

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

June 30, 2016

The Board of Aldermen of the City of Osage Beach, Missouri, met at 6:00 p.m. on Thursday, June 30, 2016 at City Hall. The following were present: Mayor John Olivarri, Alderman Jeff Bethurem, Alderman Phyllis Marose, Alderman Kevin Rucker, Alderman Ron Schmitt, Alderman Lee Schuman and Alderman Tom Walker. City Clerk Diann Warner was present and performed the duties of that office.

Mayor Olivarri announced that a number of issues have been brought up in which staff needs more direction. He added that he plans to have a pre-budget meeting at the end of July to set priorities for the 2017 budget that will include discussions about the air conditioning system at City Hall and improvements in technology.

Roads - Weeds/ROW Maintenance.

Osage Beach's codes regarding maintenance of rights of way were compared to those of Springfield, Creve Coeur and Columbia.

City Administrator Jeana Woods asked for direction on the level of maintenance on the rights of way to determine manpower and the equipment that is needed.

Mayor Olivarri said regarding the interchanges, MoDOT is doing limited mowing and the weeds cause a problem with sight distance. He will meet with Bob Lynch to tour the areas that need to be mowed.

Mayor Olivarri stated that maintenance and responsibility of sidewalks and the areas around them have been discussed however, before the City asks the community to improve their property, the City must set the example. Mayor Olivarri said unless the Board has objections, efforts should be concentrated on the interchanges and Osage Beach Parkway.

Alderman Rucker mentioned that weeds also need to be cut in the area that is maintained by the Lake Area Chamber of Commerce east of the City limits. City Administrator Woods will follow up on this matter with the Chamber.

Mayor Olivarri commented that MoDOT is willing to allow the City to do the mowing on the areas they own, however it is possible that a contract with MoDOT could be negotiated. Alderman Bethurem said MoDOT only mows three times per year, but the main focus for the City is the Parkway. He added that the use of chemicals could keep the weeds and saplings under control resulting in less mowing.

Mayor Olivarri said a cost of improving the rights of way in man hours and equipment is needed for the budget. He added that safety of workers and the cost of using chemicals versus man hours to mow must be considered. Public Works Director Nick Edelman will provide options and costs regarding the height of the grass and mowing frequency for the Board to consider.

It was noted that grass control on the interchanges will be considered along with removal of the dead trees.

Private Roads.

Many roads in Osage Beach are privately owned and the Osage Beach Special Road District has assisted citizens in making upgrades. Concerns were expressed that private roads cannot be dedicated to the City unless they meet requirements however, there have been some roads taken in by the City after upgrades were made.

Creating a plan to snow plow private roads during emergencies was discussed. Fire trucks and other emergency services have problems turning around on some private roads because they are so narrow. Alderman Bethurem said he sympathies but the City does not have money to take over private roads, however when a new street is built, it should be built according to City specifications.

City Attorney Ed Rucker said according to the design standards, new roads must be offered to the City. Public Works Director Nick Edelman stated that he has the authority to deviate from the design standards to allow roads with grades more than 17% to be built. He added that the guidelines could be changed to require wider pavement to allow better access for emergency vehicles.

Public Works Director and the City Attorney will look at modifying the guidelines by requiring roads with grades more than 17% to be approved by the Board, further that new roads be required to be dedicated to the City.

Alderman Bethurem moved to amend the ordinance to include any road with a grade more than 17% must be approved by the Board of Aldermen, further, new roads will be accepted by the City after a period of one year to make sure the road has no pavement failures. Alderman Rucker seconded the motion which was voted on and unanimously passed.

Public Works Director Edelman explained that once a road is complete, the one year time period would begin and the bond would be released.

Alderman Bethurem commented that he would like to see if the City could force owners to maintain their private road. He said that some private roads that are used by the public such as the post office road are in terrible condition. City Attorney Rucker said he did not think enforcement would be effective to declare the potholes to be a nuisance and that a lien is not effective until the property sells. Mayor Olivarri commented that a precedent would be set if the City maintains all roads.

Public Works Director Edelman said he would like to see width of the right of way increased to allow for natural gas or three phase power to be installed without the lines being on top of the City's water line. City Attorney Rucker said that exceptions could be created for existing roads; however more rights of way are desired rather than less.

The City Engineer and City Attorney were directed to provide the Board with options for managing private roads by the end of January 2017.

Sidewalks.

Alderman Bethurem said that the developer of new or remodeled buildings should be required to build sidewalks. Public Works Director Edelman said new subdivisions with more than ten homes are required to build sidewalks. Mayor Olivarri said the problem is there could be sidewalks that go nowhere. Mr. Edelman said some sections like that are located at Inlet Lane. Alderman Schuman said his concern is that the sidewalks would not be handicapped accessible.

General consensus was not to proceed with the sidewalk issue.

Local Vendor Preference.

City Attorney Ed Rucker provided the Board a list of issues he said they should think about, and that local vendor preference is problematic when it comes to enforcement, not because elected officials are not concerned about local vendors but because giving preference to local vendors creates problems. Alderman Rucker agreed stating that it is difficult to implement and difficulties are created. Alderman Schuman said it would also jeopardize those projects that have state and federal funding.

Mayor Olivarri said elected officials have a fiscal responsibility and an obligation to spend public funds wisely. Consensus was not to pursue a local vendor preference ordinance.

Employee Survey Analysis.

City Administrator Jeana Woods said that a survey was distributed to employees with 64% responding. She added that a licensed clinician reviewed the survey results and the management team will discuss the results.

City Administrator Woods said that the management team recently completed Phase 3 leadership training online and that leadership training is needed but the focus has been on risk the last few years. The Board will be notified when a decision is made about training.

City Administrator Woods said there were many comments in the survey about equipment failure. She added that an orientation will be done for new employees next week as a result of the survey responses. She said the survey is a good assessment however some things are out of the City's control. Mayor Olivarri stated that the consultant who reviewed the responses said the results were mostly positive; however, some negative comments are to be expected.

Discussion followed on salaries and benefits. It was noted that MML conducted a salary and benefit survey last year but the information was not shared with employees. Some incentives for employees include WOWSA cash that employees may earn over the course of the year; a health trip is distributed every month, a health fair is done every year for employees and last year, a family night was planned at the City Park where items were sold at a lower cost. HR Generalist Cindy Leigh said many entities have approached her for information about the City's Wellness Program.

Mayor Olivarri said that sometimes management forgets to tell employees how much they are appreciated. He added that there was a need to evaluate how employees felt and now action is being

taken on the responses received. Alderman Bethurem suggested that another survey be taken in a few months to determine if the correct changes have been made.

City Administrator Woods said that the cost of leadership training could be shared with the cities of Camdenon and Lake Ozark.

Economic Development.

City Administrator Woods stated that more direction is needed and she suggested that a consultant be hired to assist the City with developing goals, a vision and a strategic plan. Alderman Rucker said a plan could be developed and the Board could determine the cost of implementation.

Alderman Marose said that her idea of economic development is to entice other businesses to come to Osage Beach but it is whatever direction the City wants to go. She suggested that the recommendations from the Citizen Advisory Board be reviewed. City Administrator Woods said that a consultant could access available resources and tie it together with economic development. Alderman Walker stated that economic development is important and he would like to pursue developing a long range plan. Mayor Olivarri said that economic development is a long range plan and the City needs to define it. He added that hiring a consultant is the correct way to go about it and he mentioned the Parkway west study will begin soon. Mayor Olivarri suggested visiting with HDR about economic development and establishing an economic development plan for the entire City. He said it is not an easy task and it will take many man hours but it is critical.

City Administrator Woods said she will get a proposal and meet with consultants. Mayor Olivarri said an economic development consultant may be needed and he would like to converse with HDR first.

Cost Share Program.

City Administrator Woods gave an update on the cost share program that MoDOT had a few years ago, however it is a 50%-50% split and 1/3 of the funds must be spent on non-road projects. She added the projects must be designed and ready to go because the project must be constructed by June 30, 2017. Mrs. Woods would like to submit two applications for funding through the MoDOT Cost Share Program.

Mayor Olivarri said that one major project is the outer road but funding is not available since only \$20 million is available for the entire state. It was noted that an application for the outer road could not meet the deadline because it has not been designed and the right of way has not been acquired.

Mayor Olivarri asked Public Works Director Nick Edelman to request authority to apply for funding for projects on a future agenda.

Alderman Marose mentioned that the banners were supposed to be up before Memorial Day. City Administrator Woods explained that the banners are being put up now. Since the old brackets had to be removed and new ones put up, the job required prevailing wages to be paid and the insurance requirements could not be met. Assistant City Administrator Mike Welty said about twelve banners are being installed per day by City employees.

There being no further business to come before the Board of Aldermen, the meeting adjourned at 8:45 p.m.

I, Diann Warner, City Clerk, do hereby certify that the above foregoing is a true and complete journal of proceedings of the special meeting of the Board of Aldermen of the City of Osage Beach, Missouri, held on June 30, 2016.


Diann Warner, City Clerk


John Olivarri, Mayor

APPROVED
7/21/16