

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

December 3, 2015

The Board of Aldermen of the City of Osage Beach, Missouri, met to conduct a regular meeting on Thursday, December 3, 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 she received notification that the City will receive the 16th award for the Comprehensive Annual Financial Report. She congratulated staff and stated that the report involves a lot of input from all departments. Mayor Lyons reported the award is usually given to larger cities so it is an even greater achievement for a city the size of Osage Beach.

Mayor Lyons reported that the Holiday Light Park was busy last night and many cars pulled over so they could watch the animated displays. She encouraged everyone to visit the park.

Mayor Lyons commented on the purchasing ordinance that is on the agenda. She said this is the result of all departments working together to update and define the purchasing policies for the City which will help expedite the process.

Mayor Lyons announced there is a public hearing for the Arrowhead Development on the agenda and a request for the first reading for a planned unit development. She added this very large development is beginning to move forward and the groundbreaking for the first phase will be held tomorrow. Mayor Lyons said there have been many inquiries about the Arrowhead Senior Living Community which will begin construction in 2016. She said this is probably the largest development proposed for the lake area and it says a lot that the developers have decided to locate in Osage Beach. Mayor Lyons said Osage Beach continues to set the standards for the area.

Citizens Communications.

Fred Catcott representing the Elks Lodge was present to thank the City for their help with the second annual Veterans Parade. He said the Lodge fed over 350 people and the parade had 64 floats.

Consent Agenda.

Alderman Marose moved to approve the consent agenda which includes minutes of the regular meeting held on November 19, 2015, the bills list as submitted, and a liquor license to Lil Rizzo's. Alderman Walker seconded the motion which was voted on and unanimously passed.

Unfinished Business.

Bill No. 15-90. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, CREATING A NEW SECTION OF THE TRAFFIC CODE TO ESTABLISH A PRIMARY SEATBELT LAW TO ENHANCE PUBLIC SAFETY

Mayor Lyons presented the second reading of Bill No. 15-90 by title only. It was noted that Bill No. 15-90 has been available for public review. Alderman Marose moved to approve the second reading of Bill No. 15-90 as presented. Alderman Schmitt seconded the motion.

Alderman Bethurem asked for clarification on the need for the ordinance and stated that he wanted to make sure it was for safety and not to increase revenues. Police Chief Davis responded that the primary seat belt law is a safety issue and an effort to reduce fatalities.

The following roll call vote was taken to approve the second reading of Bill No. 15-90 and to pass same into ordinance: "Ayes": Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem. "Nays": None. Bill No. 15-90 was passed and approved as Ordinance No. 15.90.

Bill No. 15-91. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, CREATING A NEW SECTION 111.070 PROVIDING FOR THE PAYMENT OF A TWENTY-FIVE DOLLAR PER MEETING PER DIEM TO VOLUNTEERS ATTENDING THE MEETING OF VARIOUS CITY COMMITTEES

Mayor Lyons presented the second reading of Bill No. 15-91 by title only. It was noted that Bill No. 15-91 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 15-91 as presented. Alderman Walker seconded the motion.

Alderman Rucker moved to amend the motion to add the City Collector to the list of those who are not eligible to receive the per diem. Aldermen Olivarri seconded the motion.

The following roll call vote was taken to approve the second reading of Bill No. 15-91 as amended and to pass same into ordinance: "Ayes": Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker. "Nays": None. Bill No. 15-91 was passed and approved as Ordinance No. 15.91.

New Business.

Public Hearing. Rezoning Case No. 385. Arrowhead Development Group, LLC; Request for a PUD for a 226.31 Acre Mixed Use Development Including Commercial and Residential

Applicant: Arrowhead Development Group, LLC.

Location: Property is located off of Highway KK in the area at and around the former Dogwood Hills Golf Course.

Petition: PUD for a 226.31 acre mixed use development including commercial and residential.

Existing Use: Vacant PUD property.

Zoning: Commercial PUD-1

Tract Size: 226.31 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	A-1 (Agriculture)	Golf Course (The Oaks)
<u>South:</u>	C-1 (General Commercial)	54 and KK Corridor
<u>East:</u>	C-1/A-1	Commercial/ Golf Course
<u>West:</u>	C-1 (General Commercial)	KK Corridor

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Heavy Traffic Commercial

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
Rezoning	326	April 2007

Utilities

Water: City Gas: none
Electricity: Ameren UE Sewer: City

Access: Property receives access off of Hwy KK.

Analysis:

1. The applicants are the owners of the 226.31 acres in question. The property is currently zoned PUD-1 (Commercial) as approved in 2007.
2. As a whole the applicants have submitted a PUD site plan illustrating thirty seven (37) separate use parcels which will include commercial, residential, and mixed use parcels. The specific uses for each parcel will be specified in the final PUD Document, the Project Development Plan, and the TIF contract.
3. Traffic circulation for the proposed development will be provided by existing Highway 54, the future 54 Expressway, Highway KK, and a series of new streets that will be constructed as part of the development. All infrastructure construction will be done, at minimum, in accordance to the City of Osage Beach Guidelines. The infrastructure construction regulations addressed within the PUD Document will meet if not exceed the requirements as regulated by the City. As required by the Subdivision Regulations, the specific construction plans for the development will be submitted and reviewed during the platting process. Also during the process of building this development, the appropriate public processes, both city and state (if necessary), must take place as it pertains to vacation of existing public Rights of Way or the acceptance of new streets within the development into the Public Road System.

4. The character of surrounding development is primarily commercial with the highway commercial corridors and the golf course surrounding the subject property.
5. Setbacks for the development will be as follows:
 - A) Properties designated for commercial and/or mixed uses will be required to meet the minimum dimensional requirements for the C-1 (General Commercial) zone.
 - B) Properties Designated for Residential Uses only will be required to meet the minimum Dimensional Requirements for the R-3 (Multi Family Residential) zone.

The PUD is a zoning tool to offer flexibility within the rigid zoning districts by allowing mixed-use developments that adhere to the goals and objectives of the Comprehensive Plan. In this situation we have a large piece of property that maintains a PUD-1 Overlay zone for a much more intense development pattern. The new PUD request takes the focus off of being an entirely commercial/retail development and concentrates on a mixed use development that includes a substantial amount more residential development while still maintaining some of the retail ideology from the currently approved PUD.

This is a project concept that was established because of the expressway and its location adjacent to the subject property. The split diamond interchange opens up the adjacent properties for intense developments of this type because it provides a more efficient means of access to the project location. This location is either the first or last exit location, depending on travel direction, off of the expressway into the City of Osage Beach. This also intensifies the areas desirability as a business/retail node.

Once this request is approved, the only development that can take place within the PUD District are those that conform to the permitted uses and regulations of the PUD itself. This includes everything from facility construction to infrastructure development.

The applicant in this case has made a significant effort to provide a green space and buffer area around the development property. The interior road system will not only serve the development but once completed should provide some much needed connectivity opportunities from the Nichols and Dude Ranch Road Corridors with some further planning.

Keeping in mind the existing conditions of the subject property, a recommendation of Heavy Traffic Commercial for the property by the Comprehensive Plan, and the fact that a development of greater intensity is already approved for the property; **the Planning Department recommends approval of this request subject to the following provisions:**

Permitted Uses:

All uses must comply with those specified within the Final PUD Document, those specifically illustrated on the PUD Land Use Plan, permitted uses within the C-1 (General Commercial) zone for those properties designated for commercial and/or mixed uses, the permitted uses within the R-

3 (Multi Family Residential) zone for parcels designated exclusively as residential, and the specific regulations listed in exhibit I of the TIF contract.

Any specific proposed uses, other than those specifically listed in the PUD document, for the parcels designated for commercial use that would require an E-3 (Entertainment) Overlay under normal zoning and use procedure, will require an amendment to the approved PUD. These uses are customarily of a highly intense nature and a specific public hearing process and development plan will be necessary to assure positive community impact and assimilation.

Also any other proposed use that deviates from the uses permitted in the above listed regulatory documents will require an amendment to the approved PUD.

Construction:

Construction shall be in accordance with the Building Codes as adopted by the City of Osage Beach at the time of Building Permit acquisition for each individual facility.

Bulk, Area, and Height Requirements:

Shall be in conformance with the Building Code, the final PUD document, and the Project Development Plan.

Public Facilities:

Engineering plans for water, streets, and sewer improvements will be submitted with the preliminary plat. These plans, including a drainage plan, must be submitted and approved prior to development. Coordination with the City Engineer is required to ensure that all public improvements are sized and designed to accommodate future phases of development and adjacent properties.

1. All required public improvements will be constructed by the applicants or subsequent owner(s). Financial assurances must be provided in conjunction with the preliminary and final plats.
2. Any infrastructure to be dedicated to the City of Osage Beach into any of the public systems must go through the required procedure for acceptance by the City.
3. Any existing Public Rights of Way to be vacated as part of this development must also go through the proper procedure as required by the City Code of Ordinances for the vacation of roads.

Access:

Access shall be derived from Highway 54, Highway KK, and the approved street and roadway plan for the development. All street construction or improvements to the existing roads must conform to the city design guidelines.

Parking:

All development shall, at minimum, adhere to Osage Beach off-street parking requirements and the parking requirements as established in the final PUD Document at the time that it is constructed.

Buffering and Screening:

Buffering and screening shall be required as defined in the PUD Document.

Exterior Lighting:

1. Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of this district.
2. All street lighting proposed shall meet the City's standards for street lighting for the specific designation for each roadway (thoroughfare, collector, local etc.). Applicants should coordinate with the City's Engineering Department on street lighting installations.

Signage:

All signage within the PUD District will be required to meet the city sign code and a permit must be acquired from the city prior to construction or placement of all signage whether it is a development wide or individual facility sign.

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a legally constituted property owners association that meets all the legal requirements prescribed by the City Attorney.

Platting:

All development within this PUD must be platted in accordance with Osage Beach Subdivision Regulations. The uses permitted and the intensity of development as prescribed by the approval of this PUD shall not be subject for review during the platting process.

Final Development Plan:

1. A final PUD development plan for the entire 226.31 acres has been submitted to the Planning Department and is enclosed in your packet. The submitted document is in line with the recommendations within this report and is ready for the Planning Commission to review and make a recommendation to the Board of Aldermen.
2. The preliminary plat and final plats will require complete review and approval as specified in the City of Osage Beach Subdivision Code.

The Planning Commission recommended approval of the PUD to conform to the requirements of the TIF and the TIF proposal at their meeting held on November 10, 2015.

Gary Mitchell, the applicant was present to express his appreciation to the City staff for working with him on this project.

No one was present to speak in favor of or in opposition to Rezoning Case No. 385. There being no comments, Mayor Lyons closed the public hearing.

Public Hearing. Amendment to Water and Sewer Rates

City Administrator Jeana Woods presented a Power Point presentation which is attached hereto and is a part as if fully set forth herein. She explained that the last rate increase occurred in 2014 and that the system must be paid for by the users. She further explained the goals are to provide clean and safe water to the community, to operate the water and sewer system in a safe, lawful and financially sound manner.

Alderman Bethurem said bills for those who irrigate during the summer are very high. City Administrator Woods explained there is a program whereby an irrigation meter could be installed which would be cheaper. Alderman Bethurem said he is not a proponent of the way this is done and Mrs. Woods explained there is no other way to do it with the type of system.

City Administrator Woods said a large amount of water is lost when flushing the system and when the fire department fills their trucks. She said as the system ages, there would be more leaks. Public Works Director Nick Edelman said a lot of rain went into the sewer system this year.

No one was present who wished to speak at this time, therefore, Mayor Lyons closed the public hearing.

Bill No. 15-92. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A COMMUNICATIONS SYSTEMS AGREEMENT WITH THE OSAGE BEACH FIRE PROTECTION DISTRICT.

Police Chief Todd Davis said the City has provided dispatch services to the Osage Beach Fire Protection District for many years. This agreement includes an increase of 3%.

Mayor Lyons presented the first reading of Bill No. 15-92 by title only. It was noted that Bill No. 15-92 has been available for public review. Alderman Rucker moved to approve the first reading of Bill No. 15-92 as presented. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

Mayor Lyons presented the second and final reading of Bill No. 15-92 by title only. Alderman Rucker moved to approve the second reading of Bill No. 15-92. Alderman Marose seconded the motion.

The following roll call vote was taken to approve the second reading of Bill No. 15-92 and to pass same into ordinance: "Ayes": Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt "Nays": None. Bill No. 15-92 was passed and approved as Ordinance No. 15.92.

Bill No. 15-93. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN AMENDMENT TO THE ZONING MAP OF THE CITY OF OSAGE BEACH, MISSOURI.

Mayor Lyons presented the first reading of Bill No. 15-93 by title only. It was noted that Bill No. 15-93 has been available for public review. Alderman Bethurem moved to approve the first

reading of Bill No. 15-93 as presented. Alderman Walker seconded the motion which was voted on and unanimously passed.

Alderman Olivarri questioned the time line for the traffic study for the Arrowhead Centre Development. Mr. Mitchell responded that traffic will be addressed with the final plat. He added that the first building may be constructed without a final subdivision plat.

Bill No. 15-94. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTIONS 705.300 RELATING TO WATER OF THE OSAGE BEACH CODE OF ORDINANCES.

Mayor Lyons presented the first reading of Bill No. 15-94 by title only. It was noted that Bill No. 15-94 has been available for public review. Alderman Marose moved to approve the first reading of Bill No. 15-94 as presented. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

Bill No. 15-95. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 710.470 RELATING TO RATES AND CHARGES FOR USE OF THE SEWER SYSTEM

Mayor Lyons presented the first reading of Bill No. 15-95 by title only. It was noted that Bill No. 15-95 has been available for public review. Alderman Olivarri moved to approve the first reading of Bill No. 15-95 as presented. Alderman Marose seconded the motion which was voted on and unanimously passed.

Bill No. 15-96. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, REPEALING CHAPTER 135, FINANCE AND PURCHASING, AND ENACTING IN LIEU THEREOF A NEW SECTION UNDER THE SAME NUMBER

City Administrator Jeana Woods explained the changes to Chapter 135 as follows:

Article I. Budget and Finance In General

- Expanded definitions
- Restates the City's Budget Officer, Fiscal Year, Required Financial Reporting (Budget and Financial Statements), and Audit requirement
- Restates Budget Preparation and Adoption details
- Expanded on Budget Transfers and Budget Amendments

Article II. Purchasing, Procurement, Transfers, and Sales

- Restates the City's Purchasing Agent, requisitions and estimate requirement
- Expands on preferences
- Expands on general procedures, payments, and ethics
- Expands on authority and responsibilities, informal and formal competitive bidding, and competitive proposals
- Expands on purchasing and procurement correction, withdrawal, and cancellation
- Expands on cooperative purchasing, sole source procurement, and emergency purchases
- Expands on disposal of city property and seized, unclaimed, or abandoned property

Article III. Agency and Trust Fund and Article IV. Tax Increment Financing Commission

- Only restructures section numbers to accommodate sequential flow due to Article I and II changes

Following discussion of recommended changes presented by Aldermen Rucker, there were no objections to Bill No. 15-96 being held over to the next meeting.

Bill No. 15-97. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2016, AND ENDING DECEMBER 31, 2016, AND APPROPRIATING FUNDS PURSUANT THERETO

City Administrator Jeana Woods explained that Bill No. 15-97 reflects the budget as authorized by the Board during their review at the budget workshops.

Mayor Lyons presented the first reading of Bill No. 15-97 by title only. It was noted that Bill No. 15-97 has been available for public review. Alderman Olivarri moved to approve the first reading of Bill No. 15-97 as presented. Alderman Rucker seconded the motion which was voted on and unanimously passed.

Bill No. 15-98. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 110.070 PROVIDING FOR THE MAYOR TO COMMUNICATE NO LESS THAN ANNUALLY TO THE BOARD AND TO THE CITIZENS ON THE STATE OF THE CITY AND MAY RECOMMEND SUCH MEASURES AS MAY, IN HIS OR HER OPINION, TEND TO THE IMPROVEMENT OF THE FINANCES, SAFETY, HEALTH, SECURITY, ORNAMENT, COMFORT AND GENERAL PROSPERITY OF THE CITY.

City Attorney Ed Rucker announced that Bill No. 15-98 had been created at the request of Aldermen Bethurem; however, by unanimous consent, Bill No. 15-98 was held over.

Bill No. 15-99. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AMENDING SECTION 120.020, CONFLICTS OF INTEREST, ADDING A SECTION TO BE NUMBERED 120.020 (C) ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS.

City Administrator Woods explained that due to the proposed comprehensive changes to Chapter 135, updates to Section 120.020 are needed to ensure consistency throughout the City code.

Mayor Lyons presented the first reading of Bill No. 15-99 by title only. It was noted that Bill No. 15-99 has been available for public review. Alderman Rucker moved to approve the first reading of Bill No. 15-99 as presented. Alderman Schmitt seconded the motion which was voted on and unanimously passed.

Resolution 2015-09. Creating a Selection Committee for the Osage Beach Parkway West Study

Resolution 2015-09 authorizes the creation of the Osage Beach Parkway West Study Selection Committee. The committee will assist with the selection of a qualified firm. The committee will consist of the Mayor, Public Works Director Nick Edelman, City Planner Cary Patterson, and two Board of Aldermen representatives appointed by the Board.

Alderman Marose moved that Alderman Bethurem and Alderman Olivarri serve on the Selection Committee. Alderman Rucker seconded the motion which was voted on and unanimously passed.

Alderman Bethurem stated that the committee will review the Request for Qualifications and the goal is to have support from the community and the Board. City Administrator Woods will finalize the time line and send it to members of the committee

Authorize Swiss Village Water Tower Wording and Design.

Director of Public Works Nick Edelman said staff would like the painting of the Swiss Village Water Tower done in spring of 2016 and he asked for direction on the tower wording and design. The tower currently has the following on it with no artwork included:

City of Osage Beach
The Heart of Lake of the Ozarks

The Board viewed three potential designs. Alderman Olivarri moved that the design with the sail boats be used with the following modifications: delete the word Missouri and delete the photo of the sailboats, further the design would say "Osage Beach, The heart of Lake of the Ozarks" with a drawing of a heart replacing the word heart, further that the City's website be added. Alderman Walker seconded the motion which was voted on and unanimously passed.

Authorize Payment of Insurance Claim for Warning Siren Located at the Former Osage Beach Elementary School.

City Administrator Woods explained that on November 15th the City was notified the warning siren was hanging by a thin wire. The exact time and date the damage occurred is unknown, however the Lake area did experience high wind gusts on November 11th and 12th. An annual inspection and maintenance of the warning siren was conducted on October 21st. After viewing photos of the damage the factory stated it looked like the damage was from straight line wind or a micro burst.

Outdoor Warning Consultants is a sole source vendor for repair and maintenance of the warning sirens. Outdoor Warning Consultants' initial estimate to repair the damage was \$23,038.00 however due to electrical costs the amount could increase but not exceed \$26,000.00.

This claim will be reimbursed by insurance, less the City's deductible of \$2,500.

Alderman Olivarri suggested that the siren be moved. City Planner Cary Patterson commented that the sirens are placed in locations determined by a study conducted to maximize effectiveness.

Alderman Rucker moved to approve the insurance claim up to \$26,000 for the warning siren minus the \$2,500 deductible. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Approval of Date and Location of 2016 Employee Appreciation Dinner.

The 2015 event was extremely successful at Dog Days, however, space was tight. It is difficult to find a venue to accommodate a group our size within Osage Beach city limits. Therefore, informal request for proposals were solicited from area hotels and restaurants. The responses were:

Country Club Hotel	Date is not available	
Resort at Port Arrowhead	Date is not available (under renovation)	
Inn at Grand Glaize	Per Person Buffet	\$23.00 inclusive
Old Kinderhook	No response	
Osage National	Per Person Buffet	\$35.34 inclusive
Redhead Lakeside Grill	Per Person Buffet	\$23.00 inclusive
Tan-Tar-A Resort	Per Person Buffet	\$30.00 inclusive
The Exchange Venue with catering-		
Wobbly Boots	Per Person Buffet	\$23.00 inclusive
	\$600 venue charge	

This year the Employee Strategic Planning Committee discussed a variety of options for the 2016 Employee Appreciation Dinner. The consensus of the committee is to try other venues since this event has been held at the same location for approximately 13 consecutive years. The committee recommends the Redhead Lakeside Grill. The Redhead Lakeside Grill is located off Three Seasons Road and is out of city limits however they are a utility customer. This event has been consistently held the Friday before the Martin Luther King holiday which is January 15, 2016.

Following a short discussion, Alderman Olivarri moved to approve the location at Redhead Lakeside Grill on January 15, 2016 for the Employee Appreciation Dinner. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Ratify Mission Statement.

City Administrator Woods said each year the Board re-adopts the mission statement for placement in the upcoming budget.

In reviewing this document for placement in the FY2016 Budget, a change is needed to add Alderman Bethurem.

Enclosed is an updated copy. Each member will need to sign the original. The mission statement is not only added to the adopted budget but is distributed to staff.

Alderman Olivarri moved to ratify the mission statement as recommended. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Authorize Purchase of Playground and Other Equipment at Camdenton Grade School Auction.

Matt Vandervoort explained that the Parks and Recreation Department request approval to purchase up to \$3,000 worth of items at an upcoming Camdenton Grade School auction on Saturday, December 12 with City Administrator approval during the auction. One item includes a swing set which would be added to the playground equipment at City Park. The auction company expects this to be sold for roughly \$200. Also there are several aluminum benches which could be used on soccer fields or in dugouts at Peanick Park. These items are expected to go for roughly \$200 per bench. There will also be storage lockers which would be used in the park maintenance building for employees to have their own area to store extra clothing, boots, etc. (price unknown). And last the Parks Department has interest in additional office shelving and office filing cabinets to improve upon what is currently used.

Mr. Vandervoort said if the price on these items would go too much higher than what is predicted then the money will not be spent as requested.

This is an opportunity that has presented itself most recently and since these are not budgeted capital items, authorization is being requested by the Board for me to sign off on the purchases of stated items of interest in the aggregate amount not to exceed \$3,000.

Funding would come from unrestricted general fund balances. Based on staff's year end estimates calculate at the beginning of the budget process for the entire general fund, there are line items that are coming in under budget to accommodate this up to \$3,000 purchase.

Alderman Olivarri moved to authorize the purchase of playground and other equipment at the auction in an amount up to \$5,000. Alderman Marose seconded the motion which was voted on and unanimously passed.

Bill No. 15-100. AN ORDINANCE AUTHORIZING, ESTABLISHING AND PROVIDING FOR THE ELECTION PROCEDURE TO BE FOLLOWED FOR THE GENERAL MUNICIPAL ELECTION TO BE HELD APRIL 5, 2016 IN THE CITY OF OSAGE BEACH, MISSOURI.

City Clerk Diann Warner explained that Bill No. 15-100 would allow a lottery system for candidates who file a declaration of candidacy prior to 5:00 p.m. on the first day of candidate filing. Candidates will randomly draw a number to determine the order in which their name will appear on the ballot. The names of candidates filing on the first day of filing will be listed in ascending order.

RSMo. 115.124(2) directs us to designate where candidates will form a line to file, or allows for random drawing on the first day to determine the candidates position on the ballot. Some entities are required to adopt the lottery system for candidate filing, however fourth class cities are not required to do so. Even though it is not required, staff believes adopting this ordinance will eliminate any question of impropriety.

Mayor Lyons presented the first reading of Bill No. 15-100 by title only. It was noted that Bill No. 15-100 has been available for public input. Alderman Bethurem moved to approve the first reading of Bill No. 15-100 as presented. Alderman Olivarri seconded the motion which was voted on and unanimously passed.

Mayor Lyons presented the second reading of Bill No. 15-100 by title only. Alderman Olivarri moved to approve the second reading of Bill No. 15-100. Aldermen Marose seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 15-100 and to pass same into ordinance: "Ayes": Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt, Rucker. "Nays": None. Bill No. 15-100 was passed and approved as Ordinance No. 15.100.

Communications from Members of the Board of Aldermen.

Alderman Schmitt. Ron Schmitt read an article from a newspaper this week asking the City to be above the type of politics that hampered Lake Ozark for years and move beyond petty differences.

Alderman Marose. Phyllis Marose reemphasized that the Board represents citizens in their respective wards and not only serve as their spokespersons but have the responsibility to openly

convey any information brought to the Board as well as respecting any positive or negative responses to any issue. She added that as Aldermen, they have the responsibility to decide what best for the City is as long as they feel assured they have community support. Alderman Marose said the Board has intended and will continue to have consistent harmony between the Mayor and staff.

Alderman Walker. Tom Walker stated that the current Board of Aldermen are unified in their focus on improving the City of Osage Beach in terms of supporting economic development, City services, infrastructure and community events. He said he is aware that there have been misleading statements made and activities engaged in that are not conducive to simply introducing an idea for the possible enhancement of the Westside Parkway. The idea that was introduced by Aldermen Bethurem should be considered, just as any other idea of other aldermen should be to improve the City. Alderman Walker said it is time to move forward with open minds and a positive attitude, engage in public meetings, hear all facts and arrive at decisions which are in the best interests of all parties involved.

Alderman Bethurem. Jeff Bethurem submitted emails for the record regarding proposed improvements to the West side of the Grand Glaize Bridge.

Alderman Rucker. Kevin Rucker stated that for the first time he was ashamed to serve as a Board member.

Alderman Olivarri. John Olivarri thanked Dan Field and Samantha Edmondson for their responsible and factual reporting on City issues and for not playing up a certain written negative statement. He said that the Board's goal, working as a team, has always been to get the City's business done. Alderman Olivarri said that misunderstandings happen but how they are resolved defines us. The current divisive rhetoric needs to stop because there is a lot of work to do and constituents expect the Board to figure out how to do it.

Staff Communications.

City Planner. Cary Patterson congratulated Fred Catcott and the Elks for a very successful Veterans' Parade.

Park Department. Matt Vandervoort thanked the Police Department for volunteering to work the first three weekends at the Holiday Light Park. He also thanked April White for creating the flyer for the event. Mr. Vandervoort reported he met with representatives of School of the Osage about a possible connection between the Osage Beach City Park and Peanick Park. Matt announced that his wife is having a baby boy in a few months.

Executive Session.

Alderman Marose moved to close the meeting pursuant to RSMo. Section 610.021(1), Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys; and RSMo. Section 610.021(3), Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded. Alderman Schmitt seconded the motion. The following roll call vote was taken to close the meeting: "Ayes": Alderman Marose, Alderman Bethurem, Alderman Walker,

Alderman Schmitt, Rucker, Alderman Olivarri. "Nays": None. The meeting was therefore closed.

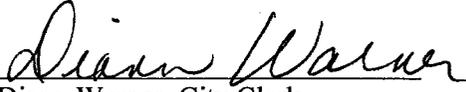
CLOSED SESSION

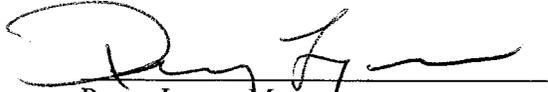
Alderman Marose moved to open the meeting. Aldermen Bethurem seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker. "Nays": None. The meeting was therefore opened.

No announcements were made following closed session.

There being no further business to come before the Board, the meeting adjourned at 9:00 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 December 3, 2015.


Diann Warner, City Clerk


Penny Lyons, Mayor

APPROVED
A 12/17/15 D



City of Osage Beach

Water and Sewer

Jeana Woods

City Administrator

Water & Sewer User Charge Systems

- Provide clean, safe, and affordable water to our community
 - Operate our water and sewer systems in a safe, lawful, and financially sound manner
 - Requirements
 - Fair and Equitable Rate for all users (*SRF, DNR*)
 - % of MHI requirements apply
 - Collect adequate revenues *annually* for O&M, Retiring Debt, Depreciation and Replacement Reserve, Improvements and Extensions (*SRF, DNR*)
 - Annual review of rates (Section 705.370 and 710.490)
 - Ensure system generates adequate revenues for operation and maintenance
-

Current Position

- Water
 - Majority of system was built in early 2000s
 - 246 miles of water line, 4 towers, and 7 wells to maintain
 - 5,504 metered users (5,792 equivalent residential units)
 - 7.2% increase since 2010
 - Includes 254 In-City non-metered customers (4.6%), 27 Out-of-City metered customers (4.9%) (1 Out-of-City Non-metered)
 - Since 2010 – Decrease in In-City non-metered customers, increase in Out-of-City customers
 - Billed Consumption – Previous 12 Months = 313,044,096 gallons, approximately 4% growth in the last 5 years
 - In-City build-out nearly 100%
 - Less than 25 (no availability to offer)

Current Position

- Sewer
 - Majority of the system was built in the mid-1980s
 - 150 miles of sewer line, 1,132 grinder stations, and 59 lift stations to maintain
 - 6,574 users (6,879 equivalent residential units)
 - 3.2% growth since 2010
 - Includes 935 In-City non-metered customers (14.2%), 538 Out-of-City customers (8.2%) (17 metered, 521 non-metered)
 - Since 2010 – Decrease in In-City non-metered customers, increase in Out-of-City customers
 - WWTP Flows – Previous 12 months = 476,020,000 gallons; approximately 15% growth in the last 5 years
 - In-City build-out nearly at 100%
 - Less than 30 (Geography/Cost factor)

Current Position

- Water funding with current rates
 - FY2016 estimated annual funding shortage of 7.4%, \$300,000
 - By the end of 2020 shortage could be as much as \$1.25 million
 - Depreciation and Replacement Account revisions needed
 - Additional Revenue Source – CIT and DNR Subsidy
 - CIT and DNR subsidizes debt = difference between In-City and Out-of-City
- Sewer funding with current rates
 - FY2016 estimated annual funding shortage of 5.6%, \$150,000
 - By the end of 2020 shortage could be as much as \$550,000
 - Depreciation and Replacement Account revisions needed
- Subsidies = Difference between In-City and Out-of-City
 - Water – CIT & DNR Subsidy for debt = 70% average
 - Sewer – CIT, DNR Subsidy, & SDC (portion) for debt = 60% average

Review Analysis

- Water
 - Rate Increase History
 - FY2007 – Revamped entire user charge system and philosophy (DNR Approved)
 - FY2010 (12.9%), FY2012 (3.5%), and FY2014 (4.0%) rate adjustments
 - Depreciation and Replacement Account revisions needed
 - Estimated 12/31/15 Balance = \$1,061,083
 - Revised 20 year schedule
 - Collections are estimated to be insufficient through 2020
 - 15% 2016 aggregate rate increase needed
 - 5% 2018 aggregate rate increase needed

Review Analysis

- D & R Account – WATER
 - SRF requirement - adequate reserves for asset management
 - 20 year schedule adjusted for inflation and interest, reviewed annually
 - Current balance \$1,061,083
 - Current annual contribution - \$222,000
 - Proposed annual contribution - \$417,000
 - \$7,600,000 – 20 year investment (*present value*)
 - Items
 - Tower Painting (*periodic/rotation*)
 - Tank, Tower & Well Improvements (*annual*)
 - Repair of System (*annual*)

Review Analysis

- Sewer
 - Rate Increase History
 - FY2007 – Revamped entire user charge system and philosophy (DNR Approved)
 - FY2010 (15.7%), FY2012 (4.6%), and FY2014 (2.8%) rate adjustments
 - Depreciation and Replacement Account revisions needed
 - Estimated 12/31/15 Balance = \$1,011,465
 - Revised 20 year schedule
 - Collections are estimated to be insufficient through 2020
 - 4% 2016 aggregate rate increase needed
 - 3% 2018 aggregate rate increase needed

Review Analysis

- D & R Account – SEWER
 - SRF requirement – adequate reserves for asset management
 - 20 year schedule adjusted for inflation and interest
 - Current balance \$1,011,465
 - Current annual contribution - \$599,000
 - Proposed annual contribution - \$654,000
 - \$11,500,000 - 20 year investment (*present value*)
 - Items
 - Repair or System (*annual*)
 - Pumps and Panels – new and rebuilds (*annual*)
 - D & R Operating Capital (*annual*)
 - D & R Capital Expansion (*periodic/rotation*)

Review Analysis

- Proposed Water Rates

	Current		January 1, 2016		January 1, 2018	
	In-City	Out-of-City	In-City	Out-of-City	In-City	Out-of-City
5/8"	\$17.05	\$73.12	\$19.61	\$84.09	\$20.48	\$88.29
1"	\$23.47	\$101.97	\$26.99	\$117.27	\$28.24	\$123.13
1 1/2"	\$29.88	\$130.82	\$34.36	\$150.44	\$35.98	\$157.97
2"	\$47.53	\$210.15	\$54.67	\$241.67	\$57.30	\$253.76
3"	\$177.53	\$794.34	\$204.17	\$913.49	\$214.27	\$959.17
4"	\$225.68	\$1,010.71	\$259.53	\$1,162.32	\$272.40	\$1,220.43
6"	\$273.83	\$1,227.07	\$314.90	\$1,411.13	\$330.54	\$1,481.69
Volumetric (1,000 gal)	\$1.00		\$1.15		\$1.21	
Aggregate % Increase			15.0%		5.0%	

Review Analysis

- Proposed Sewer Rates - METERED

	Current		January 1, 2016		January 1, 2018	
	In-City	Out-of-City	In-City	Out-of-City	In-City	Out-of-City
5/8"	\$15.04	\$32.70	\$15.64	\$34.01	\$16.11	\$35.03
1"	\$20.20	\$44.95	\$21.01	\$46.75	\$21.64	\$48.15
1 1/2"	\$25.39	\$57.21	\$26.41	\$59.50	\$27.20	\$61.28
2"	\$39.64	\$90.89	\$41.23	\$94.53	\$42.46	\$97.36
3"	\$144.56	\$338.95	\$150.34	\$352.51	\$154.85	\$363.08
4"	\$183.42	\$430.82	\$190.76	\$448.05	\$196.48	\$461.49
6"	\$222.28	\$522.70	\$231.17	\$543.61	\$238.11	\$559.92
Volumetric (1,000 gal)	\$2.08		\$2.16		\$2.23	
Aggregate % Increase			4.0%		3.0%	

Review Analysis

- Proposed Sewer Rates – NON-METERED (Flat Rate)

	Current		January 1, 2016		January 1, 2018	
	In-City	Out-of-City	In-City	Out-of-City	In-City	Out-of-City
A	\$27.54	\$43.44	\$28.64	\$45.18	\$29.50	\$46.53
B	\$174.36	\$274.98	\$181.33	\$285.98	\$186.77	\$294.56
C	\$283.69	\$447.38	\$295.04	\$465.28	\$303.89	\$479.23
D	\$610.38	\$962.57	\$634.80	\$1,001.07	\$653.84	\$1,031.10
E	\$1,183.97	\$1,867.14	\$1,231.33	\$1,941.83	\$1,268.27	\$2,000.08
F	\$3,305.79	\$5,213.30	\$3,438.02	\$5,421.83	\$3,541.16	\$5,584.49
G	\$4,906.87	\$7,738.21	\$5,103.14	\$8,047.74	\$5,256.24	\$8,289.17
Aggregate % Increase			4.0%		3.0%	

Review Analysis

■ Sewer Classes (Flat Rate)

	Description	Equiv Meter	Equiv Demand
A	Single Family < 2.5 baths, Small Commercial offices/retail, MF/MU – per unit basis, Max continuous demand < 10 gpm, No laundries or laundromats. No restaurants.	5/8"	1 to 20 gpm
B	Large residences, swimming pools, lawn irrigation w/ lawns < 6,000 sq.ft., Hotel/Motel < 15 rooms, Small restaurants < 75 seats, FF w/ drive-thru, Other Small – Medium Commercial, Max continuous demand < 25 gpm	1"	3 to 50 gpm
C	Hotel/Motel < 35 units, Medium restaurants > 75 seats, no outdoor seating, Other Medium Commercial, Max continuous demand < 50 gpm	1 1/2"	5 to 100 gpm
D	Hotel/Motel < 70 units, Large restaurants > 175 seats, outdoor seating, Other Medium – Large Commercial, Max continuous demand < 80 gpm	2"	8 to 160 gpm
E	Hotel/Motel < 150 units, Other Large Commercial, Max continuous demand < 160 gpm	3"	4 to 320 gpm
F	Hotel/Motel < 300 units, Commercial/Domestic uses w/continuous demand < 250 gpm	4"	6 to 500 gpm (10 to 1,200 gpm turbine)
G	Hotel/Motel > 301 units, Commercial/Domestic uses w/continuous demand > 1000 gpm	6"	6 to 500 gpm (10 to 1,200 gpm turbine)

Proposed Position

- Water User Charge Revenues and Expenditures (x \$1,000)

	2016	2017	2018	2019	2020
Revenues					
Fees	1,740	1,775	1,870	1,900	1,940
Debt Subsidy	1,990	1,950	1,900	1,860	1,800
Interest & Misc	61	50	50	50	50
Total	3,791	3,775	3,820	3,810	3,790
Expenditures					
Personnel & O&M	(631)	(640)	(660)	(675)	(700)
Debt Service	(2,752)	(2,719)	(2,700)	(2,680)	(2,670)
D & R Acct	(417)	(417)	(417)	(417)	(417)
Total	(3,800)	(3,776)	(3,777)	(3,772)	(3,787)
Over/(Short)	(9)	(1)	43	38	3
	(0.2%)	(0.0%)	1.1%	1.0%	0.0%

Proposed Position

- Sewer User Charge Revenues and Expenditures (x \$1,000)

	2016	2017	2018	2019	2020
Revenues					
Fees	2,480	2,530	2,580	2,632	2,684
Debt Subsidy	581	580	550	530	515
Interest & Misc	24	25	25	25	25
Total	3,085	3,135	3,155	3,187	3,224
Expenditures					
Personnel & O&M	(1,718)	(1,751)	(1,786)	(1,822)	(1,858)
Debt Service	(732)	(720)	(718)	(710)	(689)
D & R Acct	(654)	(654)	(654)	(654)	(654)
Total	(3,104)	(3,125)	(3,158)	(3,186)	(3,201)
Over/(Short)	(19)	10	(3)	(1)	23
	(0.6%)	0.3%	(0.1%)	(0.0%)	0.7%

Sample Billing

- Residential, In-City – 5/8” Metered Water & Sewer

	<i>Current</i>	<i>Proposed</i>		<i>Monthly Increase</i>	<i>Annual Increase</i>
Gallons	5,000				
Water	\$21.05	\$24.21	15%	\$3.16	\$37.92
Sewer	\$23.36	\$24.28	4%	\$0.92	\$11.04
TOTAL	\$44.41	\$48.49	9%	\$4.08	\$48.96

Sample Billing

- M/F – 16 unit, In-City – Metered Water & Sewer

	<i>Current</i>	<i>Proposed</i>		<i>Monthly Increase</i>	<i>Annual Increase</i>
Units	16				
Gallons	60,000				
Water	\$316.80	\$364.36	15%	\$47.56	\$570.72
Sewer	\$332.16	\$345.28	4%	\$13.12	\$157.44
TOTAL	\$648.96	\$709.64	9%	\$60.68	\$728.16
Per Unit	\$40.56	\$44.35	9%	\$3.79	\$45.51

Sample Billing

- Commercial, In-City – 1” Metered Water & Sewer

	<i>Current</i>	<i>Proposed</i>		<i>Monthly Increase</i>	<i>Annual Increase</i>
Gallons	18,000				
Water	\$40.47	\$46.54	15%	\$6.07	\$72.84
Sewer	\$55.56	\$57.73	4%	\$2.17	\$26.04
TOTAL	\$96.03	\$104.27	9%	\$8.24	\$98.88

Sample Billing

- Commercial, In-City – 2” Metered Water & Sewer

	<i>Current</i>	<i>Proposed</i>		<i>Monthly Increase</i>	<i>Annual Increase</i>
Gallons	68,000				
Water	\$114.53	\$131.72	15%	\$17.19	\$206.28
Sewer	\$179.00	\$185.95	4%	\$6.95	\$83.40
TOTAL	\$293.53	\$317.67	9%	\$24.14	\$289.68

Comparisons

- Residential - In-City, 5,000 gallons

	Camdenton	Osage Beach	Eldon	Lake Ozark	Laurie
Water	\$19.75	\$24.21	\$23.97	\$36.30	\$46.30
Sewer	\$19.18	\$24.28	\$34.52	\$31.55	\$37.35
Total	\$38.93	\$48.49	\$58.49	\$67.85	\$83.65
Wtr/Swr % of MHI*	0.58%/0.56%	0.63%/0.72%	1.00%/1.43%	0.98%/0.85 %	2.00%/1.62 %
Population Group	3,501-5,999	3,501-5,999	3,501-5,999	1,000-3,500	100-999

*Source – Missouri Public Utility Alliance

Comparisons

- Commercial - In-City, 2" Metered, 110,000 gallons

	Osage Beach	Eldon	Camdenton	Lake Ozark	Laurie
Water	\$180.02	\$296.79	\$361.00	\$744.15	\$1,018.60
Sewer	\$276.67	\$282.51	\$248.08	\$485.13	\$821.70
Total	\$456.69	\$579.30	\$609.08	\$1,229.28	\$1,840.30

Questions?

My advice is that such a statement (abstract) should be reduced to writing before the meeting. You may read or speak as you desire, but you should always keep in mind that the minutes as kept by the City Clerk are a record of actions of the Board, those minutes are not a verbatim transcript. The written statement (abstract) gives the speaker complete control over their own remarks. That statement (abstract) will be attached to the minutes of the board meeting.

If you wish to insert emails into the record, individual printouts of those emails should be attached to the written abstract given to the Clerk.

An Aldermen may read statements or other material and if desired a written statement should be submitted to the City Clerk at that same meeting, which the Clerk will then reference as requested by the Aldermen and also attach such written matter to the draft of the minutes submitted for approval at the next board meeting.

Thanks

Ed

Edward B. Rucker
City Attorney
City of Osage Beach
1000 City Parkway
Osage Beach, Missouri 65065
[573-302-2000 Ext. 398](tel:573-302-2000)
[816-686-4955](tel:816-686-4955) Cell
[573-302-2009](tel:573-302-2009) (FAX)
erucker@osagebeach.org

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From: Jeff Bethurem [<mailto:jeff@goldenruleinsurance.com>]
Sent: Wednesday, December 2, 2015 11:15 AM

Diann Warner

From: Jeff Bethurem <jeff@goldenruleinsurance.com>
Sent: Wednesday, December 02, 2015 4:51 PM
To: Edward Rucker
Cc: Diann Warner; Jeff Bethurem; John Olivarri; Kevin Rucker; Penny Lyons; Phyllis Marose; Ron Schmitt; Thomas J. Walker; Jeana Woods
Subject: Re: emails to be read into record

Ed,

Thanks for the call on agenda changes etc, been dealing with a claim with 1200 hogs suffocated today.

I have sent hard copies to you and Diann question ...can a motion be made during comments to have them read into the record aloud by Diann or yourself?

Jeff

Sent from my iPhone

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On Dec 2, 2015, at 12:18 PM, Edward Rucker <erucker@osagebeach.org> wrote:

Greeting All

Diann and I have discussed this procedure.

This issue is addressed by Rule 18 of the Rules of Procedure for the Board of Aldermen adopted March 16, 2006 which provides that:

“Remarks of Aldermen [when entered in the Minutes (Journal)]

Aldermen have the option of having an abstract of their statements on any subject entered in the minutes (journal) of the Board which shall be delivered to the City Clerk prior to adjournment of the meeting in which offered.”

To: Diann Warner; Edward Rucker
Cc: Board
Subject: emails to be read into record

Helps if I attach the documents....

Ed, Diann

Here is a hard copy of the emails I wish to have read into the record in their entirety along with the responses to them.

Thank you for your help on this matter please let me know what else I need to do on this item.

Jeff

Sincerely,

Jeff Bethurem
Golden Rule Insurance
(O)573-348-1731
(C)417-718-3970
(F)573-348-5630
jeff@goldenruleinsurance.com

P.S. I prefer to work by referral. That means I can invest all of my time in delivering first-class service to my clients rather than waste precious hours chasing new business. My team goal is to build strong, lasting relationships one person at a time. Because I do so, my clients come to me on the advice of people who have learned by experience to trust and respect me. I ask you to refer all your friends and associates to me when they need insurance advice and services.

Jeff Bethurem

From: Diann Warner [dwarner@osagebeach.org]
Sent: Monday, November 30, 2015 9:14 AM
To: Jeff Bethurem
Cc: Jeana Woods; Jeff Bethurem; John Olivarri; John Olivarri; Kevin Rucker; Kevin Rucker; Penny Lyons; Phyllis Marose; Phyllis Marose; Ron Schmitt; Ron Schmitt; Thomas J. Walker; Tom Walker
Subject: FW: Phone logs

Jeff:

Is this the email you're wanting?

Diann Warner
City of Osage Beach
City Clerk
1000 City Parkway
Osage Beach, MO 65065
(573) 302-2000 ext. 230
Fax: (573) 302-0528
dwarner@osagebeach.org

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From: Jeana Woods
Sent: Wednesday, November 18, 2015 2:40 PM
To: Jeff Bethurem
Cc: Board; Diann Warner
Subject: RE: Phone logs

That was the Mayor who stated she was receiving calls with questions/concerns regarding the article in the paper (Parkway). Her calls go directly to her.

Jeana L Woods, CPA

City Administrator
City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 ext. 290
573.302.2009 fax
jwoods@osagebeach.org
www.osagebeach.org



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From: Jeff Bethurem

11/30/2015

was a safety issue she is or was concerned about and she confirmed there was not. Although I know nothing on what you are hearing or what Penny may or may not have said or feels, I assure you if staff noticed, witnessed, or felt there were issues as it pertains to the security of any of our offices it would be handled appropriately.

In regard to the Mayor's office, her office is hers to leave open, shut, locked, unlocked, etc. at her will. I certainly do not feel it is my place, as staff, to question that.

Jeana L Woods, CPA

City Administrator
City of Osage Beach
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 ext. 290
573.302.2009 fax
jwoods@osagebeach.org
www.osagebeach.org



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From: Jeff Bethurem [<mailto:jeff@goldenruleinsurance.com>]
Sent: Wednesday, November 25, 2015 10:53 AM
To: Jeana Woods
Cc: Board; Todd Davis; Diann Warner; Edward Rucker
Subject: comments from community

Jeana,

I have had a few conversations in the past 48 hours with business owners on the west side and other parts of the city. I am very concerned as I have been told a few things that the mayor has said, 1st is that after the motion was made at the prior meeting to remove the maps from the chamber, that they were ripped off the walls, and that the for the first time the mayor after 14 years does not feel it is safe to leave her office unlocked while not there for fear of further retaliation, or property destruction.

I find this very disturbing and would ask that an investigation be launched ASAP, as I don't feel the mayor or any other staff member of our city should feel that their offices and property at city hall are not safe or secure. I would ask that video footage of the chamber be reviewed to find out who ripped the maps off the wall, or how and when they were removed, as I believe everything was in tact when we left that night. I would also ask that in the investigation we find out why the mayor would feel that her office and property are not safe and secure at city hall, this disturbs me on so many levels.

I would ask that the results of this investigation be presented to the Board at the upcoming meeting with a copy of the video footage showing how the maps were removed.

Thanks

Jeff

Sincerely,

Jeff Bethurem

From: Jeff Bethurem [jbethurem@osagebeach.org]
Sent: Wednesday, November 25, 2015 2:39 PM
To: Jeana Woods
Cc: Jeff Bethurem; Board; Todd Davis; Diann Warner; Edward Rucker
Subject: Re: comments from community

Jeana

Thank you for the information my main concern was the safety etc of mayor/staff and building/property after hearing these comments which were made from her to community people, I could not fathom that there was an issue but I wanted to assure myself and others that there was not an issue

Please have this information placed on the agenda at the next board meeting I would like it to be part of the public record so there is not an issue in the communities eyes.

I am not sure if people have mis understood her comments or what. So I believe an agenda item with your clarification/reading of the facts will ease everyone's tension regarding this matter and hopefully clarify the publics perception of what has happened.

Should you need other alderman approval to place on agenda for clarification reading of the facts I would ask others that were concerned to reply to this email to you with their opinion of having the item clarification as part of the agenda.

As always thank you for your help and attention to this matter
Jeff

Sent from my iPhone

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On Nov 25, 2015, at 2:28 PM, Jeana Woods <jwoods@osagebeach.org> wrote:

Jeff,

I do not feel that an investigation as to what happened to the maps is needed as I know exactly what happened. A motion, by you and seconded by John, was unanimously voted on at the BOA meeting November 5th to remove the maps from the Board Room. Directly after the meeting I delegated to staff to remove said maps, per the direction of the Board's approved motion. The maps were carefully removed by staff and placed back with the Mayor. I assure you no map was 'ripped off the walls'.

As far as safety in the office, I called the Mayor directly upon receiving this email and asked if there

11/30/2015

Sent: Wednesday, November 18, 2015 2:34 PM

To: Jeana Woods

Cc: Board; Diann Warner

Subject: Phone logs

Jeana,

Sorry for late notice i simply forgot to ask earlier. At the last meeting you mentioned all the negative phone calls associated with the parkway discussion. I assume we log those as we do at our business could you provide the call logs in respect to this.

Thanks

Jeff

Sent from my iPhone

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Jeff Bethurem
Golden Rule Insurance
(O)573-348-1731
(C)417-718-3970
(F)573-348-5630
jeff@goldenruleinsurance.com

P.S. I prefer to work by referral. That means I can invest all of my time in delivering first-class service to my clients rather than waste precious hours chasing new business. My team goal is to build strong, lasting relationships one person at a time. Because I do so, my clients come to me on the advice of people who have learned by experience to trust and respect me. I ask you to refer all your friends and associates to me when they need insurance advice and services.