

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

June 17, 2025

The Board of Aldermen of the City of Osage Beach, Missouri, conducted a Regular Meeting on Tuesday, June 17, 2025, at 5:30 PM. The following were present in person: Mayor Michael Harmison, Alderman Justin Hoffman, Alderman Rebecca Collins, Alderman Bob O'Steen, Alderman Celeste Barela, Alderman Kevin Rucker and Alderman Phyllis Marose. City Clerk Tara Berreth was present and performed the duties for the City Clerk's office.

Appointed and Management staff present City Administrator Devin Lake, Assistant City Administrator April White, City Attorney Cole Bradbury, Police Chief Todd Davis, City Engineer Drew Bowman, City Treasurer Karri Bell,

CITIZEN'S COMMUNICATIONS

No citizens communications.

APPROVAL OF CONSENT AGENDA

Alderman Hoffman made a motion to approve the consent agenda. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote

FINANCIAL UPDATE

Sales tax revenue is 2.7 million. Overall, the sales tax is under 10% and city expenditure is under 15%.

UNFINISHED BUSINESS

**Bill 15-58 - An ordinance of the City of Osage Beach, Missouri, approval Project II Arrowhead Center TIF Plan.
*Second Reading***

Alderman Hoffman made a motion to approve the second reading of Bill 15-58. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 15-58 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-58 passed and approved as Ordinance 15-58.

**Bill 15-59 - An ordinance of the City of Osage Beach, Missouri, approval Project III Arrowhead Center TIF Plan.
*Second Reading***

Alderman Rucker made a motion to approve the second reading of Bill 15-59. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 15-59 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-59 passed and approved as Ordinance 15-59.

**Bill 15-60 - An ordinance of the City of Osage Beach, Missouri, approval Project IV Arrowhead Center TIF Plan.
*Second Reading***

Alderman Hoffman made a motion to approve the second reading of Bill 15-60. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 15-60 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-60 passed and approved as Ordinance 15-60.

**Bill 15-61 - An ordinance of the City of Osage Beach, Missouri, approval Project V Arrowhead Center TIF Plan.
*Second Reading***

Alderman Barela made a motion to approve the second reading of Bill 15-61. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 15-61 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman Marose and Alderman Rucker. "Nays" Alderman Collins, Alderman O'Steen. Bill 15-61 passed and approved as Ordinance 15-61.

Bill 15-62 - An ordinance of the City of Osage Beach, Missouri, approval Project VI Arrowhead Center TIF Plan.
Second Reading

Alderman Hoffman made a motion to approve the second reading of Bill 15-60. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 15-60 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-60 passed and approved as Ordinance 15-60.

Bill 15-63 - An ordinance of the City of Osage Beach, Missouri, approval Project VII Arrowhead Center TIF Plan.
Second Reading

Alderman Barela made a motion to approve the second reading of Bill 15-60. This motion was seconded by Alderman Marose. A roll call was taken to approve the second and final reading of Bill 15-60 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-60 passed and approved as Ordinance 15-60.

Bill 15-64 - An ordinance of the City of Osage Beach, Missouri, approval Project VIII Arrowhead Center TIF Plan.
Second Reading

Alderman Rucker made a motion to approve the second reading of Bill 15-64. This motion was seconded by Alderman Hoffman. A roll call was taken to approve the second and final reading of Bill 15-64 and to pass same into ordinance: "Ayes" Alderman Hoffman, Alderman Barela, Alderman O'Steen, Alderman Marose and Alderman Rucker. "Nay" Alderman Collins. Bill 15-64 passed and approved as Ordinance 15-64.

NEW BUSINESS

Resolution 2025-18 - A resolution of the City of Osage Beach, Missouri, referring proposed amendments to the Arrowhead Centre Tax Increment Financing Plan to the Tax Increment Financing Commission of the City of Osage Beach, Missouri.

Alderman Marose made a motion to approve Resolution 2025-18. This motion was seconded by Alderman O'Steen. Motion passes unanimously with a voice vote.

Bill 25-48 - An ordinance of the City of Osage Beach, Missouri, to issue its Taxable Industrial Revenue Bonds (Angler's Outpost Project) Series 2025, in a principal amount not to exceed \$13,000,000 for the purpose of providing funds to pay the costs of acquiring, constructing and improving an Industrial Development Project in the City; and authorizing the City to enter into certain agreements and take certain other actions in connection with the issuance of bonds. *First Reading*

Alderman O'Steen made a motion to approve the first reading of Bill 25-48. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Bill 25-49 - An ordinance of the City of Osage Beach, Missouri, authorizing the execution of various documents related to the Lakeport Village Redevelopment Area. *First Reading*

Alderman Collins made a motion to approve the first reading of Bill 25-49. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Bill 25-50 - An ordinance of the City of Osage Beach, Missouri, approving the issuance of Tax Increment and Special District Revenue Bonds in connection with the Lakeport Village Tax Increment Financing Redevelopment Plan; Pledging and assigning certain revenues for the purpose of paying the principal of and interest on the bonds; and authorizing certain other actions and documents in connection therewith. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 25-50. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

Bill 25-51 - An ordinance of the City of Osage Beach, Missouri, authorizing the City to cooperate with lender to the Lakeport Village Redevelopment Project and authorizing certain other actions and documents in connection therewith. *First Reading*

Alderman Collins made a motion to approve the first reading of Bill 25-51. This motion was seconded by Alderman Rucker. Motion passes unanimously with a voice vote.

Bill 25-52 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for promotion efforts to support the Major League Fishing Toyota Series Pro-Am AAA Fishing Tournament 2026 Event for an amount not to exceed \$7,500.00. *First and Second Reading*

Alderman Rucker made a motion to make a floor amendment to add section 1 the \$7500.00 to be allocated from 2026 budget, account 10-21-754255 – Community Support. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Alderman Hoffman made a motion to approve the first reading of Bill 25-52. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Alderman Hoffman made a motion to approve the amended second reading of Bill 25-52. This motion was seconded by Alderman Rucker. A roll call was taken to approve the second and final reading of Bill 25-52 and to pass same into ordinance: “Ayes” Alderman Hoffman, Alderman Barela, Alderman O’Steen, Alderman Collins, Alderman Marose and Alderman Rucker. Bill 25-52 passed and approved as Ordinance 25-52.

Bill 25-53 - An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a 30month contract with Cintas for uniforms and floor mat rentals through an OMNIA Partners cooperative bidding agreement for a yearly not to exceed the amount of \$30,000. *First and Second Reading*

Alderman Rucker made a motion to approve the first reading of Bill 25-53. This motion was seconded by Alderman Collins. Motion passes unanimously with a voice vote.

Alderman Collins made a motion to approve the second reading of Bill 25-53. This motion was seconded by Alderman Barela. A roll call was taken to approve the second and final reading of Bill 25-53 and to pass same into ordinance: “Ayes” Alderman Hoffman, Alderman Barela, Alderman O’Steen, Alderman Collins, Alderman Marose and Alderman Rucker. Bill 25-53 passed and approved as Ordinance 25-53.

Bill 25-54- An ordinance of the City of Osage Beach, Missouri, authorizing the Mayor to sign a contract with Wilson & Company, Inc., Engineers & Architects for engineering services related to the Safer Streets 4 All Grant for an amount not to exceed \$649,723.00. First Reading

Alderman Hoffman made a motion to approve the first reading of Bill 25-54. This motion was seconded by Alderman Braela. Motion passes unanimously with a voice vote.

Motion to approve the purchase of 350 tons of De-Icing Salt from Central Salt LLC for \$29,382.50.

Alderman Marose made a motion to approve the purchase of 350 tons of De-Icing Salt from Central Salt LLC for \$29,382.50. This motion was seconded by Alderman Collins. Motion passes unanimously with a voice vote.

Motion to approve two (2) appointments by Mayor Harmison to the TIF Commission.

Alderman O'Steen made a motion to approve two (2) appointments by Mayor Harmison – Alderman Justin Hoffman-term expires June 1, 2029, and Timothy Garnder-term expires June 1, 2029, to the TIF Commission. This motion was seconded by Alderman Marose. Motion passes unanimously with a voice vote.

Motion to approve one (1) appointment by Mayor Harmison to the Board of Adjustment Commission

Alderman Barela made a motion to approve one (1) appointment by Mayor Harmison – James Fortcamp-term expires June 1, 2030, to the Board of Adjustment Commission. This motion was seconded by Alderman Collins. Motion passes unanimously with a voice vote.

Motion to approve three (3) appointments by Mayor Harmison to the Lake Ozark/Osage Beach Joint Sewer Board.

Alderman Collins made a motion to approve three (3) appointments by Mayor Harmison – City Administrator Devin Lake, Alderman Kevin Rucker and Public Works Director Jeff Fisher to the Lake Ozark/Osage Beach Joint Sewer Board. This motion was seconded by Alderman Hoffman. Motion passes unanimously with a voice vote.

Motion to two (2) appointments by Mayor Harmison to the Planning Commission.

Alderman Hoffman made a motion to approve one (1) appointment by Mayor Harmison – Tony Stuart-term expires June 1, 2029, to the Planning Commission. This motion was seconded by Alderman O'Steen. Motion passes unanimously with a voice vote.

Alderman Rucker stated per code 400.020 (2), the Board of Aldermen must appoint one Alderman to sit on the Planning Commission.

Alderman Rucker made a motion to appoint Bob O'Steen to the Planning Commission. This motion was seconded Alderman Collins. Motion passes unanimously with a voice vote.

Motion to approve one (1) appointment by Mayor Harmison to the Board of Appeals.

Alderman Hoffman made a motion to approve one (1) appointment by Mayor Harmison – Dave Krehbiel-term expires June 1, 2029, to the Board of Appeals. This motion was seconded by Alderman Collins. Motion passes unanimously with a voice vote.

Discussion - Food Truck Ordinance

Staff have been directed to investigating some revision with distance and fees.

STAFF COMMUNICATIONS

Assistant City Administrator White – Parks Department has a big baseball tournament this weekend.
City Clerk Berreth – Attended the Elected Officials Conference.

MAYOR AND MEMBERS OF THE BOARD OF ALDERMEN COMMUNICATIONS

Alderman O'Steen – Start get your ideas together on charitable contributions for the strategic planning meeting that is coming up next month.

Alderman Rucker – Requested that second reading packet should only need to have blue sheets unless sufficient changes occur.

The board agreed with Alderman Ruckers recommendation.

ADJOURN

Alderman Hoffman made a motion to adjourn 7:45 pm. This motion was seconded by Alderman Marose. Motion passes unanimously with voice vote.

ADJOURN

The meeting adjourned at 7:45 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 17, 2025, and approved July 2, 2025.



Tara Berreth, City Clerk



Michael Harrison, Mayor

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