

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN
OF THE CITY OF OSAGE BEACH, MISSOURI
October 21, 2021**

The Board of Aldermen of the City of Osage Beach, Missouri, conduct a Regular Meeting on Thursday, October 21, 2021, at 6:00 p.m. The following were present in person: Mayor John Olivarri, Alderman Tyler Becker, Alderman Phyllis Marose, Alderman Bob O'Steen, Alderman Richard Ross and Alderman Kevin Rucker. Tara Berreth, City Clerk, was present and performed the duties of that office. Appointed and Management staff present were City Administrator Jeana Woods, City Attorney Ed Rucker, Police Chief Todd Davis, City Planner Cary Patterson, Public Works Operations Manager Kevin Crooks, City Treasurer Karri Bell, Parks, Recreation Manager Nicole Stacey. Building Official Ron White, Human Resource Specialist Cindy Leigh, Airport Manager Ty Dinsdale and Dave Van Leer/Cochran.

MAYOR'S COMMUNICATIONS

Gave a brief overview on what has taken place over the last 20+years in reference to the Prewitt's Point TIF.

CITIZEN'S COMMUNICATIONS

John Pyrtle – Thank you for support for what is now called Magic Dragon Trails. The money raised for this master final plan is around \$50,000. With about \$20,000 in additional funds coming in. Once all funds are in a master plan will be brought back for Board review.

APPROVAL OF CONSENT AGENDA

Alderman Marose made a motion to approve the consent agenda. This motion was seconded by Alderman Rucker. Motion passes unanimously.

UNFINISHED BUSINESS

Bill 21-67 - An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning 1.1 acres as described in rezoning case no. 415. *Second Reading*

Alderman Ross made a motion to approve the second reading of Bill 2-67. This motion was seconded by Alderman Rucker. The following roll call was taken to approve the second and final reading of Bill 21-67 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Marose, Alderman O'Steen, Alderman Ross and Alderman Rucker Bill 21-67 was passed and approved as Ordinance 21.67.

Bill 21-68 - An ordinance of the City of Osage Beach, Missouri, adopting an amendment to the zoning map of the City of Osage Beach, Missouri by rezoning 9.3 acres as described in rezoning case no. 416. *Second Reading*

Alderman O'Steen made a motion to approve the second reading of Bill 2-68. This motion was seconded by Alderman Marose. The following roll call was taken to approve the second and final reading of Bill 21-68 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Marose, Alderman O'Steen, Alderman Ross and Alderman Rucker Bill 21-68 was passed and approved as Ordinance 21.68.

Bill 21-69 - An ordinance of the City of Osage Beach, Missouri, authorizing the expenditure of funds for the Veteran's Day Parade 2021 event support request in the amount of \$2,000. *Second Reading*

Alderman Becker made a motion to approve the second reading of Bill 2-69. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 21-69 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Marose, Alderman O’Steen, Alderman Ross and Alderman Rucker Bill 21-69 was passed and approved as Ordinance 21.69.

Bill 21-71 - An ordinance of the City of Osage Beach, Missouri, adopted upon the successful completion of the Prewitt’s Point TIF project and full payment of the bonds issued therefore, terminating, and dissolving the Prewitt’s Point Tax Increment Financing Plan, Special Allocation Fund, and the tax increment financing associated therewith, and terminating the designation of the redevelopment area under said plan as a redevelopment area. *Second Reading*

Alderman O’Steen made a motion to approve the second reading of Bill 2-71. This motion was seconded by Alderman Ross. The following roll call was taken to approve the second and final reading of Bill 21-71 and to pass same into ordinance: “Ayes” Alderman Becker, Alderman Marose, Alderman O’Steen, Alderman Ross and Alderman Rucker Bill 21-71 was passed and approved as Ordinance 21.71.

Motion to direct staff concerning the Topsider project as it pertains to Odor Control Issues

Listed below are four options.

1. To direct the purchase and installation of the digester at the city’s expense.
2. To accept the infrastructure when completed according to Osage Beach Codes and Ordinances and purchase what necessary odor control equipment deemed necessary by the Public Works Operations Manager, at the city’s expense, if needed in the future.
3. To refuse acceptance of the sewer infrastructure but direct the issuance of a Certificate of Occupancy when all other provisions of the Osage Beach Codes and Ordinances are met.
4. To refuse acceptance of the sewer infrastructure until the digester is purchased and installed by the developer, to the satisfaction of the city within a predetermined, maximum amount of time. Direct the issuance of a Certificate of Occupancy when all other provisions of the City Codes and Ordinances are met.

Alderman Ross made a motion to accept option #2 (To accept the infrastructure when completed according to Osage Beach Codes and Ordinances and purchase what necessary odor control equipment deemed necessary by the Public Works Operations Manager, at the city’s expense, if needed in the future). This motion was seconded by Alderman O’Steen. This motion was passed unanimously by a voice vote.

NEW BUSINESS

Presentation - Compensation Study Results

The City has an established Classification and Compensation System, and it is the policy of the City to maintain said system to assist in recruiting, retaining, and rewarding qualified employees, and shall seek to establish wage and salary ranges that are competitive with the labor markets. Pay structure is reviewed annually and procedures have been in place to ensure all positions are reviewed periodically. Due to the nature of workforce markets and recent, rapid changes, it was important to review the full Classification and Compensation System this year to address entry wages for all departments and compression within the pay plan.

Ed Rataj, Managing Director, Compensation Consulting, with CBIZ, presented the findings and recommendations. The FY2022 Operating Budget Draft #1 will include the overall recommendations.

Discussion - Industrial Drive Project Scope

Dave Christensen/Cochran Engineering - Gave a presentation on the Scope on the Industrial Drive Project.

- ✓ Eliminating roadside ditches
- ✓ Adding curb and gutter on both sides
- ✓ 9" thick concrete pavement (26' wide)
- ✓ No sidewalks
- ✓ Cobra head style street lighting (7)

Plans to be completed by December 7, 2021

Open bids February 2022

Construction to start April 2022 with completion October 2022.

The Board asked that some more information be brought back with different pricing on Ameren UE putting in and maintaining the streetlights.

Bill 21-73 - An ordinance of the City of Osage Beach, Missouri, amending the Osage Beach Code of ordinances by repealing and replacing, Chapter 105 Elections, Section 105.030 Declaration of Candidacy - Date of Filing, Item A. *First Reading*

Alderman Rucker made a motion to approve the first reading of Bill 21-73. This motion was seconded by Alderman Marose. Motion passes with voice vote unanimously.

Bill 21-74 - An ordinance establishing and providing for the election procedure to be followed for the General Municipal Election to be held April 5, 2022, in the City of Osage Beach, Missouri. *First Reading*

Alderman Marose made a motion to approve the first reading of Bill 21-74. This motion was seconded by Alderman Becker. Motion passes with voice vote unanimously.

Bill 21-75 - An ordinance of the City of Osage Beach, Missouri, amending Ordinance No. 20.83 Adopting the 2021 Annual Budget, Transfer of funds for necessary expenses for various items related to FY2021 year-end estimates. *First and Second Reading*

Alderman Ross made a motion to approve the first reading of Bill 21-75. This motion was seconded by Alderman O'Steen. Motion passes with voice vote unanimously.

Alderman Marose made a motion to approve the second reading of Bill 21-75. This motion was seconded by Alderman Becker. The following roll call was taken to approve the second and final reading of Bill 21-75 and to pass same into ordinance: "Ayes" Alderman Becker, Alderman Marose, Alderman O'Steen, Alderman Ross and Alderman Rucker Bill 21-75 was passed and approved as Ordinance 21.75.

Motion to authorize the Mayor to sign a Promulgation Statement with the Camden County Emergency Management Agency, agreeing to adopt and utilize Camden County's Local Emergency Operations Plan.

Alderman Rucker motion to authorize the Mayor to sign a Promulgation Statement with the Camden County Emergency Management Agency, agreeing to adopt and utilize Camden County's Local Emergency Operations Plan. This motion was seconded by Alderman Marose. Motion passes unanimously by voice vote.

Motion to approve purchase and install of the final phase of AV Upgrades in the Boardroom from Morgan Music in an amount not to exceed \$27,169.

Alderman Ross made a motion to approve the purchase and install of the final phase of AV upgrades in the Boardroom from Morgan Music in an amount not to exceed \$27,169. This motion was seconded by Alderman Rucker. Motion passes unanimously by voice vote.

COMMUNICATIONS FROM MEMBERS OF THE BOARD OF ALDERMEN

Alderman Ross and Alderman O'Steen commended Human Resource Specialist Cindy Leigh on all the hard work she has done bringing forward all of the employee information.

STAFF COMMUNICATIONS

City Administrator Woods – Reminded that Budget meetings will start next week Monday, Tuesday and Thursday starting at 5:00 pm.

Police Chief Davis – Detective Tom Gorsline accepted a job as Camden County Public Administrator which is appointed by Governor Parsons.

City Planner Patterson – City is very busy with potential businesses coming Osage Beach.

Parks Manager Stacey – Thank you to Mike Welty, Chief Davis (Cadets) and the various employees for all their help with the Fall Festival.

Public Works Operations Manager Crooks – Chad Carlson has turned in his resignation. His last day will be November 4, 2021.

EXECUTIVE SESSION

Alderman Rucker 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. Alderman Becker seconded the motion. The following roll call was taken to close the meeting. Ayes: Alderman O'Steen, Alderman Ross, Alderman Becker, Alderman Rucker, and Alderman Marose.

ADJOURN

CLOSED SESSION

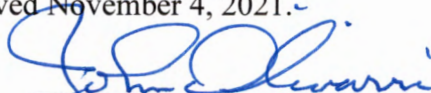
Alderman Marose moved to open the meeting. Alderman Rucker seconded the motion. The following roll call vote was taken to open the meeting: "Ayes": Alderman Ross, Alderman Rucker, and Alderman Becker, Alderman Marose, and Alderman O'Steen. Absent. The meeting was therefore opened.

No announcements were made following the closed session.

ADJOURN REGULAR MEETING

There being no further business to come before the Board, the meeting adjourned at 9:00 pm. I, Tara Berreth, 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, on October 21, 2021, and approved November 4, 2021.


Tara Berreth/City Clerk


John Olivarri/Mayor