

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

April 7, 2016

The Board of Aldermen of the City of Osage Beach, Missouri, met to conduct a regular meeting on Thursday, March 17, 2016 at 6:30 p.m. at City Hall. The following were present: Alderman Jeff Bethurem, Alderman Phyllis Marose, Alderman John Olivarri, Alderman Ron Schmitt, Alderman Kevin Rucker and Alderman Tom Walker. Mayor Lyons was absent. President of the Board Ron Schmitt presided in the absence of Mayor Lyons. Diann Warner City Clerk was present and performed the duties of that office.

Mayor's Communications.

Police Chief Todd Davis presented commendations to Senior Officer Michael Hutzler and to Officer Shawn Glenn for responding to an emergency and for their professional competence which helped save the life of an individual who was unresponsive. Both Officer Hutzler and Officer Glenn were commended for their efforts and for a job well done.

President of the Board Ron Schmitt announced that because the certified election results were not received, the first two items under new business will be delayed. He congratulated John Olivarri as Mayor elect, and congratulated Aldermen Kevin Rucker, Phyllis Marose and Tom Walker on their reelection.

City Attorney Ed Rucker explained that a recent law states that election results may not be certified until the Friday afternoon following an election, therefore, the certified election results have not been received.

Citizens Communications.

No one was present who wished to speak during this portion of the meeting.

Consent Agenda.

Alderman Bethurem moved to approve the consent agenda which includes minutes of the regular meeting held on March 17, 2016, the bills list as submitted and Special Use Permit for Case No. 388, a request to upgrade AT&T equipment on an existing tower at 1170 Bluff Drive; Special Use Permit for Case No. 389, a request to upgrade AT&T equipment on an existing tower at 5715 Osage Beach Parkway. Alderman Marose seconded the motion which was voted on and unanimously passed.

Unfinished Business.

None

New Business.

Certified Election Results. City Attorney Ed Rucker explained that a recent law states election results may not be certified until the Friday afternoon following an election, therefore, the certified election results have not been received.

Alderman Rucker moved to delay the Certified Election Results and the Oaths of Office until the Board of Aldermen meeting on April 21, 2016. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Public Hearing.

Special Use Case 387. Revelation Construction and Development, LLC requests residential construction of residential in a commercial zone.

City Planner Cary Patterson presented the following report:

Applicant: Revelation Construction

Location: Between Ledges Dr. and Port Lane with frontage on Port Lane

Petition: Special Use Permit to allow two extended stay rental triplex units in a Commercial District.

Existing Use: The subject property is vacant.

Zoning: C-1 (General Commercial)

Tract Size: 15,808 sq. ft.

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	SUP Duplex Rental	Condos
<u>South:</u>	SUP Duplex Rental	Two family
<u>East:</u>	R-3 (Multi-family) C-1 (Commercial)	Condos/Marina/ S family
<u>West:</u>	C-1 w/ PUD overlay	Resort Residential

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Moderate Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
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None

Utilities: Water: **City** Electricity: **Ameren UE**
Sewer: **City**

Access: Property has frontage on Port Lane and Ledges Drive.

Analysis:

1. The applicant is the owner of the vacant property in question and has been the owner for over two years.
2. The character of the area is mixed containing single-family homes, condominiums, apartments, Blue Moon Marina, storage facilities, and RT's Cove (lake front resort residential).
3. The applicant was given Special Use Permit approval by the Board of Aldermen in June 2013 to build like duplex units on the property surrounding the current subject property. Currently, all of the buildings that were approved have been built except for the units on the large lot across the cut through from the subject property. That property was purchased by one of the condo associations on the point just past the subject property.
4. The current proposal was not part of the previous request because the applicants had initially planned to build storage units to serve the residential development they were building. At this point however, they find that demand is so high for units in that area that they are requesting the ability to build an additional six housing units as opposed to the storage facilities. The subject property is zoned commercial to which storage facilities would be a permitted use.
5. The portion of the property that is being requested for SUP is fronted and serviced by Port Lane.

Department Comments:

The comments for this proposal remain consistent with those pertaining to the previous request and obviously because of the nature of the current request as it relates to the previously approved request, I reviewed this using the conditions created by the overall development. The property is recommended for Moderate Density Residential, which is defined by the Comprehensive Plan as 5-13 units per acre. If the applicant is given approval to build these units on the subject property, the total buildout would be 30 units which would equate to right at 12 units per acre for this property which conforms to what is recommended by the Comprehensive Plan.

For the purposes of what would be more beneficial to the City, having the additional well maintained housing units would not only serve a need of the community, but would be a far better fit in the immediate area as opposed to the storage facility alternative. It is also important that the City be willing to promote development on properties such as this in order to stimulate the commercial activity on the West Side of the Grand Glaize Bridge. Simply put, if the City approves this type of development it will serve to put more housing units on the west side of the bridge increasing the customer potential and the sheer numbers from which our businesses can draw patrons.

Under the Section 405.610 of the City Code of Ordinances for Amendments and Changes, bullet point 6 gives five matters that the city should consider before making a change in the use of property.

1. Relatedness of the proposed amendment to the goals and outlines of the long range physical plan for the City:

The amended request is in conformance with the density recommendations of the Comprehensive Plan.

The Comprehensive Plan also encourages the City to provide additional work force housing when the opportunity arises to locate it on property where it is compatible.

2. Existing uses of property within the general area of the property in question:

The area surrounding the subject property contains mixed uses including single-family residential, apartments, resort residential (RT's Cove), a lake front marina, storage facilities, and condominium development.

The request basically provides a use that conforms to the mix of multi and single family and provides some buffer for some of the residential uses from developing commercial tracts.

3. The zoning classification of property within the general area of the property in question:

The subject property is surrounded on all sides by more intensive zoning districts. The other surrounding dwellings are built within a C-1 zone or higher density residential zone. Some of those homes have been built, constructed additions to, or remodeled with a Special Use Permit for residential construction in a commercial zone.

4. The suitability of the property in question to the uses permitted under the existing zoning classification:

The subject property could also develop in a limited commercial capacity. This would most likely be in the form of some type of storage unit facility. With the surrounding uses including a significant amount of residential development containing both low and high density, the requested development of triplex rental units would be a more harmonious addition to the existing residential development.

5. The trend of development , if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification:

The area surrounding the subject property is currently seeing new development as a result of the zoning action taken by the current applicant. Individual storage facilities were constructed on a portion of property that is zoned C-1 (General Commercial) directly across from the main entrance to the Blue Harbor Marina facility.

Based on the analysis of the conditions pertaining to the subject petition, the Planning Department recommends approval of the request subject to the following provisions regulating the property being granted a SUP for duplex rental units exclusively:

Permitted Uses:

The following uses shall be permitted in those areas as illustrated on the PUD site plan:

1. Residential Uses shall conform to the requested development containing a maximum of 2 triplex buildings for a total of 6 units.
2. Accessory Uses will be designed for and available to the tenants and their guests only and will not be open to the public. Those uses include any administrative office(s) for project management, garages, maintenance facilities, and recreation facilities.

Construction:

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

The layout of the buildings and units will also conform to the building layout plans that were submitted with this petition.

Bulk, Area, and Height Requirements:

The buildings and units will also conform to the building layout plans that were submitted with this petition.

Planning Commission Recommendation:

The Planning Commission recommended approval at their meeting on March 29, 2016.

No one was present who wished to speak in favor of Special Use Case No. 387.

Sarah Stephenson of Court Lane said she and her husband live across the street from the duplexes. She said they have attended every meeting opposing these types of development. Mrs. Stephenson said people park on their part of the road when they are not supposed to.

Mrs. Stephenson said their parents purchased the property in 1948 and built a house in 1952. She said that the property was zoned C-1b but all apartments that have been built have needed a special use to build in a commercial area. Mrs. Stephenson said the undeveloped property is across the street and the developer has constructed driveways on Port Lane.

Mrs. Stephenson said she has been told that storage buildings could be built on the property which she thinks would have less traffic than a residential use. She said the construction workers use their water and there is not much oversight of the project.

Mrs. Stephenson said they continue to oppose the construction of residences in this area and she is not in favor of this development.

Jim Stephenson said they only found out about the public hearing yesterday. He added the development is changing the whole area into something they do not want.

Wilma Woolery who lives at Stoneledge opposed the development and stated that workers use Stoneledge Circle instead of Port Lane and the road is deteriorating.

City Planner Cary Patterson said the comprehensive plan calls for the area to be moderate density residential which contains smaller lots and lower density two-family construction. He said the area has been C-1 since 1984 when the developer planned to build storage buildings and instead the property owners sold a large piece of property for the construction of Stoneledge Condominiums. Mr. Patterson said there is a need for two bedroom units in the area and the developer could have built storage buildings on the property without coming to the city for a special use permit. He added that a past rezoning request for R-3 multi-family was withdrawn.

Mr. Patterson said much of the discussion has centered on services and streets. There are two private streets which residents are required to maintain. There are right of way issues, ownership and financial issues to maintaining the road; however, the Osage Beach Special Road District has offered to contribute funds to upgrade the roads. He added the developer, Revelation Construction, is willing to do his share to upgrade the roads but cannot be expected to pay for all improvements. A portion of road that the six units are built on is gravel. Mr. Paterson said the 600 units at the end of the road have a larger impact on the street than the proposed six units will.

The Planning Department recommended approval of Special Use Case No. 387.

It was noted that the gravel road will not be paved and is not required to be paved because it is an existing development. City Planner Patterson said the property owners also own a part of Ledges Road and they have a responsibility to maintain it. Mr. Patterson said the developer is willing to return the road to the former condition, and there would be construction traffic on the road no matter the use. He said this is a build out of the property the applicant owns, however, someone else owns the six acre property.

Alderman Olivarri said he had spoken to neighbors and they expressed their concern about the number of kids and if there will be an area for them to play. Matt Breuer pointed out an area on the site plan that will remain an open area for children to play. He also intends to leave the cedars for a buffer. Mr. Breuer said the units will contain two bedrooms and two car garages. Alderman Olivarri said he would not ask playground equipment to be installed due to the liability.

There being no further questions or comments, the public hearing were closed at 7:07 p.m.

Vote on Special Use Case No. 387.

Alderman Bethurem moved to approve Special Use Case No. 387 with conditions as presented. Alderman Marose seconded the motion which was voted on and unanimously passed.

Bill No. 16-31. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A TWENTY – FIVE YEAR LAND LEASE EXTENSION AGREEMENT WITH THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TO OPERATE PEANICK PARK UNTIL MARCH 17, 2041

City Administrator Jeana Woods explained the City originally entered into a lease agreement with the Department of Natural Resources for operation of a park, what we now know as Peanick Park, back in September 1978. The current lease expires in 2028; however, due to our request for a grant

the Department of Natural Resources is requesting an updated 25-year lease with an expiration of 2041.

President of the Board Ron Schmitt presented the first reading of Bill No. 16-31 by title only. It was noted that Bill No. 16-31 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 16-31. Alderman Olivarri seconded the motion which was voted on and unanimously passed.

President Ron Schmitt presented the second and final reading of Bill No. 16-31 by title only. It was noted that Bill No. 16-31 has been available for public review. Alderman Bethurem moved to approve the second reading of Bill No. 16-31 as presented. Alderman Walker seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-31 and to pass same into ordinance: "Ayes": Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt. "Nays": None. Bill No. 16-31 was passed and approved as Ordinance No. 16.31.

Bill No. 16-32. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE A QUIT CLAIM DEED TO TRANSFER PROPERTY FROM THE CITY OF OSAGE BEACH TO LAKE REGIONAL HEALTH SYSTEM

Public Works Director Nick Edelman explained the City and Lake Regional Health Systems have a Memorandum of Understanding in place that was approved on March 5, 2015. This deed is to transfer land from the City to Lake Regional Health Systems and they will be transferring land needed for the Nichols Roadway Improvements to the City. Bids for the project will be solicited next week.

The Public Works Department recommended approval of this ordinance.

President of the Board Schmitt presented the first reading of Bill No. 16-32 by title only. It was noted that Bill No. 16-32 has been available for public review. Alderman Bethurem moved to approve the first reading of Bill No. 16-32. Alderman Walker seconded the motion which was voted on and unanimously passed.

President of the Board Schmitt presented the second and final reading of Bill No. 16-32 by title only. It was noted that Bill No. 16-32 has been available for public review.

Alderman Bethurem moved to approve the second and final reading of Bill No. 16-32 as presented. Alderman Walker seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-32 and to pass same into ordinance: "Ayes": Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt, Alderman Rucker. "Nays": None. Bill No. 16-32 was passed and approved as Ordinance No. 16.32.

Bill No. 16-33. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, TERMINATING A/E CONTRACT OB07-010 FOR THE DESIGN OF ROADWAY AND DRAINAGE IMPROVEMENTS FOR HATCHERY ROAD, OSAGE BEACH ROAD AND CHURCH DRIVE WITH MCCLURE ENGINEERING

Public Works Director Edelman said this contract was executed on February 27, 2008. The work of this contract is substantially complete. It has not been completed because of land

acquisition/easements, funding allocation, and a change in traffic patterns.

This project was started prior to the opening of the Route 54 Expressway and the relocation of the Osage Beach Elementary School. One of the major reasons for this project was to improve access to and from Osage Beach Elementary School. The Route 54 Expressway project decreased the traffic on Osage Beach Parkway. This allowed additional gaps in the traffic for left and right turn movements in and out of Hatchery Road and Osage Beach Road. The no left turn restriction was removed.

Mr. Edelman said this project still has merit and the computer aided drafting files will be obtained to allow City staff to complete the design in house. Public Works Director Edelman plans to place this project on the priority list.

McClure Engineering has agreed to terminate this contract, and the Public Works Department recommended termination.

President of the Board Schmitt presented the first reading of Bill No. 16-33 by title only. It was noted that Bill No. 16-33 has been available for public review. Alderman Olivarri moved to approve the first reading of Bill No. 16-33. Alderman Walker seconded the motion which was voted on and unanimously passed.

President of the Board Schmitt presented the second and final reading of Bill No. 16-33 by title only. It was noted that Bill No. 16.33 has been available for public review.

Alderman Bethurem moved to approve the second and final reading of Bill No. 16-33 as presented. Alderman Rucker seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-33 and to pass same into ordinance: "Ayes": Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Olivarri., "Nays": None. Bill No. 16-33 was passed and approved as Ordinance No. 16.33.

Bill No. 16-34. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE MAYOR TO EXECUTE THE ICMA RETIREMENT CORPORATION GOVERNMENTAL MONEY PURCHASE & TRUST ADOPTION AGREEMENT

City Administrator Jeana Woods explained that the City's retirement plan is pre-approved by the IRS and according to their guidelines must be readopted by the City every six years. April 30, 2016 is the deadline for employers using pre-approved retirement plan documents to sign an updated version of their 401(k), profit-sharing or other defined contribution retirement plans.

President of the Board Schmitt presented the first reading of Bill No. 16-34 by title only. It was noted that Bill No. 16-34 has been available for public review. Alderman Rucker moved to approve the first reading of Bill No. 16-34. Alderman Marose seconded the motion which was voted on and unanimously passed.

President of the Board Schmitt presented the second and final reading of Bill No. 16-34 by title only.

Alderman Marose moved to approve the second and final reading of Bill No. 16-34 as presented. Alderman Bethurem seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-34 and to pass same into ordinance: "Ayes": Alderman Bethurem,

Alderman Walker, Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose. "Nays": None. Bill No. 16-34 was passed and approved as Ordinance No. 16.34

Bill No. 16-35. AN ORDINANCE OF THE CITY OF OSAGE BEACH, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE CHANGE ORDER NO. 1 WITH TMI COATINGS, LLC FOR CONSTRUCTION CONTRACT OB16-002 FOR THE SWISS VILLAGE WATER TOWER REPAINT PROJECT

Public Works Director Nick Edelman explained the Swiss Village Water Tower contract was bid with only one logo on the tower. The intention of the plans and specification was to install the logo so that traffic coming into Osage Beach would see it, and now there is an opportunity to install a second logo. The second logo would be seen when leaving Osage Beach on Route 54 and from Route KK also.

The price for the second logo is \$21,500 and \$450,000 was budgeted for this project.

Original Contract (BOA Approved 02/18/2016)	\$376,600
Contract Change Order #1	<u>\$ 21,500</u>
Amended Contract Total	<u>\$398,100</u>

The Public Works Department recommended approval.

Alderman Bethurem said he was not in favor of the change order. Alderman Marose she was not in favor of spending \$21,000 for a second logo.

President of the Board Schmitt presented the first reading of Bill No. 16-35 by title only. It was noted that Bill No. 16-35 has been available for public review. Alderman Olivarri moved to approve the first reading of Bill No. 16-35. Alderman Rucker seconded the motion which was voted on and passed. A roll call vote was requested: "Ayes": Alderman Schmitt, Alderman Rucker, Alderman Olivarri. "Nays": Alderman Walker, Alderman Marose, Alderman Bethurem. The vote resulted in a tie. President of the Board Ron Schmitt voted in the affirmative to break the tie.

President of the Board Ron Schmitt presented the second and final reading of Bill No. 16-35 by title only. It was noted that Bill No. 16-35 has been available for public review.

Alderman Rucker moved to approve the second and final reading of Bill No. 16-35 as presented. Alderman Olivarri seconded the motion. The following roll call vote was taken to approve the second reading of Bill No. 16-35 and to pass same into ordinance: "Ayes": Alderman Schmitt, Alderman Rucker, Alderman Olivarri. "Nays": Alderman Marose, Alderman Bethurem, Alderman Walker. President of the Board Ron Schmitt voted in the affirmative to break the tie. Bill No. 16-35 was passed and approved as Ordinance No. 16.35.

Resolution 2016-01. Commitment to the Peanick Park Playground Enhancement Project.

President of the Board Ron Schmitt presented Resolution 2016-01. Assistant City Administrator Mike Welty explained that the City is applying for federal assistance from the Land and Water Conservation Fund for the purpose of completing Phase 1 of the Peanick Park Playground Enhancement Project which consists of replacing the existing age 2-5 playground equipment, including renovating the surfacing, at Peanick Park and installing a new water fountain donated by

the Kiwanis Club. This grant requires a resolution from the Board of Alderman acknowledging a minimum 55% commitment of total project cost.

Grant application details are in progress. The total project cost to be submitted in the grant application is estimated to be approximately \$75,000.00 of which our responsibility will be approximately \$41,250.00, or 55%. Mr. Welty said the grant will not be awarded until the third quarter.

Assistant City Administrator recommended approval.

Alderman Walker moved to approve Resolution 2016-01 as presented. Alderman Bethurem seconded the motion which was voted on and unanimously passed.

Bid Award. Police Department Uniforms and Equipment.

Police Chief Todd Davis explained that bids for uniforms and equipment were solicited and Leon Uniform was the only bidder that responded with an amount not to exceed \$20,000. References were checked with positive comments.

Alderman Bethurem moved to approve Resolution 2016-01 as presented. Alderman Marose seconded the motion which was voted on and unanimously passed.

Communications from Members of the Board of Aldermen.

Alderman Marose. Phyllis Marose stated that she was glad to be reelected.

Alderman Walker. Tom Walker congratulated Alderman Olivarri for being elected mayor and to others on their reelection.

Alderman Bethurem. Jeff Bethurem congratulated the newly elected mayor and board members.

Alderman Rucker. Kevin Rucker congratulated the newly elected officials and he commended Mayor Penny Lyons for her dedication to the City. Alderman Rucker commended Parks Manager Matt Vandervoort for the yard waste collection at the City Park. Residents will be allowed to bring yard waste to the Park for disposal.

Alderman Olivarri. John Olivarri congratulated board members on their reelection. He said he looked forward to working with board and staff members. Alderman Olivarri thanked the community and looked forward to serving.

Staff Communications.

City Administrator. Jeana Woods congratulated the newly elected board members. She reported that she has been working on economic development and a road policy. Mrs. Woods said she will not complete the policies until she discusses them with Alderman Olivarri.

City Attorney. Ed Rucker congratulated the newly elected officials.

City Clerk. Diann Warner congratulated the newly elected officials.

City Planner. Cary Patterson reported that he will be interested to see who will replace Alderman Olivarri to represent Ward 3 where he resides. He reported that he was part of a committee to interview groups regarding the Osage Beach Parkway West study. The committee will meet tomorrow to select a firm that will be recommended to the Board.

Assistant City Administrator. Mike Welty reported on the success of the second Easter Egg Hunt. He reported that 1,124 children attended the event and traffic counters at the park counted 374 vehicles. Mr. Welty thanked members of the First Family Church and the Community Promotions Committee and everyone who helped.

Assistant City Administrator Welty reported on a recent auction that was held behind City Hall where every item was sold.

City Treasurer. Karri Bell congratulated the newly elected officials.

City Engineer. Nick Edelman reported that there will be a lane drop on the Osage Beach Parkway/Barry Prewitt Parkway project and only one lane will be open from Highway 42 to the city limits. He said there could be changes in the signal timing to make adjustments to allow for traffic. The work includes removal and refilling of the top three inches of asphalt. APAC is the subcontractor and they will be working at night.

Mr. Edelman reported that work on the taxiway at Lee C. Fine Memorial Airport is out to bid but construction will not occur until late 2016 or early 2017. The project will be between \$2 and \$3 million.

Mr. Edelman reported that bids will be solicited for the Nichols Road Reconstruction Project next week and work will begin after July 4th. A pre-bid meeting is scheduled for May 2.

Mr. Edelman reported that the Swiss Village Water Tower is in the process of being cleaned and repainted. Currently, the Lake Regional Health System water tower is supplying water until work on the Swiss Village Water Tower is complete.

Building Department. Ron White reported that the beautification of City Hall grounds is in progress and flowers will be planted soon. Mr. White projected a big year for construction.

Alderman Olivarri congratulated Park Manager Matt Vandervoort on the birth of his son.

Executive Session. Alderman Marose moved to close the meeting pursuant to RSMo. 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. Alderman Olivarri seconded the motion. The following roll call vote was taken to close the meeting "Ayes": Alderman Schmitt, Alderman Rucker, Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker. "Nays": None. The meeting was therefore closed.

CLOSED SESSION

Alderman Bethurem moved to open the meeting. Alderman Olivarri seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Olivarri, Alderman Marose, Alderman Bethurem, Alderman Walker, Alderman Schmitt, Alderman Rucker. "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 8:35 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 April 7, 2016.


Diann Warner, City Clerk


President of the Board, Ron Schmitt

APPROVED
4/21/16