in square feet or acres: 6.21 Acres			
7. Current zoning classification: C-1			
8. Sources of utilities:		Water: City Service	Gas: N/A
		Sewer: City Service	Electric: Ameren UE
9. Proposed zoning classification: C-1B			
10. How long have you owned this property? < 1 month			
11. Current use of property (describe all improvements): 6 buildings used for rental housing			
12. Current use of all property adjacent to subject property:		North: Boat Storage Yard	
South: Residential Housing	East: Condominium Units	West: Lake of the Ozarks	

13. If zoning district or comparable use to that proposed adjoins or lies within the vicinity of subject property, please describe the use and its location:

N/A

14. Do you own property abutting or in the vicinity of the subject property? ☐ Yes ☒ No

If yes, where is the property located and why was it not included with this application?

15. Do any private covenants or restrictions encumber the subject property which could be in conflict with the proposed zoning classification? ☐ Yes ☒ No

If yes, please remit copy of restrictions with Recorder of Deeds Book and Page number.

16. To your knowledge, has any previous application for the reclassification of the subject property been submitted? ☐ Yes ☒ No

17. How, in your opinion, will the rezoning affect public facilities (sewer, water, schools, roads, etc.), and what mitigating measures are proposed to address these problems, if any? Please include a letter from or regarding, City Engineering Department reviews of proposed zoning.

Sewer and Water Facilities will be upgraded where needed. Roads will remain as is.

18. How, in your opinion, will rezoning affect adjacent properties and what mitigating measures are proposed to address these problems, if any?

There should be no change to the adjacent properties.

19. List the reasons why, in your opinion, this application for rezoning/special use permit should be granted (may be left blank if adequately described in letter to Planning Commission): The use of this property as condominiums and

rental units will bridge a gap in the current residential market. It will allow more families to enjoy the lake area.

Notary Information

State of Missouri }

ss

County of Camden }

I, JEFFREY KRANTZ, WK LOZ HOLDINGS LLC owner/applicant, having read the procedures and instructions, make application for a change in the zoning district boundary lines as shown on the zoning maps of the City of Osage Beach, Missouri and explained in this application.

Signature Owner/Applicant: Jeffrey Krantz

Date: 12/15/20

Subscribed and sworn to before me on this 15th day of December, 20 20.

Notary Public:

My Commission Expires: 10/07/2024

Person Accepting this Application:



****Applications not properly signed and notarized may be removed from the Agenda and returned to the applicant via regular mail ****

CITY OF OSAGE BEACH
PLANNING DEPARTMENT
1000 CITY PARKWAY
OSAGE BEACH, MO 65065
573-302-2000 Phone – 573-302-0528 FAX



MILLER COMPANIES

Engineering • Land Surveying • Environmental Services

December 15, 2020

Planning Commission
1000 Osage Beach Parkway
Osage Beach, MO 65065

Re: WK LOZ Holdings LLC Request to Rezone 4935 Robins Circle Osage Beach MO 65065

Dear Planning Commission,

R. Miller Companies, LLC, on behalf of WK LOZ Holdings LLC (applicant), is requesting a rezone of property at 4935 Robins Circle Osage Beach, MO 65065. The purpose of the request is to allow the applicant to use the property as condominiums and rental units and this purpose is not allowed under existing zoning of C-1. The use of this property as condominiums and rental units will bridge a gap in the current residential market. It will allow more families to enjoy the lake area.

Thanks for your consideration.

Sincerely,

Ethan K. Shackelford P.E.
R. Miller Companies, LLC

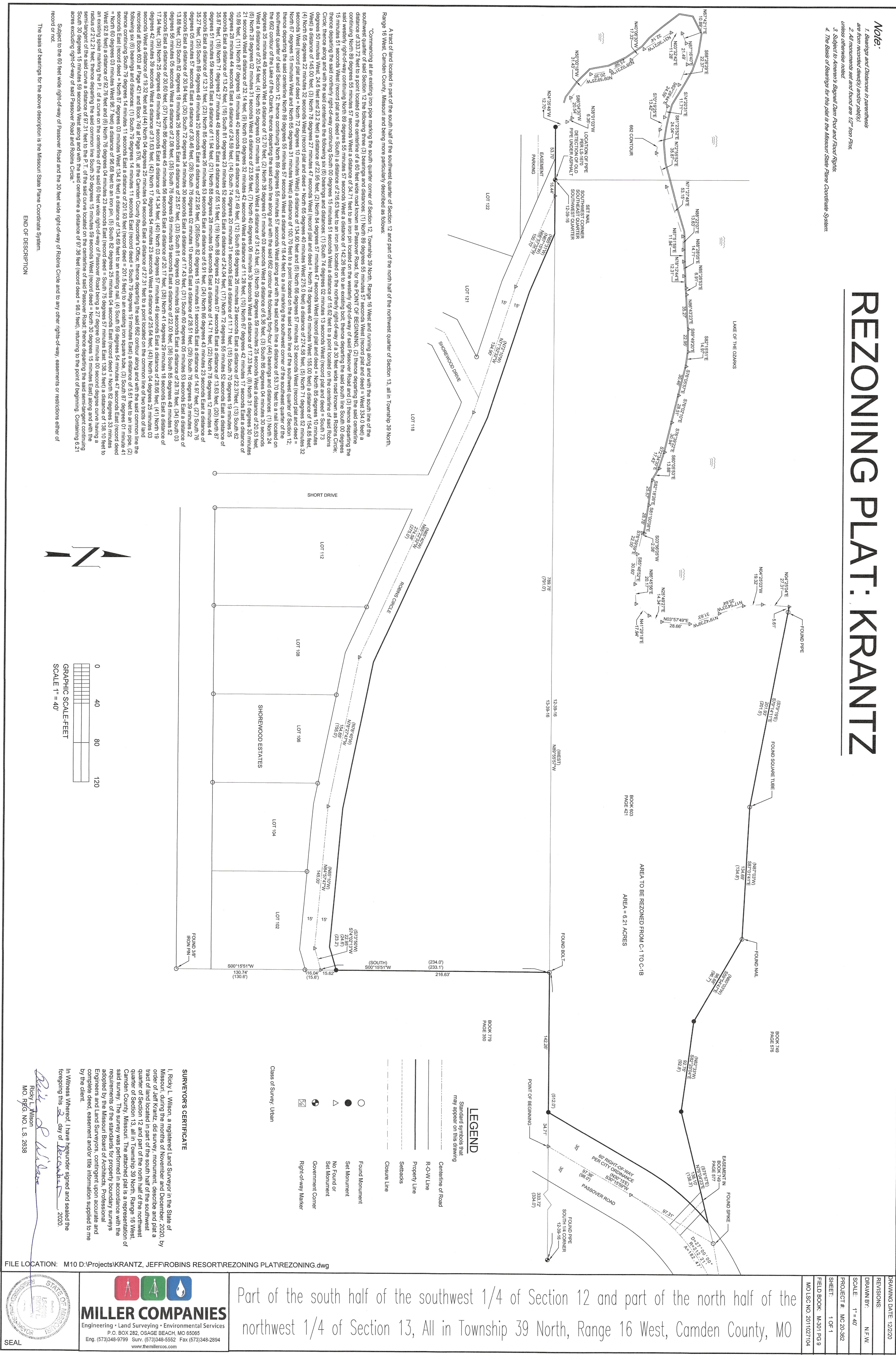


Rezoning Case 412 Location Map

Note:

1. Bearings and Distances in parentheses are from recorded deed(s) and/or plat(s)
2. All monuments set and found are 1/2" iron pins, unless otherwise noted.
3. Subject to Aimer's Easement, Dam Pond and Flood Rights.
4. The Basis of Bearings for this plat is the Missouri State Plane Coordinate System.

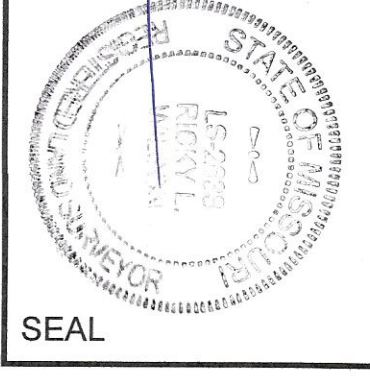
REZONING PLAT: KRANTZ



FILE LOCATION: M10 D:\Projects\KRANTZ, JEFF\ROBINS RESORT\REZONING PLAT\REZONING.dwg



MILLER COMPANIES
Engineering • Land Surveying • Environmental Services
P.O. BOX 282, OSAAGE BEACH, MO 65065
Eng. (573)348-9799 Surv. (573)348-5552 Fax (573)348-2894
www.themillerco.com



SEAL

Part of the south half of the southwest 1/4 of Section 12 and part of the north half of the northwest 1/4 of Section 13, All in Township 39 North, Range 16 West, Camden County, MO

DRAWING DATE: 12/20/20
REVISIONS:
DRAWN BY: N.F.W.
SCALE: 1" = 40'
PROJECT #: MO-20-362
SHEET: 1 OF 1
FIELD BOOK: M-301 PG 9
MO LSC NO 2011027104

City of Osage Beach
Agenda Item Summary

Date of Meeting: February 4, 2021
Originator: Jeana Woods, City Administrator
Presenter: Jeana Woods, City Administrator
Date Submitted: January 27, 2021

Agenda Item:

Discussion - Industrial Road Reconstruction vs. Osage Beach Road Reconstruction - Which best fits the priority to move forward with design in FY2021?

Requested Action:

Discussion

Ordinance Referenced for Action:

Not Applicable

Deadline for Action:

None

Budgeted Item:

Not Applicable

Department Comments and Recommendation:

Not Applicable

City Attorney Comments:

Not Applicable

City Administrator Comments:

Discussion: Industrial Road Reconstruction vs. Osage Beach Road Reconstruction - Which best fits the priority to move forward with design in FY2021?

In 2020, Cochran completed a PPMP (Preventive Pavement Maintenance Plan) which outlined a multiple year (up to FY2026) roadway maintenance and construction plan based on a financial forecast. This plan provided guidance in completing the FY2021 Operating Budget. Industrial Road Reconstruction was proposed in the plan; design and engineering FY2021, ROW acquisition FY2022, and construction FY2023.

During budget preparation the Board decided to include funds in the FY2021 Operating Budget for engineering cost for a reconstruction project, but to further discuss and decide in early FY2021 on whether the next reconstruction project should be Industrial Drive Reconstruction, as shown in the PPMP, or to consider the reconstruction of Osage Beach Road.

Cochran Engineering representatives will be presenting project details for both at the meeting to aid in the discussion.