

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
June 1, 2023**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, June 1, 2023, at 6:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Kevin Rucker, Alderman Phyllis Marose, Alderman Richard Ross, Alderman Justin Hoffman. Absent Alderman Kellie Schuman and Alderman Bob O'Steen. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Appointed and Management staff present City Administrator Jeana Woods, 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, City Treasurer Karri Bell, IT Manager Mikeal Bean, and Parks & Recreation Manager Eric Gregory.

CITIZEN'S COMMUNICATIONS

Representative Bill Morris with the Elks Lodge expressed excitement over the partnership with the City for the Veterans Memorial.

APPROVAL OF CONSENT AGENDA

Alderman Ross made a motion to approve the consent agenda as presented. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote. Absent Alderman Schuman and Alderman O'Steen.

Mayor Harmison made a request to move Item D (Bill 23-47), Item J (Bill 23-54) and Item E (Bill 23-44) up on the agenda. This was voice approved by the board.

NEW BUSINESS

Bill 23-47 - An ordinance of the City of Osage Beach, Missouri, approving a Development Agreement and a Cooperation and Transportation Project Agreement in Connection with the Lakeport Village Tax Increment Financing Redevelopment Plan. *First Reading*

Alderman Hoffman made a motion to approve the first reading of Bill 23-47. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Bill 23-54 - An ordinance authorizing the City of Osage Beach, Missouri, to issue its Taxable Industrial Revenue Bonds (Lakeport Village Project), Series 2023, in a principal amount not to exceed \$360,000,000, 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 23-54. This motion was seconded by Alderman Ross. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

UNFINISHED BUSINESS

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. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 23-44. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 23-44 and to pass same into ordinance:

“Ayes” Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O’Steen. Bill 23-44 was passed and approved as Ordinance 23.44.

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. *Second Reading*

Alderman Marose made a motion to approve the second reading of Bill 23-40. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 23-40 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O’Steen. Bill 23-40 was passed and approved as Ordinance 23.40.

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. *Second Reading*

Alderman Rucker made a motion to approve the second reading of Bill 23-41. This motion was seconded by Alderman Ross. A roll call was taken to approve the second and final reading of Bill 23-41 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O’Steen. Bill 23-41 was passed and approved as Ordinance 23.41.

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. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 23-42. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 23-42 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O’Steen. Bill 23-42 was passed and approved as Ordinance 23.42.

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. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 23-43. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 23-43 and to pass same into ordinance: “Ayes” Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O’Steen. Bill 23-43 was passed and approved as Ordinance 23.43.

NEW BUSINESS

Public Hearing -- Rezoning Case 412 by Topsider Condominiums, LLC.

No Public Comments

Alderman Ross made a motion to close the public hearing. This motion was seconded by Alderman Hoffman. Motion was unanimously with a voice vote. Absent Alderman Schuman and Alderman O’Steen.

Bill 23-46 - 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 a parcel of land as described in Rezoning Case no. 421. *First Reading*

Alderman Rucker made a motion to table the first reading of Bill 23-46 until there can be a full board. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Absent Alderman Schuman and Alderman O'Steen.

Bill 23-39 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 210 Offenses Section 210.1800 Possession of Marijuana, Section 210.1810 Possession of Controlled Substance, Section 210.18130 Unlawful Possession of Drug Paraphernalia, and Creating a New Section 210.1880 Hashish and Synthetic Cannabinoids of the City Code for various purposes as set forth. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 23-39. This motion was seconded by Alderman Ross. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Bill 23-48 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotional efforts to support the Lake of the Ozarks Bikefest 2023 event support request in an amount not to exceed \$3,000. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 23-48. This motion was seconded by Alderman Ross. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Bill 23-49 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign an amended contract under Ordinance 23.29 for on-call engineering services with Miller Companies. *First and Second Reading*

Alderman Hoffman made a motion to approve the first reading of Bill 23-49. This motion was seconded by Alderman Rucker. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Alderman Marose made a motion to approve the second reading of Bill 23-49. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 23-49 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O'Steen. Bill 23-49 was passed and approved as Ordinance 23.49.

Bill 23-50 - An ordinance of the City of Osage Beach, Missouri authorizing the Mayor to sign work order #1 with Bartlett & West, Inc. for on-call engineering services for an amount not to exceed \$289,083.00. *First and Second Reading*

Alderman Ross made a motion to approve the first reading of Bill 23-50. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Alderman Hoffman made a motion to approve the second reading of Bill 23-50. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 23-50 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman O'Steen and Alderman Schuman. Bill 23-50 was passed and approved as Ordinance 23.50.

Bill 23-51 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign an agreement with Elks Lodge #2517 for the construction and maintenance of a new Veterans Memorial to be built in the roundabout in front of City Hall. *First Reading*

Alderman Hoffman made a motion to approve the first reading of Bill 23-51. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Bill 23-52 - An ordinance of the City of Osage Beach, Missouri, authorizing the City Administrator to sign a change order for the Amy Lane and Case Road Improvement Project. *First and Second Reading*

Alderman Ross made a motion to approve the first reading of Bill 23-52. This motion was seconded by Alderman Rucker. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Alderman Marose made a motion to approve the second reading of Bill 23-52. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 23-52 and to pass same into ordinance: "Ayes" Alderman Rucker, Alderman Marose, Alderman Ross, and Alderman Hoffman. Absent Alderman Schuman and Alderman O'Steen. Bill 23-52 was passed and approved as Ordinance 23.52.

Motion to Appoint a member of the Board of Aldermen to the Planning Commission

Alderman Hoffman made a motion to approve the re-appointment of Alderman Bob O'Steen to the Planning and Zoning Commission with a term expiration of June 1, 2024. This motion was seconded by Alderman Ross. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve appointment(s) by Mayor Harmison to the Planning Commission

Alderman Hoffman made a motion to approve the re-appointment of Susan Ebling to the Planning and Zoning Commission with a term expiration of June 1, 2027. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve appointment(s) by Mayor Harmison to the Liquor Control Board.

Alderman Rucker made a motion to approve the appointment of Alderman Justin Hoffman to the Liquor Control Board with a term expiration of June 1, 2024. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve appointment(s) by Mayor Harmison to the TIF Commission

Alderman Rucker made a motion to approve the appointment of Alderman Richard Ross to the TIF Commission with a term expiration of June 1, 2024, and re-appointment of Timothy Gardner to the TIF Commission with a term expiration of June 1, 2025. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve the appointment (s) by Mayor Harmison to the Board of Appeals

Alderman Rucker made a motion to approve the reappointment of Anthony Westhusing II with a term expiration of June 1, 2027, and reappointment of the committee member alternates for Kurt Flickinger and Matt Stephens with term expirations of June 1, 2028. This motion was seconded by Alderman Hoffman. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve appointment(s) by Mayor Harmison to the Citizens Advisory Committee

Alderman Ross made a motion to approve the reappointment of Dr. Paula Brown (Ward 2), Cory Booth (Ward 3) and Geniece Tyler (At Large) with all terms expiring June 1, 2026. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

Motion to Approve appointment nominations by Mayor Harmison to the Joint Sewer Board

Alderman Rucker made a motion to approve the reappointments of City Administrator Jeana Woods with a term expiration of June 1, 2025, and Alderman Kevin Rucker with term expiring June 1, 2024. This motion was seconded by Alderman Ross. Motion passes with voice vote unanimously. Absent Alderman O'Steen and Alderman Schuman.

STAFF COMMUNICATIONS

City Administrator Woods – June 6, 2023, Board Strategic Planning Session at 6pm and June 27, 2023, Board all day at Margaritaville.

City Treasure Bell – Working on 2022 audit. Hoping to have the 2022 Audit presentation on the next agenda.

Police Chief Davis – Going to the graduation for the new police officer on June 7, 2023.

Building Official White – City Hall Improvement will start in July 2023.

HR Generalist Raye – Lagers study is moving along.

DEPARTMENT UPDATE LIST – As of June 1, 2023

- Camden County Road Property Tax Questions (*City Treasurer, K Bell*)
- Capital Replacement Plan – LO/OB Joint Sewer Plant (*City Administrator, J Woods*) (*July*)
- 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*) (*June 27*)
- Personnel (*HR Generalist, M Raye*)
 - Employee Benefits – re: LAGERS (*late June/early July*)
 - Vacancy Status Update (*updated monthly*)
 - Employee Survey (*late May/early June*)
 - 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*) (*July*)
 - Private Street Inventory (*Asst. City Administrator, M Welty*)
 - Sidewalk Master Plan (*Asst. City Administrator, M Welty*) (*late June/early July*)
 - 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 Explanation (*June*) / Rate Review (*July/August*) *City Attorney, C Bradbury / City Administrator, J Woods*)
 - Veterans Memorial (*Asst. City Administrator, M Welty*) (*June*)

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

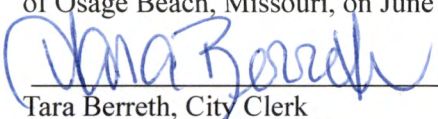
Alderman Rucker – Ordinance 23.27 needs to be put the next agenda for the board to vote on.

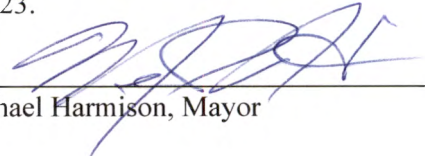
Alderman Hoffman – Great job to the Police for all the hard work on Memorial Day. Excited about the Veterans Memorial going in front of the City Hall.

ADJOURN

Alderman Ross made a motion to adjourn; seconded by Alderman Marose. Motion passes with voice vote unanimously. Absent Alderman Schuman and Alderman O'Steen. Meeting adjourned.

Meeting adjourned at 8:35 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 June 1, 2023, and approved June 15, 2023.


Tara Berreth, City Clerk


Michael Harmison, Mayor