

NOTICE OF MEETING AND BOARD OF ALDERMEN AGENDA



CITY OF OSAGE BEACH BOARD OF ALDERMEN MEETING

1000 City Parkway
Osage Beach, MO 65065
573.302.2000

www.osagebeach.org

TENTATIVE AGENDA

SPECIAL MEETING

April 30, 2026 - 5:30 PM

**** Note:** All cell phones should be turned off or on a silent tone only. Agendas are available in the Council Chamber; however, complete meeting packets are available on the City's website at www.osagebeach.org.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES

- ▶ Minutes of TIF Commission meeting April 1, 2026

CONTINUATION OF PUBLIC HEARING

CLOSE OR CONTINUE PUBLIC HEARING

ADJOURN

Remote viewing is available on Facebook at *City of Osage Beach, Missouri* and on YouTube at *City of Osage Beach*.

Representatives of the news media may obtain copies of this notice by contacting the following:

Tara Berreth, City Clerk
1000 City Parkway
Osage Beach, MO 65065
573.302.2000 x 1020

If any member of the public requires a specific accommodation as addressed by the Americans with Disabilities Act, please contact the City Clerk's Office forty-eight (48) hours in advance of the meeting at the above telephone number.

MINUTES OF THE OSAGE BEACH TAX INCREMENT FINANCING COMMISSION

April 1, 2026

The Tax Increment Financing Commission of the City of Osage Beach, Missouri, met at 5:30 p.m. on Wednesday, April 1, 2026, City Hall in Osage Beach. The following were present: Alderman Justin Hoffman, Fred Catcott, Timothy Gardner, Geniece Tyler, Brian Butts, /Camdenton School District, Ike Skelton/Presiding Commissioner, James Gohagen/Camden County Commissioner, Jacob Nuetche/Camdenton School District. Absent Bob Van Hook, Chief Paul Berardi,

City Clerk Tara Berreth was present and performed the duties as secretary for the TIF Commission.

Representing the City of Osage Beach were City Attorney Cole Bradbury and Mark Spykerman/Gilmore & Bell, P.C., Aubrey Manculich.

PLEDGE OF ALLEGIANCE

ROLL CALL AND INTRODUCTION OF COMMISSIONERS

Alderman Justin Hoffman	Absent
Fred Catcott	Chief Paul Berardi/OB Fire Protection District
Timothy Gardner	Bob Van Hook
Geniece Tyler	
Brian Butts/ Camdenton School District	
Ike Skelton/Presiding Commissioner	
James Gohagen/Camden County Commissioner	
Jacob Neusche/Camdenton School District	

ELECT CHAIRPERSON AND SECRETARY

Fred Catcott made a motion to appoint Alderman Hoffman as TIF Chairman. This motion was seconded by Dave Crane. Roll call vote “Ayes” Alderman Hoffman, Catcott, Gardner, Crane, Tyler, Skelton, Gohagan, Butts, Neusche. “Nays” none. Motion passes unanimously.

Geniece Tyler made a motion to appoint Tara Berreth/City Clerk as TIF Secretary. This motion was seconded by Timothy Crane. Roll call vote “Ayes” Alderman Hoffman, Catcott, Gardner, Crane, Tyler, Skelton, Gohagan, Butts, Neusche. “Nays” none. Motion passes unanimously.

OVERVIEW OF TIF PROCESS

Mark Spykerman/Gilmore Bell presented TIF 101.

Jacob Neutche attended the meeting at 5:44pm

CONSIDERATION OF PUBLIC HEARING PROCEDURES

Presiding Commissioner Skelton made a motion to allow 3 minutes for public comment. This motion was seconded by Dave Crane. Roll call vote “Ayes” Alderman Hoffman, Catcott, Gardner, Crane, Tyler, Skelton, Gohagan, Butts, Neusche. “Nays” none. Motion passes unanimously.

OPEN PUBLIC HEARING

Hearing open at 5:47pm

Chris Foster - Stated that there will be a full project presented at the next meeting.

Public Comments

Jeff Verneti – State Representative 123 – State is excited about this project.

Don Neuharth – Supports this project. Oppose them getting a TIF.

Jeff Tegethoff – Supports this project.

David LaMontaque – Opposed to project.

Kit Roupe – Supports this project

Debra Stefanski – Supports this project.

Stephen George – Supports this project.

Susan Ebling – Supports this project.

CLOSE OR CONTINUE THE PUBLIC HEARING

Timothy Gardner made a motion to continue the Public Hearing until April 30, 2026, at 5: 30pm at City Hall. This motion to seconded by Ike Skelton. Roll call vote “Ayes” Alderman Hoffman, Fred Catcott, Timothy Gardner, Dave Crane, Geniece Tyler, Ike Skelton, James Gohagan, Brian Butts, Jacob Neusche. “Nays” none. Absent Bob VanHook, Chief Paul Beradi, Motion passes unanimously.

Commissioners gave their support for the project. And they would like to see this project move forward.

ADJOURN

Commissioner Tim Gardner made a motion to adjourn the meeting at 5:55pm. Motion seconded by Commissioner Dave Crane. This motion to seconded by Dave Crane. Roll call vote “Ayes” Alderman Hoffman, Fred Catcott, Timothy Gardner, Dave Crane, Geniece Tyler, Ike Skelton, James Gohagan, Brian Butts, Jacob Neusche. “Nays” none. Absent Bob VanHook, Chief Paul Beradi, Motion passes unanimously.

The meeting adjourned at 5:50pm. 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 Tax Increment Financing Commission of the City of Osage Beach, Missouri, on April 1, 2026, and approved April 30,2026.

Alderman Justin Hoffman/Chairman

** All meetings may be viewed on Facebook and YouTube for further details and clarification.