

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
ALDERMEN OF THE CITY OF OSAGE BEACH, MISSOURI
October 19, 2023**

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Thursday, October 5, 2023, at 6:00 PM. The following were present in person: Mayor Michael Harmison, Alderman Phyllis Marose, Alderman Richard Ross, Alderman Bob O'Steen, Alderman Justin Hoffman, Alderman Kellie Schuman and Alderman Kevin Rucker. Jen Loftis was present and performed the duties for the City Clerk's office.

Appointed and Management staff present City Administrator Jeana Woods, Assistant City Administrator Mike Welty, Police Chief Todd Davis, Human Resources Generalist Michael Raye, City Treasurer Karri Bell, Airport Manager Ty Dinsdale and Dave Van Leer Cochran.

CITIZEN'S COMMUNICATIONS

None

APPROVAL OF CONSENT AGENDA

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

UNFINISHED BUSINESS

Bill 23-74 - An ordinance of the City of Osage Beach, Missouri, adding to Chapter 100 General Provisions Sections 100.220 Design Guidelines; Amending Chapter 410: Article IV Design Standards, Section 410.910 - Basic Standards; Article IV Design Standards, Section 410.910 - Basic Scope; Renumbering of Article VI Street Lighting to VII Street Lighting. *Second Reading*

Dave Van Leer discussed two main items: the temporary sediment base during construction and items #5 and #6 on page 45-135 of packet.

Alderman Rucker asked how many inspections are required from city and the recording engineer?

Van Leer responded that the recording engineer does one inspection at the beginning, according to the design that has already been approved. There may be larger projects that require more inspections.

Alderman Ross made a motion to approve the second reading of Bill 23-74. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 23-74 and to pass same into ordinance: "Ayes", Alderman Marose, Alderman Ross, Alderman Hoffman, Alderman Schuman, and Alderman O'Steen and Alderman Rucker. Bill 23-74 was passed and approved as Ordinance 23.74.

Bill 23-75- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Four Season Plumbing for the Park Irrigation Improvements Project for an amount not to exceed \$190,112.12. *Second Reading*

Alderman Hoffman made a motion to approve the second reading of Bill 23-75. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 23-75 and to pass same into ordinance: "Ayes", Alderman Marose, Alderman Ross, Alderman Hoffman, Alderman Schuman, and Alderman O'Steen and Alderman Rucker. Bill 23-75 was passed and approved as Ordinance 23.75.

NEW BUSINESS

Public Hearing - Lakeport Village Petition to form Community Improvement District

Alderman Rucker made a motion to close the public hearing. This motion was seconded by Alderman Ross. Motion passes unanimously with a voice vote.

Bill 23-76 - An ordinance of the City of Osage Beach, Missouri, approving a petition to establish the Lakeport Village Community Improvement District and authorizing and directing further actions in connection therewith.

First reading

Attorney Cole Bradbury explained they are voting down previous ordinance 23-45 and voting in ordinance 23-76.

Questions:

Alderman O'Steen questioned why the condos were excluded and if those properties were acquired, would there be another request for CID?

Cole Bradbury answered, there would be an amendment to the ordinance.

Alderman Rucker made a motion to approve the first reading of Bill 23-76. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

Bill 23-77 - An ordinance of the City of Osage Beach, Missouri, amending Chapter 610 Peddlers and Solicitors, Section 610.010 Definitions, Section 610.030 Identification Card required for Peddlers and Solicitors - available for Canvassers, Section 610.040 Fees, Section 610.060 Contents for Application, Section 610.170 Additional Requirements for Mobile Food Establishments for purposes of the City Code for various as set forth. *First Reading*

There was a lengthy discussion about the definition of "peddlers" and how it pertains to food trucks. The question on the ballot was 'Should the fee be increased to five hundred dollars?' A few of the new requirements were discussed to clarify the amended ordinance.

Alderman Marose made a motion to approve the first reading of Bill 23-77. This motion was seconded by Alderman Rucker. Motion passes unanimously with a voice vote.

Motion to approve the updated cost for the purchase of two F-150 Trucks at a cost of \$38,249 each from Joe Machens Ford using the State of Missouri cooperative bid contract #CC22237405.

Mike Welty explained the price increase of the trucks. The engine that was originally chosen is no longer available, therefore, the price for each vehicle has increased.

Alderman Rucker made a motion to approve the updated cost for the purchase of two F-150 Trucks at a cost of \$38,249 each from Joe Machens Ford using the State of Missouri cooperative bid contract #CC22237405. This motion was seconded by Alderman Schuman. Motion passes unanimously with a voice vote.

Discussion - The Fort of the Osage Tower

Thomas and Carolyn Loraine want to donate the Fort of the Osage Tower to the City of Osage Beach.

Several Alderman concerned about the structural integrity of the tower. The last inspection of the base of the tower was in December 2022. From that inspection, further inspections of the tower were recommended.

Alderman Marose was concerned about the cost of sanding and painting the tower.

If the city had to tear down the tower, the land would be deeded back to the Loraines.

STAFF COMMUNICATIONS

Jeana Woods: Budget meetings coming up.

Mike Welty: Sewer issues

Karri Bell: Property tax

Annual reports that needed to be filed

Dierbergs, OB Commons, Arrowhead, all can be viewed online.

Cole Bradbury: TIF monitor to insure timely disbursement of monies.

Tan-Tara sewer issues

Todd Davis: Officer Rosenberg completed training.

Ron White: Ameren Program: converting all lights in city hall to LED. Doug Damron made all the contacts to get this program started and completed.

Michael Raye: There will be a Lagers Meeting on January 11, 2024

DEPARTMENT UPDATE LIST – As of October 19, 2023

- Camden County Road Property Tax Questions (*City Treasurer, K Bell*)
 - Pending county audit report update.
- Capital Replacement Plan – LO/OB Joint Sewer Plant (*City Administrator, J Woods*)
 - Pending inventory reconciliation; estimated completion October.
- Emergency generator back up plan for city (*PW Department*)
 - FY2024 Budget inclusion.
- Guideline Evaluation
 - Design Guideline Revisions - Street Lights (*Asst. City Administrator, M Welty*)
 - Mayor/Board discussion/draft review November.
 - Incentive Guideline Revisions (*City Administrator, J Woods*)
 - Draft completion estimated December/January.
- Personnel (*HR Generalist, M Raye*)
 - Employee Benefits – re: LAGERS
 - Follow up discussion January/February.
 - Employee Survey Results
 - Estimated completion November.
 - Employee 360 Feedback Process
 - To be included in the Employee Eval process 1st Quarter annually.
- Project Updates / Related Budgeted Items Update
 - L/S Panel Replacement Plan (*Public Works Department*)
 - FY2024 Budget inclusion.
 - Park Master Plan (*Parks & Recreation Mgr, E Gregory*)
 - FY2024 Budget partial inclusion; Project list to be discussed during budget workshops in October.
 - Private Street Inventory (*Asst. City Administrator, M Welty*)
 - FY2024 Budget partial inclusion; Project list to be discussed during budget workshops in October.
 - Sidewalk Master Plan (*Asst. City Administrator, M Welty*)
 - Updated plan for Mayor/Board discussion TBD.
 - Swiss Village Treatment Plan (*Public Works Department*)
 - TBD
 - Tan Tar A Master Plan re: Infrastructure (*Asst. City Administrator, M Welty*)
 - FY2024 Budget partial inclusion as required by other factors; Project list to be discussed during budget workshops in October/pending contract details reconciliation.
 - Tan Tar A Estates Utilities Current Contract Explanation / Rate / Funding Review (*City Attorney, C Bradbury / City Administrator, J Woods*)
 - Remains in process/reconciling contract details; completion TBD.

City Staff contact noted in parenthesis.

- Notes estimated delivery/status.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

Alderman Rucker: Thank you to city workers specifically Mike Welty

Alderman Schuman: Thank you to city staff and Eric Gregory for the Fall Festival

Alderman Hoffman: Thank you to citizens advisory on the topic of food trucks and Mike Welty for dealing with sewer issues.

Alderman O'Steen: He will be out of town for the next meeting.

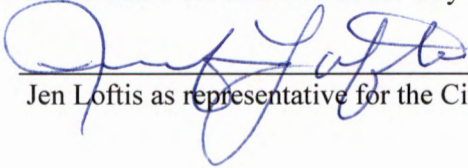
Alderman Ross: Thank you to Kegan Powers for dealing with a water/sewer issue quickly and efficiently.

Mayor Harmison: Thank you to those involved in the Fall Fest, the Health Fair, and Citizens Advisory.

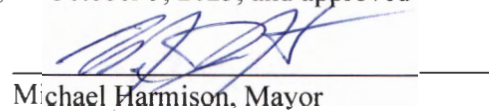
The Mayor also requested a discussion to possibly move the board meeting time to 5:30 and Tuesday instead of Thursday.

ADJOURN

The meeting adjourned at 7:15 pm. I, Jen Loftis as a representative for the 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 5, 2023, and approved October 19, 2023.



Jen Loftis as representative for the City Clerk



Michael Harmison, Mayor

** All meetings may be viewed on Facebook and YouTube for further details and clarification.