

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

October 27, 2015

The Board of Aldermen of the City of Osage Beach, Missouri, met at 6:00 p.m. on Thursday, October 27, 2015 at City Hall. The following were present: Mayor Penny Lyons, Alderman Jeff Bethurem, Alderman Phyllis Marose, Alderman John Olivarri, Alderman Kevin Rucker, Alderman Ron Schmitt and Alderman Tom Walker. City Administrator Jeana Woods, City Attorney Ed Rucker, Assistant City Administrator Mike Welty, City Treasurer Karri Bell, City Planner Cary Patterson, Airport Manager Ty Dinsdale, Parks Manager Matt Vandevoot, Building Official Ron White, and City Clerk Diann Warner were also present.

Transportation.

Jeana Woods, City Administrator, explained how the beginning numbers are formulated in this restricted and self-restricted account. The City received \$2 million from MoDOT for taking over Highway 54. Every year funds are placed into the depreciation and replacement accounts which currently has \$2.9 million for projects that will be needed over 15 to 20 years. In 2015, the following equipment was purchased: seal machine, replacement tractor, striping machine and a dump truck was replaced.

Unrestricted funds include new money and carry overs from previous years. Each year, \$500,000 is deposited into the restricted account. Mrs. Woods said she is working towards earning an award from GFOA for the budget.

Public Works Director Nick Edelman explained that the Osage Beach Special Road District has committed to contributing \$250,000 for Mace Road as long as the City matched that amount. He said there is a Transportation Grant that will complete the sidewalks between Case and Nichols Roads which is an 80% grant with the City being responsible for 20% of the cost. Mr. Edelman explained the significant changes for 2016 in operation and maintenance and one change is a decrease in the amount for fuel, and an increase for asphalt overlay to apply another two inches to Hatchery Road.

Operating Capital includes a skid steer and trailer that will be shared with other departments and a cut off saw. New furniture for the lobby at public works and new desks for some of the offices are budgeted. A Ford F250 will be replaced and the amount budgeted includes a snow plow and associated equipment.

Mr. Edelman said improvements between Nichols Road and Osage Beach Parkway will be ready to bid out in the spring. Other capital projects include Bluff Drive, Three Seasons, Summit Circle, Guenther, Phase 2 of Zebra Road; Phase 1 of Mace Road will include a cull-de-sac and a turnaround for school busses. He also listed sidewalk projects that have been budgeted in 2016 some of which will be improved for ADA accessibility. One sidewalk project is from Osage Beach Parkway to Ozark Garden Apartments where a sidewalk with ADA accessibility and an island will be built to accommodate the many people who walk that route.

Mr. Edelman said that a full reconstruction of Nichols Road is not in the five year plan and his opinion was that a secondary connection is the best route. He added that Nichols Road will be evaluated by using traffic counters in front of the school once a secondary road is complete to determine the amount of traffic that still uses Nichols.

City Administrator Woods explained that enterprise funds reimburse general fund for the services they use.

Public Works Director Edelman said that he anticipates improvements between Nichols Road and the Parkway will be completed in 2016; and design work on Mace Road will begin but will not be complete. He hoped to have \$4 million in projects complete by July 1.

The training line item is being reduced because of where the training is located. Janitorial services are being increased due to increasing the size of the Public Works facility and adding offices. Most engineering will be done in house rather than using a consultant. Regarding the roundabout on Nichols Road, not all necessary property has been acquired.

Alderman Schmitt said that every year the funds continue to decrease and only \$1.6 million is left at the end of 2015. He added that the general fund supports many things in the City and negative spending cannot continue year after year. Alderman Schmitt said there used to be between \$4 and \$5 million in reserves and in 2 ½ years the City will be out of money except for revenue income. City Administrator Woods disagreed stating that is not what her numbers show.

Water.

Restricted funds are tied to State Revolving Funds; the depreciation and replacement account is restricted. One project that will be needed in the near future is a well and water tower on the west side of the Grand Glaize Bridge.

Mrs. Woods said a public hearing will be held the first meeting in December for water and sewer rate increases. CIT tax may be used for other capitol projects; however 82% of the revenue is used to pay off debt.

Expenses include meter replacement, an excavator, and a trailer. No vehicles will be replaced in 2016 however tommy lifts are being added to existing trucks. Some capital improvements include sand blasting and repainting Swiss Village water tower and cleaning the Passover tower. Funds for engineering include updating the Water Master Plan. Funding for a new well will be included the 2018 budget for KK to serve Turkey Bend and the master plan will include connecting a water line from Highway 42 to Brookfield Apartments and on D Road. A water line to Antioch Lane is included in 2016. The well at the City Park will be disconnected when water is provided to the State Park. Mr. Edelman said the gets frequent requests for water outside the City limits.

Updating the Water Master Plan includes land use, development trends, the comprehensive plan, growth and where the growth is projected to occur in the next 20 years.

Sewer.

Operation and maintenance is higher because it is more labor intensive to maintain than water. Mr. Edelman said it would take most of the year to inspect the sewer lines being constructed to the State Park. Small pump repairs will be done in house. Odor control projects include a blower system that works with a carbon filter at Sycamore Creek.

Lift station improvements include a possible wet well at the equalization basin, and three phase power to the pump station at Prewitt Point. Mr. Edelman discussed changing how the sewer system operates. He said there are fewer overflows by realizing problems sooner at lift stations.

The Capital Improvements Sales Tax subsidizes the debt for water and sewer bonds and to offset improvements at the Osage Beach City Park by \$100,000. Mrs. Woods said rates should stabilize when the bonds are repaid.

General fund revenues saw a one percent increase in 2015 and a small increase in building permits. Mrs. Woods informed the group that the Lake Ozark Fire Protection District will not be using the City's communications services in 2016, however with the City's state of the art communications center; she anticipated future departments would contract with the City to provide services.

The Finance Department moved upstairs and the vacant offices could be rented out. The communications center will be moving to the lower level.

TIF expenses are reimbursed by the developer. Cable payments have been paid under protest and they have caught up on the amount they owe. Charter will be paying the amount in 2016 they should have been paying.

Human Resources.

Personnel is 26% of the total budget. The amount spent in 2015 is 8% less than the amount budgeted. Salaries are 1.2% more than the amount budgeted in 2015. There is an increase in short term disability insurance.

There are 128 total employees with two authorized part time positions and two fewer employees by eliminating the School Resource Officer for Osage Beach Elementary and the Compliance Officer position. The two part time positions are for Building Maintenance and the City Clerk's office.

Human Resources Specialist Cindy Leigh recommended not increasing the pay plan by 2% as recommended by the City's consultant since there was an adjustment of 4.4% last year. She recommended that rather than each job being evaluated every eight years, they be reviewed every five years with 20% of the positions evaluated each year. Mrs. Leigh asked for an increase of \$2,100 for that line item.

Discussion followed on a consultant to look at the City, meet with the Board and determine the health of the organization. Alderman Bethurem explained that a consultant had conducted a survey at the hospital and the results were surprising to management. Mrs. Woods asked if they knew of any problems that should be resolved. She said that the age and longevity of employees usually determines the health of the organization. The City has had three unions, but there was never a signed agreement with ambulance employees.

Alderman Rucker said he has dealt with staff in different organizations and he stated it is better to be proactive because sometimes you think everything is alright when it is not. Alderman Olivarri said sometimes problems are unanticipated however there were problems at public works which could have been known sooner. Alderman Bethurem will send contact information for the consultant to City Administrator Woods.

There being no further business to come before the Board of Aldermen, the meeting adjourned at 8:35 p.m.

Diann Warner, City Clerk, do hereby certify that the above foregoing is a true and complete journal of proceedings of the meeting of the Special Board of Aldermen meeting of the City of Osage Beach, Missouri, held on October 27, 2015.


Diann Warner, City Clerk


Penny Lyons, Mayor

APPROVED
11/19/15