

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
May 18, 2023**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, May 18, 2023, at 6:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Kevin Rucker, Alderman Bob O'Steen, Alderman Kellie Schuman, Alderman Richard Ross, and Alderman Justin Hoffman. Absent Alderman Phyllis Marose.

City Administrator Jeana Woods was present and performed the duties for the City Clerk's office. Appointed and Management staff present Assistant City Administrator Mike Welty, City Attorney Cole Bradbury, Police Chief Todd Davis, City Planner Cary Patterson, Building Official Ron White, Airport Manager Ty Dinsdale, Economic Development Specialist Mitchell Moon, Public Works Operations Manager Kevin Crooks (left the meeting early), City Treasurer Karri Bell, IT Manager Mikeal Bean, and Parks & Recreation Manager Eric Gregory.

PROCLAMATIONS

Proclamation presented and read by Mayor Harmison:

National Public Works Week May 21-27, 2023

National EMS Week May 21-27, 2023

CITIZEN'S COMMUNICATIONS

Tawny Daggett – From Big Thunder Marina, spoke about the nuisance activity and continued problems with squatters, trespassing, trash, etc. on the property, now known as the planned site of the Oasis at Lakeport/Lakeport Village project (planned location Jeffries Road / Highway 54 Expressway).

Chris Curley – RE: Proposed (Oasis at Lakeport) Lakeport Village project; inquired about how traffic would flow and what due diligence would be done, and to what extent it would be studied; how it would effect not only Highway 54 Expressway but also the side roads in the immediate area. Asked that any completed studies be shared with citizens.

Nathan Rinne – RE: Proposed (Oasis at Lakeport) Lakeport Village project; inquired on how/should the City abate taxes the City doesn't collect (re: Chapter 353 abatements); how the developer could blight a property not owned by said developer (re: timeshare property in proposed project plan), stated the [Board's] voting [to approve] make it easier for developer.

APPROVAL OF CONSENT AGENDA

City Administrator Jeana Woods requested a modification to the Consent Agenda as presented, requesting to exclude pages 32-84 of the agenda packet, various Liquor License Applications and Liquor License Renewal Applications, as they were not ready to be approved at this time. The minutes of the Board of Aldermen for May 18, 2023, the Bill List for May 18, 2023, and page 85 – Table 33 Liquor License Application were requested for approval.

Alderman Rucker noted corrections needed to the May 18, 2023 Board of Aldermen minutes as presented. Corrections were acknowledged by City Administrator Woods.

Alderman Ross made a motion to approve the consent agenda, excluding the various liquor licenses on pages 32-84 of the agenda packet and corrections as noted to the May 18, 2023 Board of Aldermen minutes. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

UNFINISHED BUSINESS

Bill 23-35 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Don Schnieders Excavating Company, Inc. for Osage Beach City Hall Improvements for an amount not to exceed \$385,589.00 *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 23-35. This motion was seconded by Alderman Schuman. A roll call was taken to approve the second and final reading of Bill 23-35 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Alderman Marose was absent. Bill 23-35 was passed and approved as Ordinance 23.35.

Bill 23-38 - 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. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 23-38. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 23-38 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman O'Steen, Alderman Schuman, Alderman Ross, and Alderman Hoffman. Alderman Marose was absent. Bill 23-38 was passed and approved as Ordinance 23.38.

NEW BUSINESS

Public Hearing - Lakeport Village Tax Increment Financing (TIF) Redevelopment Plan

Mr. Tegethoff presented a summary of the (Oasis at Lakeport) Lakeport Village TIF Redevelopment Plan's project, addressing concerns noted during Citizen's Communication.

Mr. Mark Spykerman, Gilmore Bell special counsel for the City, explained Bill 23.44, a request to approve the first reading of the Plan document, outlining the project; the contractual agreement between the City and the developers, to be known as the Lakeport Village TIF Redevelopment Agreement, will be the next step and will follow in an upcoming meeting.

Following questions and answers from the Mayor and Board of Aldermen, the Public Hearing was opened.

Nathan Rinne – Discussed concerns over the sewer capacity, use of TDD or CID, and the ability of the Board's consideration of acceptance [first reading] without the developer owning all the property outlined in the Plan.

Chris Curley and Jean Curley – Inquired as to a traffic study.

Alderman Rucker made a motion to close the public hearing; seconded by Alderman Ross. Motion passes with voice vote unanimously. Alderman Marose was absent. Public Hearing closed.

Bill 23-44 - An ordinance designating a portion of the City of Osage Beach, Missouri, as a Redevelopment Area; approving the Lakeport Village Tax Increment Financing Redevelopment Plan; making findings related thereto; approving a Redevelopment Project for the Redevelopment Area and adopting Tax Increment Financing with respect thereto; and authorizing certain actions by City Officials. *First Reading*

City Attorney Cole Bradbury noted a scrivener's error in Section 2.3 of the Lakeport Village Tax Increment Financing Redevelopment Plan, on pages 159 and 160 of the agenda packet. Correction was made to insert

'interest' in the last sentence in both the first and second paragraphs in Section 3.2 of the plan document. The document will be corrected and presented appropriately for the second reading.

Alderman Ross made a motion to approve the first reading of Bill 23-44, as corrected by the City Attorney. This motion was seconded by Alderman Schuman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Public Hearing -Lakeport Village CID (Community Improvement District)

Cole Bradbury, City Attorney – Summarized the CID, noting the boundaries of the CID did not include current property of the project not owned by the developer [timeshare property].

Patrick Eckelkamp, Husch Blackwell – Explained the CID as a political subdivision, with City representatives representing a majority of the Board.

Public Hearing opened; no public comment.

Alderman Ross made a motion to close the public hearing; seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent. Public Hearing closed.

Bill 23-45 - An ordinance approving a petition to establish the Lakeport Village Community Improvement District and authorizing and directing further actions in connection therewith. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 23-45. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Bill 23-40 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 210 Offenses, Article IX Sexual Offenses: Section 210.1500 Definitions, adding new Section 210.1570 Regulating Sexually Oriented Business, Removing Sections 210.1870 Regulating Erotic Dance Establishments, Erotic Dancers Restrictions - Licensing and Records. *First Reading*

Alderman O'Steen made a motion to approve the first reading of Bill 23-40. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Bill 23-41 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 600 Alcoholic Beverage, Section 600.050 exposure to private parts of body or simulation thereof in commercial establishments licensed by chapter where intoxicating liquor is served or consumed of the city code for various purposes as set forth. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 23-41. This motion was seconded by Alderman Schuman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Bill 23-42 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 405 Zoning Regulations, Sections 405.020 Definitions and Section 405.590 Special Uses Require Special Permission of the City Code for various purposes as set forth. *First Reading*

Alderman Ross made a motion to approve the first reading of Bill 23-42. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Bill 23-43- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 5 year agreement with OpenGov for the installation and use of their asset and operations management software for an amount not to exceed \$134,000. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 23-43. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent.

Motion to approve the purchase of additional security equipment from Beishir Lock & Security for an amount not to exceed \$120,496.68

Alderman Ross made a motion to approve the purchase of additional security equipment from Beishir Lock & Security for an amount not to exceed \$120,496.68. This motion was seconded by Alderman O'Steen. Motion passes with voice vote unanimously. Alderman Marose was absent.

Motion to accept petition for placement of a new streetlight near the corner of Dude Ranch and Dogwood.

Alderman Ross made a Motion to accept petition for placement of a new streetlight near the corner of Dude Ranch and Dogwood. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Alderman Marose was absent.

STAFF COMMUNICATIONS

- City Administrator Woods – LAGERS assessment is expected to be completed late June; Employee survey out end of May; IT Service assessment was emailed out recently, contact Mikeal Bean with questions; Tan Tar A Estate contract review and rate study expected to commence in July; TIF Guidelines will be drafted for the June Board Planning Session.
- City Attorney, Cole Bradbury – TDD for the Backwater Jacks area was approved by the Judge.
- Police Chief, Todd Davis – Several employees completed recent training events; department has worked two school threats recently with great collaboration with neighboring departments; MoDOT will continue work on the Grand Glaize Bridge and soon begin work on the other bridges [overpasses] within the City, with work continuing through July, one bridge at a time.
- Asst City Administrator, Mike Welty – The recent janitorial contract was ceased due to the contractor withdrawing from the contract, no second reading will be heard. Scope of work being re-bid; Parkway Extension project has been delayed, construction now pushed into 2024; Streetlight and Sidewalk Master Plans continue, expect discussions/drafts in July; Private Street inventory to be completed in July; Swiss Village treatment pilot program bids have been received; Veterans Memorial project details and contract will be on the upcoming meeting agenda.
- IT Manager, Mikeal Bean – Will be available to answer any further questions on the IT assessment recently completed.
- Building Official, Ron White – Dan has taken on more janitorial duties in the meantime of getting a contact in place; attended a Code Administrators Conference recently.

- Economic Development Specialist, Mitch Moon – Attended MU Extension’s data and workforce training recently.
- City Treasurer, Karri Bell – Completed the final two days with auditors on site; currently have been working with the City Administrator with pending TIFs and CIDs.
- Park Manager, Eric Gregory – Staff is busy with field prep, games and tournaments; Thank you to the PW crews for assistance with the sprinkler system; Thank you to the Mayor and Board for touring the parks for continued work on the Master Plan; BBQ event billboards will be up in August; we welcomed a new Park Tech.

Department Update List as of May 18, 2023

- Camden County Road Property Tax Questions (*City Treasurer, K Bell*)
- Capital Replacement Plan – LO/OB Joint Sewer Plant (*City Administrator, J Woods*)
- Emergency generator back up plan for city (*PW Operations Mgr-K Crooks*)
- Guideline Evaluation
 - Design Guideline Revisions - Street Lights (*Asst. City Administrator, M Welty*)
 - TIF / Incentive Guideline Review / Revisions (*City Administrator, J Woods*)
- Personnel (*HR Generalist, M Raye*)
 - Employee Benefits – re: LAGERS
 - Vacancy Status Update
 - Employee Survey
 - Employee 360 Feedback Process
- Project Updates / Related Budgeted Items Update
 - L/S Panel Replacement Plan (*PW Operations Mgr, K Crooks*)
 - Park Master Plan (*Parks & Recreation Mgr, E Gregory*)
 - Private Street Inventory (*Asst. City Administrator, M Welty*)
 - Sidewalk Master Plan (*Asst. City Administrator, M Welty*)
 - Swiss Village Treatment Plan (*PW Operations Mgr, K Crooks*)
 - Tan Tar A Master Plan re: Infrastructure (*Asst. City Administrator, M Welty*)
 - Tan Tar A Estates Utilities Current Contract Details / Rate Review
 - (*City Attorney, C Bradbury / City Administrator, J Woods*)
- Veterans Memorial (*Asst. City Administrator, M Welty*)
- Service Evaluation
 - IT Service Contract Evaluated (*Asst. City Administrator, M Welty*)

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

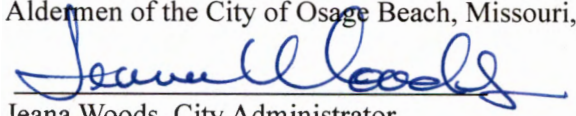
- Alderman Rucker – Reminder to look at all the ordinance for needed modifications; after review, City Administrator was ok on the handling of a recent bid rejection as previously discussed; inquired to City Attorney on the need to address the absence of a second reading when a first reading has been approved [re janitorial contract].
- Alderman Schuman – Will be absent at the June 1 meeting.
- Alderman Hoffman – Concerned with only seeing one flag person for traffic during striping on OB Parkway; appreciate all the help so far by staff and fellow aldermen since his election in April.
- Alderman O’Steen – commended Aldermen Rucker regarding CID comments to consider Mayor appointments to the CID Board to include Alderman from the ward within boundaries of a CID.
- Alderman Ross – Noted that Columbia Capital has been awesome and a great asset to the City in current TIF project work.

- Mayor Harmison – Thanked the community for their input at recent public hearings; noted big things are happening at the Main Street Music Hall.

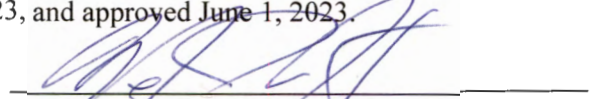
ADJOURN

Alderman Hoffman made a motion to adjourn; seconded by Alderman Rucker. Motion passes with voice vote unanimously. Alderman Marose was absent. Meeting adjourned.

Meeting adjourned at 8:42 pm. I, Jeana Woods, City Administrator 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 May 18, 2023, and approved June 1, 2023.



Jeana Woods, City Administrator



Michael Harmison, Mayor