

OZARK SPECIAL ROAD DISTRICT (OSRD)
REGULAR MEETING MINUTES
MAY 17, 2022

The meeting was called to order by Barbara Hover, President at 3:30 p.m.

Commissioners: Barbara Hover. Pres. (Present) Chris Somers (Present) Jerry Countryman (Present)

OSRD Associates: Jody Stutesmun (OSRD) Jake McCully (CRC CPAs)

Chris Somers made a motion to approve the May 17th meeting agenda. Barbara Hover made second. Approved.

Chris Somers made a motion to approve the April 12, 2022 regular meeting minutes. Jerry Countryman made second. Approved.

Chris Somers made a motion to approve the April 12, 2022 closed meeting minutes. Jerry Countryman made second. Approved.

Chris Somers made a motion to approve the April 19, 2022 special meeting minutes. Jerry Countryman made second. Approved.

Chris Somers made a motion to approve the April 2022 financial report as presented. Barbara Hover made second. Approved.

Guests: Pat Platter (Neale & Newman), Sam Law, Mike Slater, Mike Beaty (Great River Engineering - GRE), Randy Muilenburg, Debby Spencer, Jon Dodd, Caleb Freeland (Anderson Engineering), Cameron Smith (City of Ozark), Darrell Mrotek, Brad King, David Lundstrom (GRE), Jeremy Parsons (City of Ozark), Megan Bischof (City of Ozark)

Guest Business

- a. Farmer Branch Road Cost Share/Marabella (Anderson Engineering): James River Church (JRC) has agreed to \$14.5k in cost share regarding the Marabella development. JRC wants to find middle ground on the right amount to contribute. The commissioners pushed back on this amount as the total project cost was closer to \$100k. No further discussion.
- b. Gabris Landscaping (Anderson Engineering): Discussion on a new driveway into the Gabris property. The OSRD has already approved the driveway off Sunset Rd near Highway NN. **Motion:** Chris Somers made a motion to approve the driveway changes as presented. Jerry Countryman made second. Approved.
- c. Randy Muilenburg: Mr. Muilenburg is asking for a road cut on Warren down by 11th Street. This will be a 3-4 foot road cut to find a telephone cable. Counsel for the OSRD, Pat Platter, has approved the related the OSRD performance bond final draft as presented. Mr. Somers will present the bond to Randy during the meeting. Mr. Somers does not believe there needs to be an impact study and is asking the commissioners to waive the study for this bond and approval. **Motion:** Chris Somers made a motion to approve this road cut as presented. Jerry Countryman made second. Approved.
- d. Brad King (Marabella): Brad King presented plans/plats to the commissioners. They revised the cost share agreement and the developer is working to address all of the commissioner's concerns and move forward with the best plan. Mr. King presented these changes outlined in the updated agreement to the commissioners and is asking for approval and acceptance of this agreement. Jerry Countryman agrees that the cost share should include the OSRD, Marabella, and the City of Ozark as the project proceeds through its various phases. Mr. King states that he is making the discussed improvements in 2024, which then allows for OSRD to make future improvements as the related tax dollars come in from the development to the OSRD. Mr. Countryman thinks the OSRD should approve the development in phases as the OSRD will have to improve the roads surrounding the development. Jeremy Parsons indicates that this isn't a simple process, and that the city has no jurisdiction over

the roads in discussion and only the utilities. Mike Beaty with GRE added to the discussion that without a traffic study, we don't know the exact impact and what is fair for the developer. Mr. Beaty states that he is okay with the proposed changes for phase 1 as presented but doesn't know the long-term impacts at this time. Mr. Beaty further added that Southernview and Raymond from a pavement infrastructure perspective will need updating. Mr. Parsons further indicated that a traffic study has been completed for that section of Ozark and we are waiting on official results. The City of Ozark offered to do this for the developer as part of the incentive package. This is a public detailed traffic analysis of the Ozark Northern corridor and there was an addendum specific to the impacts of Marabella. Mike Beaty suggested using the data and scheduling a work session in the future. Chris Somers wants GRE to get the report and review it before the June meeting. Mr. Parsons will provide that information. **Motion:** Chris Somers made a motion to table this discussion until the further review can be done. Barbara Hover made second. Approved.

- e. John Sayre (Road Cut to Fix Sewer Line): This cut will be on South 14th Avenue and would fall under the performance bond minimum of \$10k. Chris Somers indicated he issued county standards on road quality to Mr. Sayre and is again asking the commissioners to waive the impact study requirement. **Motion:** Chris Somers made a motion to approve the sanitary sewer extension road cut for the Lee Black residence in Ozark, MO off South 14th Avenue and in accordance he will be asked to complete the performance bond with the paperwork being submitted today. Jerry Countryman made second. Approved.
- f. Sam Law (Ozark Resident): Mr. Law is having issues with stormwater runoff off from Riverview and this has progressively gotten worse. The OSRD and GRE will go out this week to review. Jeremy Parsons will attend as well. This concerns an OSRD roadway and City of Ozark's drainage. No further discussion.

Old Business

- a. Guard Rails on 25th and Fremont: Mike Beaty from GRE has been in contact with utility companies.
- b. Right-of-Way Survey Bid on Riverbluff (GRE): No discussion. The commissioners asked this to be removed from the agenda until further notice.
- c. Review Safeco Accident and Reimbursement on Riverside Bridge: Pat Platter provided update that they are nearing a resolution with insurance company.
- d. Marabella Cost Share: Previously discussed under Guest Business.
- e. UMB Card Services Resolution: **Motion:** Chris Somers made a motion for all three commissioners to sign and approve the UMB Card Services Resolution allowing the commissioners to be able to discuss adding an additional card and increase the limit from \$10k to \$20k with UMB. Barbara Hover made second. Approved.
- f. Tax Levy Resolution: Pat reviewed and determined there were no immaterial irregularities with the ballot from the April 2022 election and a new election would not be required based on inquiry from a citizen. The counsel for the OSRD takes the position that the election should be defended.

New Business

- a. Ozark Meat Company Development: Chris Somers asked for GRE to opine on this development--Angus Estates subdivision. GRE recommends a study based on a sight distance problem where Warren heads west from Selmore next to the driveway near a potential drop-off in the roadway. At this point in time, Mike Beaty with GRE doesn't think a study needs to be done for any other of the aspects of the development. Mr. Beaty added that the road is wide enough and that there are no safety or operational problems on Camelot other than the collapsed drainage, which the OSRD is already aware of and discussed. **Motion:** Chris Somers made a motion to table this discussion. Jerry Countryman made second. Approved.
- b. Safety issue on McCracken Road and Countryman (Jerry Countryman): Mr. Countryman indicated that since the Ozarks schools have not wanted to establish a bus stop here, he recommends reducing the speed limit to 35 mph on McCracken from 14th Street east until the roadway straightens out past Hawkins Road. Barbara Hover recommends flashing signs on McCracken and on Riverbluff. These are expensive and the decision to put these in will need to be discussed further. **Motion:** Chris Somers made a motion to approve the replacing of the 45mph signs to 35mph speed limit signs on McCracken from 14th Street east until the roadway straightens out past Hawkins Road Barbara Hover made second. Approved.

Correspondence

- a. No correspondence through the mail that wasn't already sent to commissioners via email.

Project Updates

- a. Pothole and Pavement Repair (25th & Fremont): No discussion.
- b. Hemlock & Willow Project: There was a Sunshine Law request from citizen on this project regarding the bidding process and insurance for contractor who completed this project. The OSRD needs to recover rock that has washed away here due to heavy rains and place it back. Capital Rock (Capital Materials) gave the OSRD a preliminary bid on doing a wedge to fix this issue. The OSRD also discussed a chip and seal here for 2023 but will get a policy to vote on at the next meeting.
- c. Camelot Road Development. No further discussion.
- a. McCauley Bridge: Mike Beaty from GRE presented plans and an update on this project. It is in progress and preliminary plans have been developed. GRE is asking for preliminary review of those plans from the commissioners and notify GRE of anything they see that is out of place.

Ongoing Road Work, Employee Updates, Other Discussions

- a. Equipment Maintenance Update: The green truck needs a new power steering and clutch. **Motion:** Chris makes a motion to purchase a broom from John Deere for approximately \$8,000 instead of from Bobcat as Bobcat was unable to provide the correct broom and that it might be a 2-3 month wait. Jerry Countryman made second. Approved.
- b. Employee Update: OSRD gave an application to prospective employee looking for part-time work.
- c. Employee Boots & Proposed Sick and Vacation Time for OSRD Employees:
 - i. **Motion:** Chris Somers made a motion to approve the new sick policies as presented. Jerry Countryman made second. Approved.
 - ii. **Motion:** Chris Somers made a motion to approve the new PTO policies as presented. Jerry Countryman made second. Approved.
 - iii. **Motion:** Chris Somers made a motion to approve up to \$100 per year for each employee for purchase of work boots after proof of purchase is provided. Jerry Countryman second. Approved. The commissioners also talked about getting winter clothes with property safety markings.
- d. Commissioner Response to Public Complaints: No discussion.
- e. Sundown: Citizen asked for help with drainage on this street. Miranda Beadles confirmed there is no county jurisdiction and recommend that the parties hire an engineer. Jerry Countryman believes it is an issue with the landowners because the roadway isn't involved here.
- f. Parkview: This road was recently acquired from the City of Ozark in recent IGA and there is also an issue with water drainage that needs to be addressed.
- g. Creative Audio: Discussion on complaints from the OSRD. The developer has addressed some of the issues, but not all of them.
- h. Pheasant Road: There was a cut made recently that doesn't appear to be done correctly according to Chris Somers. Mr. Somers contacted John Wayne after the April 2022 meeting and asked that they contact Darrell Mrotek to fix the cut.

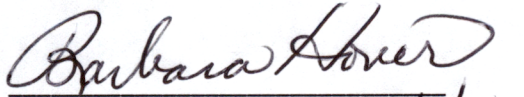
Closed session held.

5:15 p.m. – Motion to Recess Opening Meeting and Reconvene in Closed Session to consider confidential matters and employee matters as defined by Section 610.021(1) RSMo by Chris Somers. Jerry Countryman made second. Approved.

6:11 p.m. – Open Meeting Reconvened.

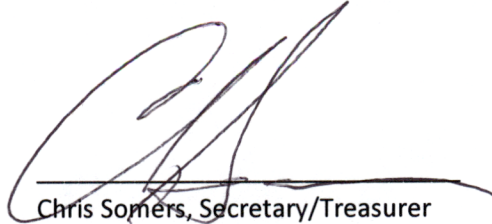
Adjourn: Motion to adjourn made by Chris Somers 6:22 p.m. Jerry Countryman made second. Approved.

Meeting adjourned.



Barbara Hover, President

Minutes 05/17/2022



Chris Somers, Secretary/Treasurer