



City of Ozark Missouri

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BOARD OF ALDERMEN REGULAR MEETING MONDAY, DECEMBER 16, 2024 AT 7:00 P.M.

7:00 P.M.

This meeting was conducted at the Ozark City Hall Council Chambers.

Present: Mayor Don Currence, Alderman Chris Aiken, Alderman Eddie Campbell, Alderman Bruce Galloway, Alderman Jean Ann Hutchinson, Alderman James Metcalf and Alderman David Snider.

Staff Present: City Administrator Eric Johnson, Asst. City Administrator Cameron Smith, City Clerk Chandra Hodges, City Attorney Amanda Callaway, Communications Manager Ben Ward, Communications Director Maria Neider, Parks and Recreation Director Hayden Ponsar, HR Director Tracey Hasler, Finance Director Mary Edna Wilson, Public Works Director Jeremy Parsons, and Police Chief Justin Arnold.

1. **CALL TO ORDER:** Mayor Don Currence opened the Regular Meeting at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was recited.
3. **VIDEO OF DECORUM:** played
4. **ROLL CALL:** City Clerk Chandra Hodges called the Roll:

Alderman Chris Aiken	Present
Alderman Eddie Campbell	Present
Alderman Bruce Galloway	Present
Alderman Jean Ann Hutchinson	Present
Alderman Jim Metcalf	Present
Alderman David Snider	Present

5. **APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING(S):**

a. **December 2, 2024 – Special Session**

Alderman Campbell asked to clarify the minutes relating to comments made by Jeanne McFall with Asst. City Administrator Cameron Smith regarding citizen compliance with the Corridor Plan. Motion was made by Alderman Campbell to table these minutes until the next meeting to clarify seconded by Alderman Hutchinson with Alderman Metcalf voting nay and the rest voting aye.

b. December 2, 2024 – Regular Session

Motion was made by Alderman Metcalf to approve the December 2, 2024 Regular Session Meeting minutes as written seconded by Alderman Aiken with all present voting aye.

6. CEREMONIAL MATTERS:

7. SCHEDULED VISITORS:

a. Ozark Chamber of Commerce – Monthly Update

Chamber Director Chris Russell gave the Chambers update.

b. Historic River District - Updates

Jillian Johnson, Board President gave the District's update and introduced their new Executive Director, Diane Richardson.

8. FIRST READING BILL AND RESOLUTIONS: (Open or Public Discussion)

a. NEW BILLS:

1. Bill #3619 An Ordinance Of The City Of Ozark, Missouri, Approving the Preliminary Plat For The Ozark Marketplace Subdivision And Authorizing The Director Of Planning And Development To Accept The Dedication Of The Public Streets And Easements To The City As Shown On The Preliminary Plat, Upon The Applicant Filing And Recording A Final Plat That Substantially Conforms To The Preliminary Plat; And Authorizing The City Clerk To Sign The Final Plat Upon Compliance With The Terms Of This Ordinance

Motion was made by Alderman Metcalf to place Bill #3619 on its first reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3619 by title only.

i. Staff Comments

Asst. City Administrator Cameron Smith stated this is Ozark Marketplace, as we call it the Warren Property. This is approximately 20+ acres divided into 13 lots with 2 regional detention areas. No trail has been identified on this property. Water and sewer can service this property. Traffic and hydrology reports will be evaluated. Staff recommends approval and the Planning and Zoning Commission approved 9-0.

Further discussion was held and questions about traffic flow in the area with this new development.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened the Public Hearing.

Caleb Freeland, OWN Engineering, 3213 S. West Bypass, Springfield – Applicant Representative

Mr. Freeland clarified some traffic concerns with their planned improvements.

Kristin Haseltine, SMCC Director

Ms. Haseltine spoke in favor of this stating SMCC has been working on this Project for 2.5 years. A lot of studies have been done for this Project. It is a key piece and very excited for this to begin.

Brenda Hobbs, 501 Penner, Ozark

Ms. Hobbs expressed concerns about the intersection at Walgreens, 17th Street and South Street and hopes improvements are being considered.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3619 will be held over to the next Legislative Session on January 6, 2025.

2. Bill #3620 An Ordinance Of The City Of Ozark, Missouri, Amending The Zoning Code And Official Map By Changing The Zoning Classification Of Certain Real Property Located At 1767 South 15th Avenue, C-2 to OW

Motion was made by Alderman Metcalf to place Bill #3620 on its first reading by title only seconded by Alderman Galloway with all present voting aye.

City Attorney Amanda Callaway read Bill #3620 by title only.

i. Staff Comments

Asst. City Administrator Cameron Smith explained this is approximately 1 acre with a request to rezone from C-2 to O-W. It is an existing legal non-conforming lot. It can be serviced by water and sewer. The current use is already O-W, storage units, this rezoning corrects that zoning to match its existing use. No environmental features are noted. He gave the guiding factors for approving this. He recapped the neighborhood meeting summary as provided by the owner. This was recommended by staff and the Planning and Zoning Commission 9-0.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened the Public Hearing.

Cameron Hole, OWN Engineering, 3213 S. West Bypass, Springfield

He spoke as the applicant representative. There are security concerns with the existing use, just trying to conform to its existing use. The drainage concerns by neighbors are downstream from this.

Donovan Dobbs, Ozark, MO

Mr. Dobbs stated he is representing 2 homeowners to the West of this. He questioned only one parcel being rezoned and not both as they both have the same current use and zoning; further explaining there are two parcels noting this is only the South parcel. He asked why they weren't both being rezoned; this will not solve his clients' issues. These are one owner for both parcels.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3620 will be held over to the next Legislative Session on January 6, 2025.

3. Bill #3621 An Ordinance Of The City Of Ozark, Missouri, Adopting One New Chapter, Chapter 660, Residential Rental Dwelling Unit Inspections And Certificates

Motion was made by Alderman Metcalf to place Bill #3621 on its first reading by title only seconded by Alderman Snider with all present voting aye.

City Attorney Amanda Callaway read Bill #3621 by title only.

i. Staff Comments

Asst. City Administrator Cameron Smith gave the background and recapped the history of this Bill. There are requirements and a check list for inspections. The checklist is not part of the Bill but will be on file with the Clerk's office. There is a timeline, 2 years for this to reach the entire City starting with Ward I in June 2025.

Further discussion was held.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened the Public Hearing.

Kristin Haseltine, SMCC

Ms. Haseltine stated she can only speak to the economic impact. She usually only deals with commercial development not residential housing. They are not taking a stance but will be sharing what she has heard.

Jeanne McFall, 1325 E Warren, Ozark

Ms. McFall referenced Nixa and compared ours to theirs identifying the cost difference and criteria for both. She encouraged the City to talk to the Springfield Property Management Association.

Brenda Hobbs, 501 Penner, Ozark

Ms. Hobbs stated she echoes Ms. McFalls concerns.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3621 will be held over to the next Legislative Session on January 6, 2025.

4. Bill #3622 An Ordinance Of The City Of Ozark, Missouri, Adopting One New Chapter, Chapter 670, Regarding Contractor's Licenses

Motion was made by Alderman Metcalf to place Bill #3622 on its first reading by title only seconded by Alderman Galloway with all present voting aye.

City Attorney Amanda Callaway read Bill #3622 by title only.

i. Staff Comments

Asst. City Administrator Cameron Smith hit the highlights of this Bill. Several surrounding communities already have this in place.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened and closed the Public Hearing.

Mayor Currence stated Bill #3622 will be held over to the next Legislative Session on January 6, 2025.

5. Bill #3623 An Ordinance Of The City Of Ozark, Missouri, Amending The 2025 Fee Study To Add Five New Fees

Motion was made by Alderman Galloway to place Bill #3623 on its first reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3623 by title only.

i. Staff Comments

Asst. City Administrator Cameron Smith explained these five (5) new fees are related to the two (2) previous bills, rental inspections and contractor's license.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened and closed the Public Hearing.

Jeanne McFall, 1324 E Warren, Ozark

Ms. McFall asked who pays these fees and asked the portal be more user friendly and add an email notification when something happens or is added.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3623 will be held over to the next Legislative Session on January 6, 2025.

6. Bill #3624 An Ordinance Of The City Of Ozark, Missouri, Authorizing The City To Enter Into A Contract With Radmacher Brothers Excavating Company, Inc., For Phase 4, Phase 5, And Spur Improvements To The Chadwick Flyer Trail

Motion was made by Alderman Aiken to place Bill #3624 on its first reading by title only seconded by Alderman Campbell with all present voting aye.

City Attorney Amanda Callaway read Bill #3624 by title only.

i. Staff Comments

Public Works Director Jeremy Parsons stated 2024 has been the year of connections. This has been a passion project and this bid is the tipping point. This is for 3 phases of trail work: Longview/Tracker, the Overpass and the Spur; the High School to Phase One. He spoke to the unique funding of this bid, which comes from several different funding sources as this carries a price tag of almost \$6 mil.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened the Public Hearing.

Matt DeMoss, CMT Engineering

Mr. DeMoss spoke as the Project Manager with CMT. He offered Andrew Nelson with Radmacher Brothers Excavating was here to answer any questions.

Sarah Fields, OTO, Director

Ms. Fields appreciates the partnership. The connection of these corridors have been identified and are top regional priorities including the Overpass.

Kristin Haseltine, SMCC

Ms. Haseltine explained that jobs are coming because of this. The abilities to get funds has changed as the Missouri Department of Economic Development (DED) has changed it process to be able to receive funds for locating near trails. She cannot thank the city enough to get to be a part of this.

Rick Ashe, Ozark Greenways, newly hired Director

Mr. Ashe stated he was an attorney for 20 years and he is very excited about this job and is inspired to do this, it is for the greater good.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3624 will be held over to the next Legislative Session on January 6, 2025.

7. Bill #3625 An Ordinance Of The City Of Ozark, Missouri, Granting White River Valley Electric Cooperative, Inc. A Franchise For Electric Distribution

Motion was made by Alderman Galloway made a motion to place Bill #3625 seconded by Alderman Snider with all present voting aye.

City Attorney Amanda Callaway read Bill #3625 by title only.

i. Staff Comments

City Attorney Amanda Callaway explained White River is operating in the City limits. This is an opportunity for the City to enter into this franchise agreement. They have agreed to comply with our Dark Sky Ordinance and use energy-efficient lighting. The City will also capture a 2% franchise fee and the term is 20 years. You cannot just pick White River over Liberty Utilities, residents would have to qualify to change providers.

ii. In Person Comments
iii. Board Comments

Mayor Currence opened the Public Hearing.

Cassie Cunningham, White River representative

Ms. Cunningham went over the criteria for making a connection to White River.

Kristin Haseltine, SMCC

Ms. Haseltine stated they have been a great partner, and this will open up opportunities for developers and add additional incentives.

Brett Roubal, 4640 Stonebrook Court, Springfield

Mr. Roubal spoke as the developer of Ozark Marketplace and stated it is not all about the cost but the service. White River has been great to work with and supports this agreement.

Mayor Currence closed the Public Hearing.

Mayor Currence stated Bill #3625 will be held over to the next Legislative Session on January 6, 2025.

8. Bill #3626 An Ordinance Approving A Funding Agreement Between The City Of Ozark, Missouri And Missouri Commercial Development LLC, Relating To The Development Of The Ozark Marketplace Project.

Motion was made by Alderman Campbell to place Bill #3626 on its first reading by title only seconded by Alderman Galloway with all present voting aye.

City Attorney Amanda Callaway read Bill #3626 by title only.

i. Staff Comments

City Attorney Amanda Callaway explained that earlier tonight we saw proposal at Hwy 65 and South Street. They have a proposal for economic incentives. This funding agreement is for our outside Counsel to review. The developer will give a \$15,000 deposit to pay our outside Counsel for their review.

ii. In Person Comments
iii. Board Comments

Mayor Currence opened the Public Hearing.

Brett Roubal, 4640 Stonebrook Court, Springfield

Mr. Roubal is the developer of this Hwy 65 and South Street Project and fully supports this development. He is requesting this be expedited.

Kristin Haseltine, SMCC

Ms. Haseltine stated this has been 2 ½ years coming. They want to see this move forward and supports the request to expedite.

Mayor Currence closed the Public Hearing.

Motion was made by Alderman Campbell to place Bill #3626 on its second and final reading by title only seconded by Alderman Galloway with all present voting aye.

City Attorney Amanda Callaway read Bill #3626 by title only.

Motion was made by Alderman Campbell to adopt Bill #3626 as Ordinance #24-092 seconded by Alderman Galloway. The Clerk called roll call vote:

Alderman Chris Aiken	aye
Alderman Bruce Galloway	aye
Alderman Jean Ann Hutchinson	aye
Alderman David Snider	aye
Alderman Jim Metcalf	aye
Alderman Eddie Campbell	aye

9. Bill #3627 An Amended Ordinance Of The City Of Ozark, Missouri, Amending The Budget For Fiscal Year 2024

Motion was made by Alderman Galloway to place Bill #3627 on its first reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3627 by title only.

i. Staff Comments

Finance Director Mary Edna Wilson stated these are the same amendments as proposed at the last meeting, Bill #3613. The only change is regarding ARPA funds that were allocated for bathrooms at the outdoor pool. The bids came back much higher than expected so that \$300,000 that was allocated for that is moved to the existing HVAC repairs underway at the OC. Now all is clearly documented with ARPA funds.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened and closed the Public Hearing.

Motion was made by Alderman Galloway to place Bill #3627 on its second reading by title only seconded by Alderman Campbell with all present voting aye.

City Attorney Amanda Callaway read Bill #3627 by title only.

Motion was made by Alderman Galloway to adopt Bill #3627 as Ordinance #24-093 seconded by Alderman Hutchinson. The Clerk called roll call vote:

Alderman David Snider	aye
Alderman Eddie Campbell	aye
Alderman Chris Aiken	aye
Alderman Jean Ann Hutchinson	aye
Alderman Jim Metcalf	aye
Alderman Bruce Galloway	aye

10. Bill #3628 An Amended Ordinance Of The City Of Ozark, Missouri, Adopting A Budget For The 2025 Fiscal Year

Motion was made by Alderman Galloway to place Bill #3628 on its first reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3628 by title only.

i. Staff Comments

City Administrator Eric Johnson stated this is consist with the previous presentation given at the last meeting with Bill #3614. This is clarifying those ARPA funds, re-allocating from one line to another.

ii. In Person Comments

iii. Board Comments

Mayor Currence opened and closed the Public Hearing.

Motion was made by Alderman Galloway to adopt Bill #3628 as Ordinance #24-094 seconded by Alderman Hutchinson. The Clerk called roll call vote:

Alderman Bruce Galloway	aye
Alderman Jean Ann Hutchinson	aye
Alderman David Snider	aye
Alderman Eddie Campbell	aye
Alderman Jim Metcalf	aye
Alderman Chris Aiken	aye

b. RESOLUTIONS:

1. Resolution #2013 A Resolution By The Board Of Aldermen Of The City Of Ozark, Missouri, Approving One Reappointment To The Planning And Zoning Commission, Caleb Berger

Motion was made by Alderman Metcalf to place Resolution #2013 on its first reading by title only seconded by Alderman Campbell with all present voting aye.

City Attorney Amanda Callaway read Resolution #2013 by title only.

Motion was made by Alderman Metcalf to adopt Resolution #2013 seconded by Alderman Campbell with all present voting aye.

9. SECOND READING AND FINAL PASSAGE OF BILLS. Bills Closed To Public Discussion (Board Discussion)

1. Bill #3613 - An Ordinance Of The City Of Ozark, Missouri, Amending the Budget For Fiscal Year 2024

Mayor Currence stated this was taken care of with new Bill 3627, Ordinance #24-093.

2. Bill #3614 - An Ordinance Of The City Of Ozark, Missouri, Adopting A Budget For The 2025 Fiscal Year

Mayor Currence stated this was taken care of with new Bill 3628, Ordinance #24-094.

3. Bill #3615 - An Ordinance Of The City Of Ozark, Missouri, Authorizing The City To Enter Into And Execute A Contract With The Ozark Chamber Of Commerce For Professional Services

Motion was made by Alderman Galloway to place Bill #3615 on its second and final reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3615 by title only.

Motion was made by Alderman Galloway to adopt Bill #3615 as Ordinance #24-095 seconded by Alderman Campbell. The Clerk called roll call vote:

Alderman Jim Metcalf	aye
Alderman Eddie Campbell	aye
Alderman David Snider	aye
Alderman Chris Aiken	aye
Alderman Bruce Galloway	aye
Alderman Jean Ann Hutchinson	aye

4. Bill #3616 - An Ordinance Of The City Of Ozark, Missouri, Authorizing The City To Enter Into An Intergovernmental Agreement with Christian County Regarding The County Government Plaza Development

Motion was made by Alderman Campbell to place Bill #3616 on its second and final reading by title only seconded by Alderman Snider with all present voting aye.

City Attorney Amanda Callaway read Bill #3616 by title only.

Motion was made by Alderman Campbell to adopt Bill #3616 as Ordinance #24-096 seconded by Alderman Snider. The Clerk called roll call vote:

Alderman Eddie Campbell	aye
Alderman Jean Ann Hutchinson	aye
Alderman David Snider	aye
Alderman Chris Aiken	aye
Alderman Bruce Galloway	aye
Alderman Jim Metcalf	aye

5. Bill #3617 - An Ordinance Of The City Of Ozark, Missouri, Establishing Sewer Connection Fees

Motion was made by Alderman Aiken to place Bill #3617 on its second and final reading by title only seconded by Alderman Metcalf with all present voting aye.

City Attorney Amanda Callaway read Bill #3617 by title only.

Motion was made by Alderman Aiken to adopt Bill #3617 as Ordinance #24-097 seconded by Alderman Metcalf. The Clerk called roll call vote:

Alderman Jean Ann Hutchinson	aye
Alderman Chris Aiken	aye

Alderman Jim Metcalf	aye
Alderman Bruce Galloway	aye
Alderman Eddie Campbell	aye
Alderman David Snider	aye

6. Bill #3618 - An Amended Ordinance Of The City Of Ozark, Missouri, Approving The 2025 Fee Study Establishing Certain City Fees

Motion was made by Alderman Galloway to place Bill #3618 on its second and final reading by title only seconded by Alderman Aiken with all present voting aye.

City Attorney Amanda Callaway read Bill #3618 by title only.

Before the vote, further discussion was held about fees and the previous discussions in supporting another use tax initiative in August.

Motion was made by Alderman Galloway to adopt Bill #3618 as Ordinance #24-098 seconded by Alderman Aiken. The Clerk called roll call vote:

Alderman David Snider	nay
Alderman Eddie Campbell	aye
Alderman Jim Metcalf	aye
Alderman Chris Aiken	aye
Alderman Bruce Galloway	aye
Alderman Jean Ann Hutchinson	aye

10. REPORT OF OFFICERS, BOARDS AND COMMITTEES:

a. City Administrator Eric Johnson

The microphones all work, thank you to Ben and Maria for fixing them. The Holiday lunch is tomorrow at the OC, 11a to 1p and you have all been invited. The December Non-Legislative meeting is at 9am on Thursday, the same day as the Chamber Lunch, 11:30am. City offices are closed December 24 & 25th and January 1. Our next regular Meeting will be January 6, 2025.

b. Planning and Development Department – Monthly Report

Asst. City Administrator stated there were no items for Planning and Zoning this month so there will not be a meeting in December and he is happy to answer any questions about the report.

c. OC/Parks and Recreation Department – Monthly Report

The Board acknowledged receipt of the written report with Parks and Recreation Director Hayden Ponsar noting the pool and lighting repair are going well.

11. MAYOR AND BOARD OF ALDERMAN COMMENTS AND ANNOUNCEMENTS:

Alderman Galloway wished everyone a Merry Christmas.

12. CLOSED SESSION

- a. Litigation
- b. Personnel

Motion was made by Alderman Snider to go into Closed Session to discuss Personnel and Litigation pursuant to RSMo Section 620.021 (1) and (13) seconded by Alderman Campbell. The Clerk called roll call vote:

Alderman Chris Aiken	aye
Alderman Eddie Campbell	aye
Alderman Bruce Galloway	aye
Alderman Jean Ann Hutchinson	aye
Alderman Jim Metcalf	aye
Alderman David Snider	aye

Closed Session convened at 10:09 pm and Open Session reconvened at 10:20 pm.

13. ADJOURNMENT

Motion was made by Alderman Galloway seconded Alderman Snider to adjourn the December 16, 2024 meeting at 10:20 pm.

Don Currence, Mayor

ATTEST:

Chandra Hodges City Clerk