

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

July 16, 2015

The Board of Aldermen of the City of Osage Beach, Missouri, met to conduct a regular meeting on Thursday, July 16, 2015, at 6:30 p.m. at City Hall. The following were present: Mayor Penny Lyons, Alderman Jeff Bethurem, Alderman Phyllis Marose, Alderman John Olivarri, Alderman Ron Schmitt, Alderman Kevin Rucker and Alderman Tom Walker. Diann Warner, City Clerk, was present and performed the duties of that office.

**Mayor's Communications.**

Mayor Lyons reported that George Baker passed away on July 2<sup>nd</sup>. He served as a volunteer on several committees over the years and Mr. Baker had a great deal of input on public utilities and fee structuring during the early years of the sewer system. Recently he had volunteered as an alternate on the Board of Adjustment. Mayor Lyons offered condolences to Mr. Baker's family on behalf of the City.

Mayor Lyons reported that the Sustainable Ozark Partnership issued a press release that there would be an estimated loss of 774 positions at Fort Leonard Wood. Earlier this year, the job loss was predicted to be 5,400 and there still could be some civilian jobs lost. Mayor Lyons said in 2014 and earlier this year there was a lot of feedback about the cuts and the effects on the local economy. Many who are present were among the 2,000 Missourians who attended the public comment session at the Fort. Joe Driskill, who spoke at City Hall, feels the Army heard the area's concerns.

Mayor Lyons reported that the Welcome to Summer event at the park was well attended and several businesses not only helped with the funding but provided volunteers. The fireworks were great and many commented that those who could not attend the event were able to enjoy the fireworks from their homes. Mayor Lyons hoped the Board would include this event in next years' budget.

Mayor Lyons thanked members of the TIF Commission for their work on a complicated but positive project for the lake area. She reported that the TIF Commission voted unanimously to recommend the Arrowhead Centre project to the Board of Aldermen.

**Citizens Communications.**

John Layden who lives on College Boulevard was present and stated that he built his home ten years ago, there is a major water line on the easement beside his house and there is a leak at the bottom of the property that goes across the sidewalk and onto the street. He said the City has been out several times and he was told he needed to install a clay plug at the top of the hill. Mr. Layden said that his neighbor fell last week and broke his shoulder after he slipped while walking on the wet pavement. He said it is also slick in the winter. Mr. Layden said that Alderman Ron Schmitt is looking into this matter.

Lori Blacksher said her uncle fell and broke his shoulder after he stepped onto wet pavement and she asked for the City's help in resolving the water leak.

Jody Hanner of Cayman Beach said she has lived on Nichols Road most of her life and she said a turn lane is necessary for the new Osage Beach Elementary School. She added that the school has spent money to have plans drawn up for a turn lane for the community and for residents of Nichols Road.

Mrs. Hanner cited some statistics, copies of which were distributed by Alderman Marose. She asked if the City has a plan for a turn lane at the new Osage Beach Elementary School.

Danna Kahrs asked if there were plans for a turn lane at the school. Mayor Lyons responded that when this issue was discussed, the superintendent of schools did not believe it was necessary at that time. Mrs. Kahrs asked if anyone had been out to look where buses and vehicles would be entering. Mayor Lyons said there had been no concerns expressed by the school. Mrs. Kahrs commented that conversations with members of the school board indicated they do have concerns regarding the road.

The citizen's input portion of the meeting concluded at 6:40 p.m.

**Consent Agenda.**

Alderman Schmitt moved to approve the consent agenda which includes minutes of the regular meeting held on June 18, 2015, the bills list as submitted, and a liquor license for The Solomon Group, LLC. Alderman Walker seconded the motion which was voted on and unanimously passed.

**Unfinished Business.**

**Bill No. 15-51.** AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 215.020 BY ADDING ONE NEW SUBSECTION DEFINING ANY ABANDONED ICEBOX FREEZER, REFRIGERATOR, AIRTIGHT OR SEMI AIRTIGHT CONTAINERS AS A NUSIANCE

Mayor Lyons presented the second and final reading of Bill No. 15-51 by title only. It was noted that Bill No. 15-51 has been available for public review. Alderman Rucker moved to approve the second and final reading of Bill No. 15-51. Alderman Marose seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 15-51 and to pass same into ordinance: "Ayes:" Alderman Bethurem, Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose. "Nays": None. Bill No. 15-51 was passed and approved as Ordinance No. 15.51.

**Bill No. 15-53.** AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 405.080 DEALING WITH WIRELESS COMMUNICATIONS INFRASTRUCTURE BY ADDING A NEW SUBSECTION C DEFINING AND CLARIFYING THE INTERPRETATION AND EFFECT OF OSAGE BEACH MUNICIPAL CODE SECTIONS 405.440 TO 405.580 IN THE EVENT OF A CONFLICT WITH STATE OR FEDERAL LAW

Mayor Lyons presented the second and final reading of Bill No. 15-53 by title only. It was noted that Bill 15-53 has been available for public review. Alderman Olivarri moved to approve the second and final reading of Bill No. 15-53. Alderman Walker seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 15-53 and to pass same into ordinance: "Ayes:" Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem. "Nays": None. Bill No. 15-53 was passed and approved as Ordinance No. 15.53.

**New Business.**

**Public Hearing and Comments on Arrowhead Centre TIF and Arrowhead Centre Community Improvement District.**

Mayor Lyons opened the public hearing for the Arrowhead Centre TIF and the Arrowhead Centre Community Improvement District.

Clyde Hegelund, who lives in Ward 2 on Dogwood Lane, said no one disagreed with the Arrowhead TIF Development at the TIF Commission meeting two weeks ago, however, there were comments regarding the roads, specifically KK and Nichols Road. Mr. Hegelund said that KK is the heaviest travelled road in the city and traffic increases during the summer. He said it is unclear where Nichols Road will intersect within the project and traffic will increase with the opening of the Osage Beach Elementary School.

Mr. Hegelund suggested sending the project back to the TIF Commission to review the location of the roads or approve the TIF project contingent upon the location of roads in the development. He said the benefit of a few does not outweigh the detriment of the many. Mr. Hegelund said the detriment is traffic on KK and the intersection at Nichols Road.

City Attorney Ed Rucker said the TIF plan does not establish road boundaries and the City is not obligated to build any roads. Additionally, MoDOT will be involved in the road layout and approving the road layout is not the responsibility of the TIF Commission. City Planner Cary Patterson said that discussing traffic patterns would take place during the rezoning process along with the preliminary and final platting process. Mr. Hegelund said the City should consider the traffic patterns before approving the TIF.

David Bushek of Gilmore and Bell said the public hearing is open and it is a dual hearing for the TIF and the CID which is required by state statute. Mr. Bushek entered into evidence the exhibits included on the exhibit list. Item 3 contains the entire exhibit package presented at the TIF Commission public hearing and Item 4 is the transcript of the TIF Commission hearing.

Mr. Bushek said the CID will impose a 1% sales tax only in the TIF area. He said the evidence and testimony includes the 1% sales tax. Regarding the TIF Plan, Mr. Bushek said extensive evidence was presented at the TIF Commission public hearing and the evidence and testimony remain the same except for the changes recommended by the TIF Commission in Resolution 2015-01. The changes were included in a revised TIF Plan that was presented to the City. Mr. Bushek said the plan was fully vetted by staff and he recommended approval of the Arrowhead Centre TIF. The Camden County Ambulance District was included in the adjustment to the assessed value which slightly affected the numbers. The CID added to the Cost Benefit Analysis and the plan was changed to include the language the school district requested.

Mr. Bushek reiterated that the TIF Commission does not have jurisdiction over the roads in the proposed development but the roads will be addressed during the planning process. Mr. Bushek explained that nine ordinances are on the agenda; however, Bill No. 15-56 is the ordinance approving the Arrowhead Centre TIF Plan which may be approved by two readings tonight. He said that Bills 15-57 through 15-64 are project ordinances for first reading only; second readings will occur closer in time for those projects.

Mr. Bushek explained if the Plan is approved, the intent is to present the TIF Contract, the CID Contract and the CID Petition at the August 20, 2015 meeting.

Alderman Rucker questioned the reason the ambulance district is included in this plan. Mr. Bushek explained that when the Arrowhead TIF Plan was filed with the City, the ambulance district was not part of the City; however after annexation of the two small tracts of land, they became a part of the TIF and CID area. City Attorney Ed Rucker said the ambulance district was notified as required by statutes and even though they are in the City, they will continue to service that area.

Upon a question from Aldermen Rucker, Mr. Bushek explained the maximum life of each project is twenty-three years and when the second readings of the ordinances occur, the clock starts. He added that the longest the plan could be is 33 years however the projections are the projects will last for 28 years. City Attorney Rucker said the Board retains discretion on the projects as they come up. Mr. Bushek commented that Resolution 2015-01 includes conditions before approving each project ordinance.

Bill Moore of White Goss Law Firm in Kansas City, represents Gary Mitchell, the developer of Arrowhead Centre TIF Project and Plan. Mr. Moore said the CID is an integral part of the financing scheme and this is a pay as you go project. He added the boundaries of the CID are the same as the proposed TIF.

Mr. Moore said the TIF Plan is a true mixed used development including retail, residential and the senior center all are included in project No. 1. He said the developer is ready to proceed. There are eight project areas within each area each making the project a unique mixed use project. Mr. Moore said the \$385 million project, of which \$55 million are reimbursable expenses, will provide 2,500 jobs and 3,500 construction jobs.

Mr. Moore said the project will be privately financed; the plan meets the 15% required by the City and fulfills the goals set out by the school district. City Attorney Rucker explained that the surplus PILOTS that would have been directed to the TIF will be distributed to the school district.

There being no further comments, the public hearing closed at 7:15 p.m.

Alderman Olivarri said he appreciated the opportunity to represent the Board as a member of the TIF Commission, he was pleased with the process and the Commission did the job they had to do. He thanked Gary Mitchell and Bill Moore for the responsiveness and for their presentation. Alderman Olivarri said all his questions were answered however he has a concern that Mr. Hegelund brought up in his comments regarding the roads which he will address later on. Alderman Olivarri added that the plan is a good plan and one that meets the City's policy that allowed Mr. Mitchell to do this development. Alderman Olivarri said there is still a great deal of work to be done and he appreciated the opportunity to comment on the development.

Alderman Schmitt commented that a 40 unit senior facility will be constructed in Camdenton. Gary Mitchell said the Arrowhead Centre project is a long term project, there is a demand for this type of facility and he monitors the market frequently. Alderman Schmitt commented on the many eating establishments planned for each district and Mr. Mitchell said the phasing of the development creates a demand for the eating establishments.

**Bill No. 15-56.** AN ORDINANCE APPROVING THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING THE REDEVELOPMENT AREA AS A BLIGHTED AREA, DESIGNATING

ARROWHEAD DEVELOPMENT GROUP, LLC, AS THE DEVELOPER OF RECORD FOR THE REDEVELOPMENT PLAN, AND TAKING OTHER ACTIONS RELATED TO APPROVAL OF THE PLAN.

Staff recommends adoption of the Arrowhead Centre Tax Increment Financing Plan as amended with the recommendations of the Osage Beach TIF Commission. The recommendations from the TIF Commission are as follows:

1. Changes to the TIF Plan. The TIF Plan should be amended to incorporate the following changes:

A. Text of the Plan –

- The Plan will be revised to include, at a minimum, language in substantial compliance with the revisions included on the attached sheet entitled “**Conditions for Redevelopment Project II**” relating to implementation of that Redevelopment Project as a senior living, adults only community, along with the corresponding provision in the Redevelopment Agreement as described below in Additional Recommendation #3.
- Changes to clarify the internal consistency of the data used throughout the Plan.
- Other changes which implement the revisions to the Exhibits as described below.

B. Preliminary Site Plan, Exhibit 2 – Revised Master Plan and Redevelopment District Map.

C. Blight Study, Exhibit 3 – Addendum to the Blight Study in Exhibit 3 which incorporates one additional parcel into the study.

D. Projection of TIF and CID Revenue, Exhibit 5 – Revisions which incorporate data for the ambulance district, revise the Year 1 PILOTs projections and revise the description of the discount rate used in reimbursement calculations.

E. Projection of Incremental Non-TIF Revenues, Exhibit 6 – Revisions which incorporate data for the ambulance district, revise the Year 1 PILOTs projections and revise the description of the discount rate used in reimbursement calculations.

F. Direct Tax Impact Analysis, Exhibit 7 – Revisions which incorporate data for the ambulance district, revise the Year 1 PILOTs projections and revise the description of the discount rate used in reimbursement calculations.

G. Commitment to Finance, Exhibit 8 – Addition of a new financing commitment letter for Redevelopment Projects 1 and 2.

H. Cost Benefit Analysis, Exhibit 9 – Revisions which incorporate data for the ambulance district revise the Year 1 PILOTs projections and revise the description of the discount rate used in reimbursement calculations.

- I. Annexation – Additions to the Plan which account for the annexation of property into the City and the proposed Redevelopment Area that was completed on June 18, 2015.
2. Performance Standards to Implement Redevelopment Projects. The TIF contract should contain performance standards which:
  - A. control the activation of each redevelopment project, so that prior to the activation of each redevelopment project the applicant has demonstrated that –
    - an adequate private financing commitment has been obtained for all public and private improvements in the project,
    - the applicant has secured the anchor users/tenants or a substantial amount of the users and tenants for the project, as applicable, through executed sales contracts, leases, or binding letters of intent,
    - the required road improvements for the project have been approved by the City and MoDOT, as applicable, and all applicable land use approvals (planning, zoning and platting) have been obtained by the applicant;
  - B. limit the amount of reimbursement which may be provided for each redevelopment project, based on the budget set forth in **Exhibit 4** to the TIF Plan, and which allow for a limited but reasonable amount of reimbursement transfer between redevelopment projects;
  - C. require the Developer to maintain defined employment levels based on the original employment projections; and
  - D. require the developer to obtain approval of an amendment to the TIF Plan to the extent that the proposed redevelopment project is a substantial change to the original project as set forth in the TIF Plan.
3. Redevelopment Agreement – The Agreement should include a provision which provides that if, and to the extent, students reside within Redevelopment Project Area II during the period tax increment financing is authorized, the parties agree that the 50% surplus PILOT payment to the taxing districts would automatically increase to a 100% surplus PILOT payment.

City Attorney Ed Rucker recommended action as the next necessary step if the Board desires to proceed with the Arrowhead Center Tax Increment Financing Plan.

Mayor Lyons presented the first reading of Bill No. 15-56 by title only. It was noted that Bill No. 15-56 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-56. Alderman Marose seconded the motion which was voted on and unanimously passed.

Mayor Lyons presented the second and final reading of Bill No. 15-56 by title only. Alderman Bethurem moved to approve the second and final reading of Bill No. 15-56. Alderman Walker seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 15-56 and to pass same into ordinance: “Ayes:” Alderman Schmitt, Alderman Rucker,

Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker. "Nays": None. Bill No. 15-56 was passed and approved as Ordinance No. 15.56.

**Bill No. 15-57.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT I FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

City Attorney Ed Rucker explained that the ordinance to approve the Plan and the ordinances to approve each redevelopment project must be introduced to the Board within 14 to 90 days following the completion of the TIF Commission hearing. The hearing concluded on June 24th, and the first reading of the Plan ordinance and each of the project ordinances tonight satisfies the procedural requirement. The adoption of the ordinance must take place within 10 years of the adoption of the Arrowhead Centre Tax Increment Financing Plan.

City Attorney Rucker recommended action as a necessary step if the Board desires to proceed with the Arrowhead Center Tax Increment Financing Redevelopment Agreement for Project Area I. Mr. Rucker said Bill 15-57 through Bill 15-64 are to be read one time for each redevelopment project.

Mayor Lyons presented the first reading of Bill No. 15-57 by title only. It was noted that Bill No. 15-57 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-57 subject to yearly appropriations. Alderman Schmitt seconded the motion which was voted on and unanimously passed

**Bill No. 15-58.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT II FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-58 by title only. It was noted that Bill No. 15-58 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-58. Alderman Marose seconded the motion which was voted on and unanimously passed.

**Bill No. 15-59.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT III FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-59 by title only. It was noted that Bill No. 15-59 has been available for public review. Alderman Schmitt moved to approve the first reading of Bill No. 15-59. Alderman Marose seconded the motion which was voted on and unanimously passed.

**Bill No. 15-60.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT IV FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-60 by title only. It was noted that Bill No. 15-60 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-60. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

**Bill No. 15-61.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT V FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-61 by title only. It was noted that Bill No. 15-61 has been available for public review. Alderman Marose moved to approve the first reading of Bill No. 15-61. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

**Bill No. 15-62.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT VI FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-62 by title only. It was noted that Bill No. 15-62 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-62. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

**Bill No. 15-63.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT VII FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-63 by title only. It was noted that Bill No. 15-63 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-63. Alderman Marose seconded the motion which was voted on and unanimously passed.

**Bill No. 15-64.** AN ORDINANCE APPROVING REDEVELOPMENT PROJECT VIII FOR THE ARROWHEAD CENTRE TAX INCREMENT FINANCING PLAN AND ACTIVATING THE COLLECTION OF TAX INCREMENT FINANCING REVENUES THEREIN.

Mayor Lyons presented the first reading of Bill No. 15-64 by title only. It was noted that Bill No. 15-64 has been available for public review. Alderman Rucker moved to approve the first reading of Bill No. 15-64. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

**Authorize Purchase of Toro Groundmaster 3505- D Rotary Deck Mower.**

Matt Vandevort, Parks Manager, explained that this particular mower is known to be effective in the sports turf industry. Currently the City parks are operating on dated equipment which includes 1994, 2001 and 2006 year mowers, all of which have more than 1,000 hours on them. None of these mowers create a quality turf cut. Mr. Vandevort explained the mowers currently being used scalp and injure the sports turf and they have numerous repair problems that cause major delays in the ability to complete tasks in a timely fashion.

This purchase is via a cooperative bid. Professional Turf Products, L.P. was awarded a state contract, Missouri State Contract Grounds Maintenance Equipment – WSCA-NASPO, for the price of \$27,399.21 for a new Groundmaster 3505-D. This mower comes with a two year warranty and could potentially save 20 minutes of mowing per field with the wider cut.

Mr. Vandevort said he plans to surplus the 2001 60” cut Grasshopper that has over 2,000 hours on it at the end of the year. The Parks and Recreation Department recommended this purchase.

Alderman Rucker moved to authorize the purchase of the mower as recommended from the state bid from Professional Turf Products, L.P. in the amount of \$27,399.21. Alderman Marose seconded the motion which was voted on and unanimously passed.

**Bill No. 15-65.** AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING ORDINANCE NO. 14.62 ADOPTING THE 2015 ANNUAL BUDGET, TRANSFER OF FUNDS FOR NECESSARY EXPENSES.

City Administrator Jeana Woods explained the budget amendment is for the purchase of the Toro Groundsmaster mower for \$27,399.21. She said Bill No. 15-65 will authorize the transfer of funds originally budgeted for the dog park, which staff would like to postpone until further notice, 10-10-773248, specifically \$18,600, to line item 10-10-774255 Machinery & Equipment for the purchase of the Toro Groundmaster mower. Two mowers originally budgeted at a total of \$8,800 (10-10-774255) will not be purchased in lieu of this purchase.

Mayor Lyons presented the first reading of Bill No. 15-65 by title only. It was noted that Bill No. 15-65 has been available for public review. Alderman Marose moved to approve the first reading of Bill No. 15-65. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

Mayor Lyons presented the second and final reading of Bill No. 15-65 by title only. Alderman Bethurem moved to approve the second and final reading of Bill No. 15-65. Alderman Schmitt seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 15-65 and to pass same into ordinance: "Ayes:" Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt. "Nays": None. Bill No. 15-65 was passed and approved as Ordinance No. 15.65.

**Bid Award.** Dispatch Monitor Upgrade

Only one bid was received from Beisher Lock and Security in the amount of \$10,729.10 to upgrade the monitors in the communications center.

Building Official Ron White explained that the amount includes an additional monitor not included in the original estimate for the Osage Beach Fire Protection (OBFPD) AVL System. This will allow communications officers to track the location of fire protection vehicles and provide the ability to dispatch units based on their proximity to the reported emergency. This added equipment, representing an additional cost of \$2,183.02 will be reimbursed by the OBFPD which has been verified by Chief Dorhauer. Bid Item #1, as detailed on the blue sheet, was budgeted in the amount of \$7,500. The bid came in \$1,048.08 over budget due, in part, to an increase in cost of equipment and materials. Building Official White said funds are available in the Operating Capital budget line to cover the additional cost.

Beisher Lock and Security has provided services to the City in the past with good results. The Building Department recommended the bid be awarded to Beisher Lock and Security in the amount of \$10,729.10 with \$2,183.02 to be reimbursed to the City by the OBFPD resulting in a net cost to the City of \$8,548.08.

Alderman Rucker questioned how maintenance and repairs would be handled for the OBFPD monitor. Police Chief Todd Davis responded that it was not discussed and Alderman Rucker said it should be resolved before the monitor is installed. Chief Davis offered to meet with Chief Jeff

Dorhauer to work out the details. City Attorney Ed Rucker will prepare a contract based on the results of the meeting between Chief Davis and Chief Dorhauer.

Alderman Rucker moved to award the bid for the monitor upgrade to Beisher Lock and Security in the amount of \$10,719.10 as recommended. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

**Authorize Improvements to Fields at Peanick Park.**

Matt Vandervoort explained that he would like to proceed with an additional project with TurfMark, the company currently contracted to work on the City's ball fields, to do additional work at Peanick Park.

This work will consist of importing quality infield mix from Capital Sand Co. in Jefferson City, in the amount of 150 tons for the two fields. Once the material has been added, TurfMark will laser grade the surface to allow water to drain from the fields more efficiently. They will then top-dress the fields with Diamond Pro Red infield conditioner. This is a separate product that will also help the fields to dry quicker. Total for infield mix = \$4,125. Total for Diamond Pro Red = \$1,400. Total for labor = \$2,500.

This is not a budgeted item, however, other line items are anticipated to be under budget and available within the park budget to cover this added maintenance item. Staff recommended approval for TurfMark to complete an additional project in the amount of \$8,025.

Alderman Rucker moved to approve the additional work at Peanick Park as recommended in the amount of \$8,025 with TurfMark. Alderman Marose seconded the motion which was voted on and unanimously passed.

**Approve Revisions to Tow Truck Agreement.**

Police Chief Todd Davis explained this agreement amends the previously approved agreement for tow truck companies that want to be listed on the tow rotation list for the City. After meeting with all interested companies there were a few revisions that needed to be made.

Revisions are as follows:

Article III, #5 regarding the amounts of insurance coverage. During the meeting it was discussed that our current agreement requires higher amounts and that all companies carry the higher amount.

Article IV, #2, a. and b. \$4.00 per mile additional charge was added and on c. a no key charge was included.

Article VII was changed to reflect a two year term.

These changes were reviewed and approved by the City Attorney.

Alderman Marose moved to approve the revisions to the tow truck agreement as presented. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

**2015 Second Quarter Budget Reconciliation.**

Jeana Woods, City Administrator, presented the audited balances. She said over 50% of projected revenues have been collected and 46% of projected expenditures have been spent. She said no major changes are anticipated that would affect the ending balances.

Alderman Rucker questioned the reason 96% of the Overhead budget had been spent. City Administrator Woods explained that worker's compensation has already been paid for the year which makes it appear the Overhead budget will be over the amount budgeted.

**Communications from Members of the Board of Aldermen.**

Alderman Marose. Phyllis Marose said she was not aware that Go Fast Betty's was having events once a month and she would like Board members to be aware of these events. Alderman Rucker commented that City Administrator Woods reported on the event in her synopsis to the Board. City Planner Cary Patterson said the events have been very successful and they have been advertised on the radio.

Alderman Marose said that residents want more discussion about the turn lane for the school. She said the road is the same with the same conditions and something should be done, like putting up the flashing signs and a decrease in the speed limit during school to show the City is concerned about safety. Public Works Director Nick Edelman said his understanding is the school plans to move the signs. Alderman Rucker said if the City owns the signs, the City should be responsible for moving them.

Alderman Bethurem. Jeff Bethurem reported that the second event at Go Fast Betty's was better than the first event regarding traffic.

Alderman Bethurem reported that he has spoken to the City Attorney about amending the ordinance to require contractors to have general liability insurance which would be one way to help citizens. He added that Springfield and Columbia require contractors to have general liability insurance.

Alderman Rucker. Kevin Rucker said he supports moving forward with the study of the KK area and the traffic flow for the Arrowhead Centre TIF project.

Alderman Olivarri. Alderman Olivarri said that several people commented on the increase in traffic that could occur with the implementation of the TIF. He added if the TIF reroutes a major thoroughfare, MoDOT will be involved in approving the plans for KK. Alderman Olivarri said District 1 and 3 could be constructed without doing anything to KK.

Alderman Olivarri said that the independent living would affect KK and Three Seasons Road. He asked staff to look at the potential rerouting of traffic and what the City's perspective is. One issue is which agency will maintain KK if it is rerouted. Alderman Olivarri asked staff to look at the following:

- Pros and cons of rerouting KK
- The impact on current interchanges
- City and MoDOT responsibilities

City Planner Cary Patterson said there have been preliminary talks regarding the roadways and

there will be many conversations with MoDOT. Alderman Olivarri asked that the Board be kept informed and he asked staff to evaluate the roadway issues.

Public Works Director Edelman stated that a traffic impact study is needed and it will be required for the KK and Nichols Road interchanges. He said the study will show existing traffic flows and how much traffic the project will generate over the life of the project.

Alderman Olivarri asked City Administrator Woods to instruct staff to evaluate the roadway situation and get the information to the Board. Alderman Bethurem stated that right now, the developer has not informed the City of his plans for the roadways. Mr. Patterson commented that a meeting is scheduled with Mr. Mitchell next week and he will keep the Board informed on any new information.

**Staff Communications.**

City Administrator. Jeana Woods reported service awards for the following employees for July:

Dillexie Martinez – five years  
Dave Thomas - five years  
Gina King – ten years

City Administrator Woods reported on the Sewer Development Charges and she said staff does not recommend changes to the SDC ordinance at this time. She said the Sunset Drive project was completed last year and there are \$500,000 in the reserve account.

City Clerk. Diann Warner asked those wishing to attend the Lake Area Chamber of Commerce Eggs and Issues breakfast to contact her. She reported that Alderman Rucker has suggested the second Board meeting in October be moved to October 22<sup>nd</sup> to allow Board members to attend the Lake Area Chamber of Commerce Annual Dinner on October 15<sup>th</sup>. There were no objections; therefore a request will be placed on the next agenda for the Board to consider.

City Planner. Cary Patterson reported that Ordinance No. 15.51 regarding abandoned refrigerators and airtight containers will be mailed to everyone who will be affected by the ordinance.

Mr. Patterson complimented Park Manager Matt Vandevort on his knowledge of turf and parks.

Assistant City Administrator. Mike Welty reported on the “Welcome to Summer” event at the Osage Beach City Park and he said there were between 600 and 700 people who attended the concert and fireworks. He said a large group of people had a view of the fireworks from the mall parking lot. Mr. Welty thanked all involved and especially park employees Dan Crider, Scott Harmon, Connor Smith and John Hyde, all of whom contributed to the success of the event.

Public Works Director. Nick Edelman reported that a slide gate will be installed at the dam head works and the parking lot below the dam is complete at the Osage Beach City Park. He also reported that the FEMA projects are complete, \$80,000 has been spent and 75% of that amount has been requested to be reimbursed.

Airport Manager. Ty Dinsdale reported that the Young Eagle event at the Grand Glaize Airport is scheduled for August 8.

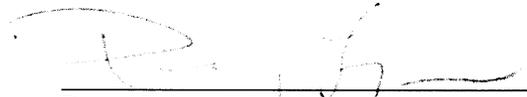
Park Manager. Matt Vandevort thanked the Board for approving the requests for equipment. He

complimented the park employees and he thanked the public works crew for their help with erosion and tree trimming at the park.

There being no further business to come before the Board, the meeting adjourned at 8:25 p.m.

I, Diann Warner, 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, held on July 16, 2015.

  
\_\_\_\_\_  
Diann Warner, City Clerk

  
\_\_\_\_\_  
Penny Lyons, Mayor

**A** APPROVED **D**  
8/6/15