



**AGENDA  
PLANNING COMMISSION**

**Regular Meeting  
November 13, 2018  
6:00 p.m.  
City Hall  
1000 City Parkway  
Osage Beach, Missouri**

**REGULAR MEETING AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES FROM THE July 10, 2018 MEETING**
- 4. NEW BUSINESS**
  - A) STREET VACATION: OSAGE BEACH ROAD, PBSJ PROPERTIES, LLC**
- 5. ADJOURN MEETING**

**MINUTES OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION FOR  
THE CITY OF OSAGE BEACH, MISSOURI**

July 10, 2018

The Planning Commission of the City of Osage Beach, Missouri, met to conduct a regular meeting on July 10, 2018 at 6:00 p.m., at City Hall in said City. The following Commissioners were present: Mayor John Olivarri, Alderman Richard Ross, Tony Kirn, Alan Blair, Don Chisholm, Don Sturn, and Roger Rand. Nancy Viselli, Michelle Myler, and Susan Ebling were absent. Also present were: Public Works Director Nick Edelman, City Planner Cary Patterson, and Department Secretary Brook Cason who kept a journal of the proceedings.

Mayor Olivarri began meeting stating he would be acting chairman in place of Susan Ebling being unable to attend the meeting. Mayor Olivarri asked the Commissioners if there were any corrections or changes to the June 12, meeting.

Department Secretary stated that the changes made were placed on the dais.

Mayor Olivarri asked if the Commissioners if there were any more changes to be made, and hearing none asked for a motion.

**Minutes:**

On a motion made by Don Sturn and seconded by Don Chisholm, the minutes of the June 12, 2018 meeting were unanimously approved.

Mayor Olivarri gave the floor to Public Works Director, Nick Edelman.

**New Business:**

**MEMORANDUM**

**Reference: Sewer Design Guidelines Subject: Osage Beach Design Guidelines**

**We have some changes and additions that we would like to make to the Design Guidelines. These changes deal with sewer design guidelines.**

**1) Wet Well Design: We currently require wet wells (storage tanks for sewer and the sewer pump) to hold two-hours of peak flow above high-level alarm. This causes wet wells to be rather large for multifamily projects and/or high flow users. The idea of requiring the large wet wells is that it allows Public Works Staff time to respond prior to the overflow. We must be notified that the light is flashing to respond but this was the thought process. We have been looking into other options. We have been trying out smaller wet wells with SCADA attached to them. SCADA is a system that calls on call personnel when a pump has issues/when the high alarm is met and other items. This allows us to respond prior to emergency. We have evaluated the costs and have found that this can be a more cost-effective solution. We would like to offer this to the development community.**

## Planning Commission

**2) Pipe type for pressure pipe outside of the station -we would like to include HDPE pipe in our design guidelines. We have been using for a little while and have found that it works out well.**

**3) Internal wet well pipe in small grinder stations -we would like to require stainless steel pipe inside wet wells. We currently require galvanized. This material rusts and starts to leak. We are required to do a replumb to replace all the pipe. Stainless eliminates this work.**

**There are some other minor changes, but these are the big changes.**

Mayor Olivarri asked if the Commissioners had any questions or comments on these changes.

Don Chisholm stated that when he uses galvanized metal on his docks it has lasted longer than the stainless-steel metal and asked why it would be different in this case.

Director Edelman answered that environment to which the metals are exposed to are different.

Don Sturn asked if smaller wet wells were the going to be used for all stations.

Nick Edelman answered that single-family developments would not be required to put in the SCADA system, however all major developments would.

Mayor Olivarri asked what the costs difference would be for using the stainless-steel over the galvanized.

Director Edelman answered that the costs were about 300% higher which is a \$500 increase in cost.

Tony Kirn asked if this cost was for both pipe and chain.

Director Edelman answered yes.

Tony Kirn asked if the alert system is on a back-up and asked if there have been any issues with this system.

Director Edelman answered that the alert system is on a battery backup. On one of the city's multi-phase stations one of the three boxes failed within the panel, failing to trigger the alert system.

Don Chisholm asked what happened when the system failed.

Director Edelman answered that there was a sewer overflow.

Don Sturn asked where the overflow occurred.

Director Edelman answered that the overflow was in the back of a cove and did make it to the lake.

Mayor Olivarri asked Nick to give an example of when and why an overflow would occur.

Director Edelman stated that a busy holiday weekend, like Fourth of July, during peak flow time. Peak time occurs twice a day. Peak time references the storage in a station, and the amount of time the City must respond to a full station before there is an overflow. The SCADA system would see when a pump fails and gives the City time to repair and/or replace the pump which would prevent the overflow.

## Planning Commission

Mayor Olivarri stated that this sounded like a big advantage, which would be cost effective, too. He asked Director Edelman how many failures have occurred due to battery back-up failures.

Director Edelman answered once since 2013.

Tony Kirn asked about the annual cost the City has spent on the SCADA system.

Director Edelman answered that each system is \$10,000 to install.

Roger Rand asked how many systems in total the City has installed.

Director Edelman answered in total there are 60 stations with the SCADA system.

Tony Kirn asked what the City has spent in total on these 60 stations.

Director Edelman stated approximately a \$500,000. Director Edelman added that the City is providing options for the developers. They can install the SCADA which would allow for a 45-minute response time or the standard two- hour PHF. He noted a few other minor changes to the language of guidelines.

Don Chisholm asked if the City planned for all stations to have the SCADA system.

Director Edelman answered that the City has been adding this new system to a few stations a year. This last year the City added SCADA to the stations at the 42 HWY Campground and to the station off Antioch. Due to the cost of the SCADA system it has been more effective for the City to do a few stations a year, versus all at once.

Richard Ross asked Director Edelman if he had a time frame for all City Stations to be on the SCADA system.

Director Edelman answered that all stations should have the SCADA system within five years.

Mayor Olivarri stated that very few citizens within City Limits remain without City Sewer, the advantage from the cost-savings of the SCADA.

Director Edelman agreed, stating the City has been able to do a lot more with their budget due to several projects being done in house, too. This has been happening now for about five years. The cost savings from the work being done in house has allowed budget fund to be used else-where, like the SCADA systems.

Mayor Olivarri asked if there were any more comments, hearing none he entertained for a motion.

Don Chisholm made a motion to recommend to the Board of Aldermen approval for the changes to the City's Sewer Guidelines, Roger Rand seconded the motion, and it unanimously passed.

**Reports:**

Mayor Olivarri asked if there were any reports for the staff.

Planner Patterson wanted to let the Commissioners know that the Special Use Case from June's meeting had been approved by the Board of Aldermen.

Minutes

07/10/2018

Planning Commission

The Mayor asked if there were any more reports, there being no further business to come before the Planning Commission, Mayor Olivarri adjourned the meeting at 6:27 p.m.

I, Brook Cason, Department Secretary 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 Planning Commission of the City of Osage Beach, Missouri, held on July 10, 2018.

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Brook Cason, Department Secretary

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Mayor John Olivarri, as acting Chairman

November 6, 2018

MEMORANDUM

To: City Planner

From: Public Works Director

Reference: Osage Beach Road

Subject: Street Vacation

We have reviewed the street vacation request by PBSJ Properties, LLC. This area of Osage Beach Road has excess right of way. They have created a utility easement for the utility companies that are shown within this area. The Public Works Department is fine with vacating it with the stipulation that the utility easement be required.



Date Received: 10/18/18 BE  
Date Completed: \_\_\_\_\_

**PETITION FOR STREET VACATION**

To The Honorable Mayor and Board of Aldermen of Osage Beach, Missouri:

The undersigned, PBST Properties, LLC, being an owner of real estate fronting and abutting on the portion of the street/alley/road/plat hereafter described, for the vacation of which this petition is filed, does hereby petition the Board of Aldermen of Osage Beach, Missouri to pass an ordinance vacating the following:

a portion of Osage Beach Road near the intersection of Osage Beach Road and Osage Beach PKWY (Per attached survey)

all in the said City of Osage Beach, Camden County, Missouri.

The undersigned petitioner agrees in consideration of the vacation that if, because of said vacation, any public improvements are to be made, or repaired, by the City on any street, avenue, alley, thoroughfare or public property intersected by the property to be vacated:

Osage Beach Road (per attached survey)

The cost of such improvements or repairs shall be paid by the undersigned petitioner upon demand from the City.

The following are names of people owning or claiming to own property abutting said street, avenue, alley, thoroughfare or public property proposed to be vacated:

OWNER NAME	LEGAL DESCRIPTION	MAILING ADDRESS
<u>PBST Properties LLC</u>	<u>Lots 8-16, Lots 22-30 Block 1</u>	<u>2520 N. Airport Plaza Ave Ste A Springfield, Mo. 65803-6405</u>

[Signature]  
Signature of Petitioner(s)

CITY OF OSAGE BEACH  
CITY CLERK  
1000 CITY PARKWAY  
OSAGE BEACH, MO 65065  
573-302-2000 Phone – 573-302-0528 FAX



Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

**CONSENT TO VACATION**

In the matter of the vacation of a portion of Osage Beach Road near the intersection of Osage Beach Road and Osage Beach Rkwy. (Per attached survey)

Know All Men By These Presents: That PBST Properties, LLC

the undersigned, being the owners of real estate described below set opposite our names respectively and immediately adjoining the following street, avenue, alley, thoroughfare or public property proposed to be vacated:

Osage Beach Road (per attached survey)

for the vacation of which a petition has been filed, do as such abutting owners hereby consent that said

Osage Beach Road (per attached survey)

may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Witness with our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

OWNER NAME	LEGAL DESCRIPTION	MAILING ADDRESS
PBST Properties LLC	Lots 8-16, Lots 22-30 Block 1	2520 N. Airport Plaza Ave Ste A
		Springfield Mo. 65803-6405

CITY OF OSAGE BEACH  
CITY CLERK  
1000 CITY PARKWAY  
OSAGE BEACH, MO 65065  
573-302-2000 Phone - 573-302-0528 FAX





Date Received: \_\_\_\_\_

Date Completed: \_\_\_\_\_

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may be vacated in manner and form, as set out in said petition. We severally own the property set opposite our names printed and signed below.

Witness with our hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

OWNER NAME	LEGAL DESCRIPTION	MAILING ADDRESS
PBST Properties LLC	Lots 8-14, Lots 22-30 Block 1	2520 N. Airport Plaza Ave Ste A Springfield Mo. 65803-6425

CITY OF OSAGE BEACH  
CITY CLERK  
1000 CITY PARKWAY  
OSAGE BEACH, MO 65065  
573-302-2000 Phone - 573-302-0528 FAX

Individual(s) Acknowledgement

State of Missouri }  
County of Camden } ss

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
before me, the undersigned, a Notary Public, personally appeared:

known to be the person(s) described in and who executed the foregoing instrument of his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in

the day and year last above written.

My Commission Expires: \_\_\_\_\_

(Seal)

Notary Public: \_\_\_\_\_

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Corporate Acknowledgement

State of Missouri }  
County of Camden } ss

On this 9th day of October 2018  
before me appeared:

Acrash Ahmadnia DDS

to me personally known, who being duly sworn, did say that he is the President of:

PBSJ Properties LLC

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of it's Board of Directors, and said

Acrash Ahmadnia DDS

acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal at my office in  
1701 W. Sunshine Suite Q Springfield MO 65807  
the day and year last above written.

My Commission Expires: 3/15/2020

(Seal)

Notary Public: [Signature]



Individual(s) Acknowledgement

State of Missouri }  
County of Camden } ss

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_, before me, the undersigned, a Notary Public, personally appeared:

known to be the person(s) described in and who executed the foregoing instrument of his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in

the day and year last above written.

My Commission Expires: \_\_\_\_\_

Notary Public: \_\_\_\_\_

(Seal)

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Corporate Acknowledgement

State of Missouri }  
County of Camden } ss

On this 9th day of October 2018 before me appeared:

Arrash Ahmadnia DDS to me personally known, who being duly sworn, did say that he is the President of: PBSJ Properties LLC

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on behalf of said corporation by authority of it's Board of Directors, and said

Arrash Ahmadnia DDS acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notary seal at my office in 1701 W. Sunshine Suite Q Springfield MO 65807 the day and year last above written.

My Commission Expires: 3/15/2020

Notary Public: [Signature]

(Seal)



Individual(s) Acknowledgement

State of Missouri }  
County of Camden } ss

On this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
before me, the undersigned, a Notary Public, personally appeared:

known to be the person(s) described in and who executed the foregoing instrument of his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in

the day and year last above written.

My Commission Expires: \_\_\_\_\_

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Notary Public: [Signature]

(Seal)



