

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
October 6, 2022**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, October 6, 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 'Steen. Via Zoom Alderman Kevin Rucker. City Clerk Tara Berreth present and performed the duties for the City Clerk's office. Appointed and Management staff present were 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 Planner Cary Patterson, City Treasurer Kerri Bell, Economic Development Specialist Mitchell Moon and Human Resource Generalist Cindy Leigh.

CITIZEN'S COMMUNICATIONS

Increased traffic, tax free, property tax will go up, consider what is best for residents for what is best for citizens who live down there. Not feasible housing at \$900 - \$2000.

James Gohagen – Is the 353 or 100 abating the counties taxes?

APPROVAL OF CONSENT AGENDA

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

UNFINISHED BUSINESS

Public Hearing - Development proposal for The Preserve at Sycamore Creek

Mark Spykerman – Gilmore & Bell – Chapter 100 and 353 – Gave a presentation on how Chapter 100 and 353's work.

Jeff Tegethoff – The Preserve at Sycamore Creek Project – \$62 Million project. Mr. Tegethoff will personally pay to have a traffic study done after the project is completed if so deemed. And will help with any up-road work that may be needed.

Public Comments:

Gail Griswold – President of Camdenton School Board
Julie Thomas
Glen Williams – Dude Ranch Road
Jeremy Anderson– Big Thunder Marine
Nick
Jennifer Risner
Chad Nugent
Brenda Childer
Richard Franklin
James Gohagan

Cons

Need Sidewalks/Not enough time to review
Take money away from kids if you approve this project
Difference in number kids that the project is going to bring
Why does this developer need tax abatement if he is bringing so much money to this project

Traffic is an issue

Pros

Need more housing

Awesome need for housing.

Alderman Rucker Disconnected at 7:00 pm

Alderman Rucker Reconnected at 7:02 pm

Alderman Marose made a motion to close Public Hearing. This motion was seconded by Alderman Ross. This motion passes with 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. *Second Reading*

Alderman Schuman made a motion to approve the second reading of Bill 22-71. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 22.71 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.74 was passed and approved as Ordinance 22.71.

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. *Second Reading*

Alderman Becker made a motion to adopt Floor Amendment #1. This motion was seconded by Alderman Ross. The following roll call was taken to approve Floor Amendment #1 “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Floor Amendment #1 passed and adopted within Ordinance 22.74.

Mayor asked if there was a motion to adopt Floor Amendment #2 – no motion was heard, the amendment failed for lack of motion.

Alderman Becker made a motion to adopt Floor Amendment #3. This motion was seconded by Alderman Ross. The following roll call was taken to approve Floor Amendment #3. “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Floor Amendment #1 passed and adopted within Ordinance 22.74.

Alderman Ross made a motion to approve the second reading of Bill 22-74 as amended as above. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading

of Bill 22.74 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.74 was passed and approved as Ordinance 22.74.

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. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-65. This motion was seconded by Alderman O’Steen. The following roll call was taken to approve the second and final reading of Bill 22.65 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.65 was passed and approved as Ordinance 22.65.

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, *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-66. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.66 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.66 was passed and approved as Ordinance 22.66.

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

Alderman Marose made a motion to approve the second reading of Bill 22-67. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.67 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.67 was passed and approved as Ordinance 22.67.

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. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 22-68. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.68 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.68 was passed and approved as Ordinance 22.68.

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. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-69. This motion was seconded by Alderman Schuman. The following roll call was taken to approve the second and final reading of Bill 22.69 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.69 was passed and approved as Ordinance 22.69.

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. *Second Reading*

Alderman Schum made a motion to approve the second reading of Bill 22-70. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 22.70 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.70 was passed and approved as Ordinance 22.70.

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. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 22-72. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 22.72 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.72 was passed and approved as Ordinance 22.72.

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. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 22-73. This motion was seconded by Alderman O’Steen. The following roll call was taken to approve the second and final reading of Bill 22.73 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Ross, Alderman Schuman, Alderman Marose, Alderman O’Steen. Via Zoom Alderman Rucker. Bill 22.73 was passed and approved as Ordinance 22.73.

NEW BUSINESS

Bill 22-78 - An ordinance of the City of Osage Beach, Missouri, amending Section 115.150 of the Osage Beach Municipal Code to delete the requirement that the City Administrator be a resident of the city at the time of appointment. *First Reading*

Alderman Marose made a motion to approve the first reading Bill 22-78. This motion seconded by Alderman Ross. Motion passes with voice vote.

Bill 22-79 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to execute a contract with GEO Services LLC for the installation of six (6) City Hall Geothermal heat pump units in an amount not to exceed \$41,700.00. *First Reading*

Alderman Schuman made a motion to approve the first reading Bill 22-79. This motion seconded by Alderman Becker. Motion passes with voice vote.

Bill 22-80 - An ordinance of the City of Osage Beach, Missouri, approving The Economic Development Fee Reimbursement Agreement Between the Preserve at Sycamore Creek LLC and The City of Osage Beach, Missouri Pursuant to Section 135.025 of the Osage Beach Municipal Code. *First Reading*

Alderman Ross made a motion to approve the first reading Bill 22-80. This motion seconded by Alderman Becker. Motion passes with voice vote.

Bill 22-81- An ordinance of the City of Osage Beach, Missouri, vacating undeveloped Right of Ways in the original "Osage Beach" subdivision by plat. *First Reading*

Alderman Marose made a motion to approve the first reading Bill 22-81. This motion seconded by Alderman Ross. Motion passes with voice vote.

Resolution 2022-07 - A resolution of the City of Osage Beach, Missouri, support the application of Lake Regional Health System for Critical Care Ambulance Service pursuant to section 190.109, and directing the Mayor pursuant to the resolution of the Board of Aldermen, to submit the attached letter of endorsement on behalf of the City of Osage Beach.

Alderman Marose made a motion to approve Resolution 2022-07. This motion was seconded by Alderman Becker. Motion passes with voice vote.

Motion to raise the limit on the Naegler Oil fuel contract for the airport department.

Assistant City Administrator Welty stated that the budget amendment will follow for this limit increase will be in on one of the upcoming agendas.

Alderman Ross made a motion to approve to raise the limit on the Naegler Oil fuel contract for the airport department. Motion was seconded by Alderman Becker. Motion passes with voice vote.

STAFF COMMUNICATIONS

Assistant City Administrator Welty – Industrial Drive coming along nicely.

Building Official White – Received 2nd new treadmill. Touchscreen monitor has been installed. Now permits and plans may be submitted to the building department via email.

City Planner Patterson – Attended a Real Estate Symposium this week. Excited that the Lake area will be getting the much-needed housing complex.

Parks Manager Gregory – Fall Festival upcoming on October 8, 2022.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman O'Steen – All comments tonight were not taken lightly, I have a vested interest on the Dude Ranch, Nichols Road area. Grew up in the area.

Alderman Marose – Great job Public Works on Sands Lift Station.

Alderman Ross – Kudos to Kevin Crooks and Public Works on all the hard work on Sands Lift Station.

MAYOR'S COMMUNICATIONS

Invited everyone to Dragon Trails on Sunday opening. Hope everyone gets come out and enjoy all the festivities this weekend.

ADJOURN INTO EXECUTIVE SESSION

Alderman Marose moved to open the closed session meeting. Alderman Becker seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, and Alderman O'Steen, Alderman Rucker. The meeting was therefore opened. Alderman Rucker – not in attendance.

Notice is given that the agenda includes a roll call vote to close the meeting as allowed by RSMo. Section 610.021 (3) Hiring, Firing, Disciplining, or Promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Alderman Ross made the motion to approve Resolution 2022-09. This motion was seconded by Alderman Marose. Motion passes with roll call vote. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, Alderman O'Steen. Absent Alderman Rucker.

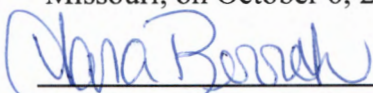
ADJOURN CLOSED SESSION

Alderman O'Steen moved to close the meeting. Alderman Schuman seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Marose, Alderman Becker, Alderman Schuman, Alderman O'Steen. Absent Alderman Rucker. The meeting was therefore closed

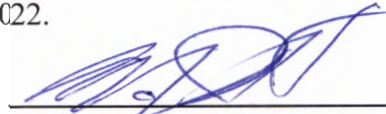
No announcements were made following the closed session.

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 8:25 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 October 6, 2022, and approved October 20, 2022.



Tara Berreth/City Clerk



Michael Harmison/Mayor