

OZARK SPECIAL ROAD DISTRICT (OSRD)
WORK STUDY MINUTES
OCTOBER 1ST, 2024

Those present:

District Commissioners: Barbara Hover (President) Chris Somers (Secretary/Treasurer) and Jerry Countryman.

Visitors: Derek Estell (Toth Engineering), Patrick Platter (Neale & Newman) John Edwards (Capital Materials) and representatives for Marabella (appeared in the middle of the meeting)

The meeting was called to order at 3:00 p.m.

1. **Barrington Springs.** The formal response was revised and will be sent to the HOA and City of Ozark.
2. **Equipment.** The skid steer is deferred to closed session.
3. **Blue Stem Culvert Project.** The culvert supplier Scurlock has not provided a delivery date. Derrick Estell will follow up with them.
4. **McCauley Road and Culverts.** The District is having difficulty getting culverts from its supplier. This is common to many customers in the area. Larger customers are able to leverage their purchases since they buy in larger amounts. The Board instructed Toth to make a traditional bid and to also make an alternate bid.
5. **South Street/Warren Properties.** The project continues with construction. There are two ponds for stormwater retainage. However, calculations have not accounted for additional acreage.
6. **Soil Erosion Issues.** Issues concerning the spillage of stormwater and debris on roads will be sent to Midwest Auto Motors and Animal Clinic of the Ozarks.
7. **Marabella.** Representatives for the developer appeared and discussed their project. John Schneider of Capital Materials also discussed the operation of the Capital plant since it will be nearby. The developer is preparing to present its various applications for rezoning and a preliminary plat before the City. There was a lengthy discussion why the traffic studies need to be at least updated, if not completely replaced. There was also a discussion on whether the parties could revert to the plan that was generally agreed upon, if not formally, before it was dropped. However, the details of the new project going to the City will likely change the needs for streets. The District may not be able to restripe as it originally thought because the striping machine is out of service. The developer was also advised that the City will likely want an updated traffic study given the recent controversies over the Greenbridge subdivision. There is also little possibility now for a cost share, as was discussed before, because the money that would have been available is now being dedicated to projects considered for the 5 year plan. The discussion was ended that the developer will at least be considering 4 access points from its development. Those will be 2 access points on Farmer's Branch, 1 access point on Southernview, and 1 access point on Blue Stem Road. The developers would prefer to close Raymond.

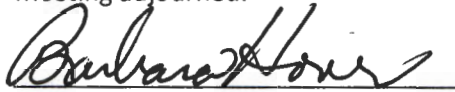
Jerry Countryman needed to leave due to other pressing matters.

- 8. Recent issues.** Derrick Estell reported that water is flowing around the intersection of Tennessee and Riverdale. An origin needs to be located. A water main broke at Fremont Cottages. Blevins will stripe Fremont Road.

5:15 p.m. Chris Somers moved, and Barbara Hover seconded, to end the regular session and to go into a closed session. Approved 2-0.

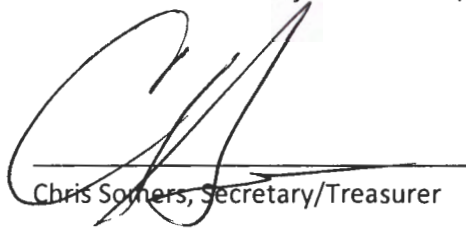
6:00 p.m. The Board came back into regular session. Unanimous consent to adjourn at 6:05 p.m.

Meeting adjourned.



Barbara Hover, President

Minutes for 10/01/24



Chris Somers, Secretary/Treasurer