

## **COUNTY COMMISSION RECORD, CAMDEN COUNTY, MISSOURI**

**Thursday 06/29/2023**

The Camden County Commission met with Presiding Commissioner Ike Skelton, District #1 Commissioner James Gohagan, and District #2 Commissioner Don Williams.

### **Meeting Agenda**

Commissioner Gohagan made a motion to amend today's agenda to discuss the county prescription drug program under old business. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (Yes) and Commissioner Williams (Yes). Session opened at 10:00 A.M.

### **Prior Minutes**

Commissioner Gohagan made a motion to accept the June 28, 2023 minutes. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (Yes) and Commissioner Williams (Yes).

### **New Business**

**County EMA Promulgation Statement-** Deputy EMA Director, Will Gregory, presented a promulgation statement declaring that Ike Skelton is the Presiding Commissioner as of present day which would remove Greg Hasty as the signer for all EMA documents moving forward. Commissioner Williams made a motion to approve the promulgation statement, and Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (Yes) and Commissioner Gohagan (Yes).

**MU Extension- Project Draft- Request for Support-** Dr. Ashley Allen-Brown presented a final draft for the REACH program that she originally brought before the Commission on June 20, 2023. Commissioner Williams motion that the

Commission is resolved to support this endeavor. The motion passed by vote: Commissioner Williams (yes) and Commissioner Gohagan (yes).

**Resolution Supporting Camdenton School- TIF Position-** Commissioner Williams made a motion to adopt this resolution supporting the school's position on the rejection of the TIF and Super-TIF. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (Yes) and Commissioner Gohagan (Yes).

**Courthouse Lawn Irrigation-** Commissioner Gohagan made a motion to table this item on the agenda. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (yes) and Commissioner Williams (yes).

**Budget Amendments- R&B, Sheriff, Debt Service, Public Admin., Insurance, and Publishing-**

1. Moving \$7,471.00 from the Admin Fees revenue line to the travel, misc. expense, and vehicle expense lines.
2. The Sheriff's LEST budget line is currently over what the projected budget would be. They're requesting to move \$41,832.50 from Miscellaneous to the Vehicle/Lease Purchase line.
3. Publishing fees have already been spent for the year, so there is a request to move \$3,100.00 from the Misc. expense line to the Publication expense line.
4. General Revenue misc. expense line decrease of \$12,931.00 to cover R&B insurance premiums for the year that were approved for change last year but didn't go into effect until this year.
5. Decrease Gen. County Misc.-Unalloc. Funds \$37,277.00 and move to R&B Culverts line.
6. Decrease general revenue misc. expense line \$6,000.00 and move to debt services due to unbudgeted debt service expenses.
7. Change to LEST- moving \$5,000.00 from the Sheriff's Operations misc. revenue line to the Animal Control expense line.

RESOLUTION NO. 06292023

**KNOW ALL MEN BY THESE PRESENTS:**

**NOW ON THIS** 27<sup>th</sup> day of June, 2023 the County Commission for Camden County, Missouri met in regular session to discuss, review and formally adopt this Resolution in support of the Camden County R-III School Board's position and associated letter regarding the Oasis At Lakeport development Tax Increment Financing (TIF) plan, in Osage Beach, Camden County, Missouri.

**WHEREUPON**, the City of Osage Beach having approved a TIF for the Oasis At Lakeport development, which was not supported by the County Commission for Camden County, Missouri; and,

**WHEREUPON**, the Camden County Commission is aware the Oasis At Lakeport development project intends to request a State TIF for the development in addition to the local TIF; and

**WHEREUPON**, the Camden County R-III School Board did not approve of the TIF for the Oasis At Lakeport development; and

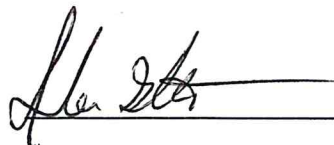
**WHEREUPON**, the Camden County R-III Superintendent has kept the Camden County Commission apprised of the School Board's current position regarding the TIF for the Oasis At Lakeport development; and

**WHEREUPON**, The Camden County R-III School Board has drafted a letter to the Missouri Department of Economic Development and the Missouri Lieutenant Governor; and

**WHEREUPON**, on Motion duly made, seconded and passed, the following Resolution was adopted:

**THEREFORE, BE IT RESOLVED:** That the County Commission recognizes and supports the Camden County R-III School Board's letter addressed to the Missouri Department of Economic Development and the Missouri Lieutenant Governor regarding their position on the current TIF and the proposed State TIF being requested by the developer of the Oasis at Lakeport project; and

This Resolution shall be effective immediately from and after the date first above written.

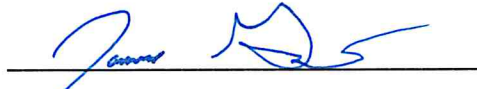
  
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ATTEST:

Ike Skelton, Presiding Commissioner

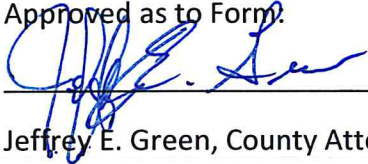
A handwritten signature in blue ink, appearing to read "Rowland Todd", written over a horizontal line.

Rowland Todd, County Clerk

A handwritten signature in blue ink, appearing to read "James Gohagan", written over a horizontal line.

James Gohagan, 1<sup>st</sup> Dist. Commissioner

Approved as to Form:

A handwritten signature in blue ink, appearing to read "Jeffrey E. Green", written over a horizontal line.

Jeffrey E. Green, County Attorney

A handwritten signature in blue ink, appearing to read "Don Williams", written over a horizontal line.

Don Williams, 2<sup>nd</sup> Dist. Commissioner





# Camdenton R-III School District

*Everyone Learning Every Day*

PO Box 1409  
Camdenton, MO 65020-1409  
Phone: 573-346-9213 · Fax: 573-684-8056

Superintendent  
Sean Kirksey, Ed.D.

Assistant Superintendents  
Mark Piper, Ed.D.  
Jason Price, Ed.D.

June 28, 2023

## OFFICE OF MISSOURI LIEUTENANT GOVERNOR

Mr. Mike Kehoe  
State Capitol Building - Room 224  
Jefferson City, MO 65101

Dear Lieutenant Governor Kehoe,

The Camdenton R-III School District proudly serves nearly 4,000 students and employs nearly 700 dedicated staff members. On behalf of these students and staff, the district administration and Board of Education would like to express our concerns regarding the Lake Oasis (TIF) Tax Increment Financing Project that has been unilaterally approved by the City of Osage Beach. The TIF plan effectively abates 100% of the real estate property tax for the developer and, according to the developer's own calculation, will withhold nearly 40 million dollars of tax revenue from the students of the Camdenton R-III School District. We are writing to communicate our opposition to a State TIF that would provide any further tax abatement for the Lake Oasis Project in Camden County. Our concerns and opposition are based upon 3 specific issues.

First, the project does not have the full support of our community. The project was unilaterally approved by the City of Osage Beach without the support of elected officials from Camden County or the publicly elected Board of Education members who served on the TIF Commission. All four of these elected officials voted no at the TIF hearing for the project. These elected officials cited several concerns with the project and none of these concerns have been addressed. The City of Osage Beach officials and the developer have, for the most part, disregarded these concerns and have not worked with the community to develop a redevelopment plan to address any of the concerns identified by the County Commission, the Board of Education, and property owners within the TIF district itself. The redevelopment plan has undergone little to no change from the original proposal. Despite multiple concerns addressed by elected officials, the developer has not been required to address any of these issues. These unilateral actions do not comply with the overall spirit or purpose of a State TIF.

Second, the project does not have the full support of all the property owners within the boundaries of the TIF district. The developer has not fully acquired and does not own all the property within the TIF boundaries. Hundreds of time-share owners that share ownership of property within the TIF boundaries oppose the project and have shared multiple concerns including concerns with the blighting of their property which they currently use and enjoy.

Third, the Camdenton R-III School District is a hold-harmless school district. Nearly 80% of the district's revenue to support students is local. Therefore, any abatement of property taxes has a much greater impact on the Camdenton School District compared to the vast majority of school districts in the state that receive a much greater percentage of their revenue from state and federal funding. Abating local revenue immediately and

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### BOARD OF EDUCATION

Gail Griswold, President  
Eric Walters, Member

Troy Risner, Vice President  
Brian Butts, Member

Jacob Neusche, Treasurer  
Shelley Creed, Member

Callie Henze, Secy. of the Bd.  
Linda Leu, Secy. to the Bd.

developer has made no formal efforts to work with the district to ensure the project is not only financially beneficial for the development, but also supports the community's most valuable commodity... our children. The Lake Oasis Project is the second project within the last year that this developer has sought and received significant tax abatement from the City of Osage Beach. The previous project did not have the support of the school district or the County Commission either and was also approved unilaterally. If projects developed in this manner without community support receive additional state aid and support through a State TIF, we are very concerned that other developers will be encouraged by that precedent and will also work to find every possible way to avoid supporting our community instead of working with us.

Based on the concerns and others that can be shared, we have two requests:

1. We would like to ask for an opportunity to travel to Jefferson City and meet with representatives from your department to discuss our concerns regarding the request from the City of Osage Beach for a State TIF.
2. We would respectfully ask that, when considering the request for the State TIF, please deny the request based on the fact that the project does not have the support of the majority of the elected officials within the community impacted and does not have the support of hundreds of property owners within the TIF district.

We the undersigned thank you for your time and consideration,

Gail E Griswold, Camdenton R-III Schools Board President

Troy Risner, Camdenton R-III Schools Board Vice President

Jacob Neusche, Camdenton R-III Schools Board Treasurer

Callie Henze, Camdenton R-III Schools Board Secretary

Brian Butts, Camdenton R-III Schools Board Member

Michelle Creed, Camdenton R-III Schools Board Member

Eric Walters, Camdenton R-III Schools Board Member

Sam Hibbard, Superintendent, Camdenton R-III Schools

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Callie Henze, Secy. of the Bd.  
Linda Leu, Secy. to the Bd.



Jean Becker, Republican Central Committee Chairman

Mike Gatto, Camden County Commissioner

Gene D., Camden County Commissioner

Paul Williams, Camden County Commissioner

Marty M. J., Camden County Assessor

Ernest Murray, Camden County Collector

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# Camdenton R-III School District

*Everyone Learning Every Day*

PO Box 1409  
Camdenton, MO 65020-1409  
Phone: 573-346-9213 · Fax: 573-684-8056

Superintendent  
Sean Kirksey, Ed.D.

Assistant Superintendents  
Mark Piper, Ed.D.  
Jason Price, Ed.D.

June 28, 2023

Missouri Department of Economic Development  
Michelle Hataway, Acting Director  
PO Box 1157  
Jefferson City, MO 65102

Dear Ms. Hataway,

The Camdenton R-III School District proudly serves nearly 4,000 students and employs nearly 700 dedicated staff members. On behalf of these students and staff, the district administration and Board of Education would like to express our concerns regarding the Lake Oasis (TIF) Tax Increment Financing Project that has been unilaterally approved by the City of Osage Beach. The TIF plan effectively abates 100% of the real estate property tax for the developer and, according to the developer's own calculation, will withhold nearly 40 million dollars of tax revenue from the students of the Camdenton R-III School District. We are writing to communicate our opposition to a State TIF that would provide any further tax abatement for the Lake Oasis Project in Camden County. Our concerns and opposition are based upon 3 specific issues.

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## BOARD OF EDUCATION

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Linda Leu, Secy. to the Bd.

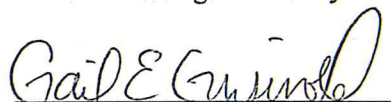



significantly impacts the students of Camdenton. Despite the public comments shared by the developer, the developer has made no formal efforts to work with the district to ensure the project is not only financially beneficial for the development, but also supports the community's most valuable commodity... our children. The Lake Oasis Project is the second project within the last year that this developer has sought and received significant tax abatement from the City of Osage Beach. The previous project did not have the support of the school district or the County Commission either and was also approved unilaterally. If projects developed in this manner without community support receive additional state aid and support through a State TIF, we are very concerned that other developers will be encouraged by that precedent and will also work to find every possible way to avoid supporting our community instead of working with us.


Based on the concerns and others that can be shared, we have two requests:

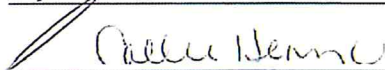
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 \_\_\_\_\_, Camdenton R-III Schools Board President

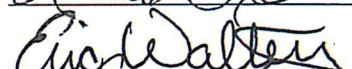
 \_\_\_\_\_, Camdenton R-III Schools Board Vice President

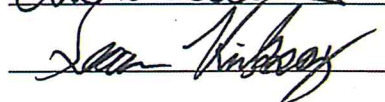
 \_\_\_\_\_, Camdenton R-III Schools Board Treasurer

 \_\_\_\_\_, Camdenton R-III Schools Board Secretary

 \_\_\_\_\_, Camdenton R-III Schools Board Member

 \_\_\_\_\_, Camdenton R-III Schools Board Member

 \_\_\_\_\_, Camdenton R-III Schools Board Member

 \_\_\_\_\_, Superintendent, Camdenton R-III Schools

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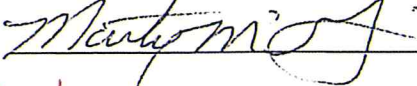
Callie Henze, Secy. of the Bd.  
Linda Leu, Secy. to the Bd.


, Republican Central Committee Chairman

, Camden County Commissioner

, Camden County Commissioner

, Camden County Commissioner

, Camden County Assessor

, Camden County Collector

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Shelley Creed, Member

Callie Henze, Secy. of the Bd.  
Linda Leu, Secy. to the Bd.

**JIMMY LAUGHLIN  
CAMDEN COUNTY AUDITOR**

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1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

Request for Amendment of the 2023 Budget:

**" Change to CR "**

**"Public Administrator"**

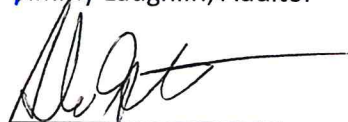
Increase	Expense	Line	Travel	001-018-54000.001	\$423.00
Increase	Expense	Line	Misc. Exp	001-018-54000.002	\$3,548.00
Increase	Expense	Line	Vehicle	001-018-52411.000	\$3,500.00

total      \$7,471.00

Increase	Revenue	Line	Admin Fees	001-018-46440.000	\$7,471.00
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*These Additional funds changes necessary to meet expenses.*

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy:      Kendra Hicks, Treasurer  
             Rowland Todd, County Clerk

Initial:       *JL*



# JIMMY LAUGHLIN

## Camden County Auditor

1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

### " Change to LEST "

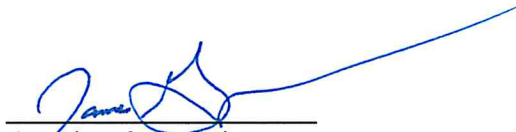
#### "Sheriff Operations"

Increase	Revenue	Line	010-039-46996.000	Miscellaneous	\$5,580.00
Increase	Revenue	Line	010-039-49999.000	Miscellaneous	\$35,802.50
					<u>\$41,382.50</u>
Increase	Expense	Line	010-039-52411.000	Vehicle/Lease Purchase	\$41,832.50

*This change represents additional revenue.*

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JL

**JIMMY LAUGHLIN  
CAMDEN COUNTY AUDITOR**

---

1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

Request for Amendment of the 2023 Budget:

**" Change to GR "**

Decrease	Expense	Line	Misc.	001-019-59999.000	\$3,100.00
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Increase	Expense	Publication		<u>"Change to GR"</u> 001-019-52101.000	\$3,100.00
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**\$3,100.00**

Budget amendment due to unbudgeted publication expense.



Jimmy Laughlin, Auditor



Presiding Commissioner



Associate Commissioner



Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JL

**JIMMY LAUGHLIN  
CAMDEN COUNTY AUDITOR**

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1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

Request for Amendment of the 2023 Budget:

**" Change to GR "**

Decrease	Expense	Line	Misc.	001-019-59999.000	\$12,931.00
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**"Change to R&B, Assmt, & LEST"**

Increase	Expense	R&B	Building-Insur.	002-002-57241.000	\$3,049.00
Increase	Expense	R&B	Equipment-Insur.	002-002-57221.000	\$5,973.00
Increase	Expense	Assmt	Equipment-Insur.	003-003-57221.000	\$396.00
Increase	Expense	LEST Juv	Equipment- Insur.	010-034-57221.000	\$1,045.00
Increase	Expense	LEST-PA	Insurance.	010-037-57220.000	\$445.00
Increase	Expense	LEST-Sheriff Auto-Insur.		010-039-57230.000	\$821.00
Increase	Expense	LEST-Sheriff Auto-Insur.		010-039-57240.000	\$1,202.00
					<u>\$12,931.00</u>

Budget amendment due to undbudgeted insurance expense due to undervalued property.

*This will require a court order to transfer \$12,931.00 from CR to :*

002	R&B	\$9,022.00
003	Assmt	\$396.00
010	LEST	\$3,513.00

In authorizing the Budget amendment the Commission authorizes the Court Order.

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JE



**Jimmy Laughlin**  
**CAMDEN COUNTY AUDITOR**

---

1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

Request for Amendment of the 2023 Budget:

**" Change to R&B "**

Increase	R&B	Culverts	002-002-58004.000	\$37,277.00
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\$37,277.00

**" Change to GR "**

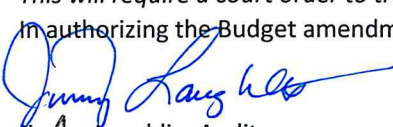
Decrease	GR	Gen. County Misc.-Unalloc.	001-019-59999.000	\$37,277.00
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\$37,277.00

*This change was requested by R&B for prior year Culvert cost billed in 2023 and Current year Culvert cost.*

*This will require a court order to transfer \$37,277.00 from CR to RB:*

*In authorizing the Budget amendment the Commission authorizes the Court Order.*

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JL

**JIMMY LAUGHLIN**  
**CAMDEN COUNTY AUDITOR**

---

1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

Request for Amendment of the 2023 Budget:

**" Change to GR "**

Decrease	Expense	Line	Misc.	001-019-59999.000	\$6,000.00
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**"Change to Debt Service"**

Increase	Expense	Debt Serv	312-314-56135.001	\$1,000.00
Increase	Expense	Debt Serv	313-313-56110.015	\$5,000.00
				<b>\$6,000.00</b>

Budget amendment due to unbudgeted debt service expense.

*This will require a court order to transfer \$6,000.00 from CR to :*

312	Debt Sr	\$1,000.00
313	Debt Sr	\$5,000.00

In authorizing the Budget amendment the Commission authorizes the Court Order.

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JL

# JIMMY LAUGHLIN

## Camden County Auditor

---

1 Court Circle, Suite #7  
Camdenton, MO 65020  
(573) 346-4440 Ext. 1341

June 29, 2023

### " Change to LEST "

#### "Sheriff Operations"

Increase	Revenue	Line	010-039-46996.000	Misc	\$5,000.00
Increase	Expense	Line	010-039-52203.000	Animal Control	\$5,000.00

*This change represents additional revenue. From Osage Casino for 1st First Aid kits.*

  
Jimmy Laughlin, Auditor

  
Presiding Commissioner

  
Associate Commissioner

  
Associate Commissioner

Copy: Kendra Hicks, Treasurer  
Rowland Todd, County Clerk

Initial: JL



Commissioner Williams made a motion to adopt all budget amendments presented to the Commission by the Auditor. Commissioner Gohagan seconded the motion. The motion passed by vote: Commissioner Williams (yes) and Commissioner Gohagan (yes).

**Closed Session- RSMo 610.021 #1-** At 11:18 A.M., Commissioner Williams made a motion to enter into closed session. Commissioner Gohagan seconded the motion. Roll call vote was taken. Commissioner Skelton (aye), Commissioner Gohagan (aye), and Commissioner Williams (aye). At 11:54 A.M., Commissioner Gohagan made a motion to exit closed session. Commissioner Williams seconded the motion. Roll call vote was taken. Commissioner Skelton (aye), Commissioner Gohagan (aye), and Commissioner Williams (aye).

### **Old Business**

**County Prescription Drug Plan-** Commissioner Gohagan made a motion to send Express Scripts a letter notifying them that Camden County is ending the contract with their services. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (yes) and Commissioner Williams (yes).

### **Other Business**

**Chris Cone and Tiffini Wright- Anchored Hope-** Tiffini is the owner of Anchored Hope and Chris Cone is an advocate for the services provided by this establishment. They gave an overview of services they currently offer and what they hope to be able to offer our community in the future. There were no motions made.

**Adjourn:** With no further official business on the agenda, Commissioner Gohagan made a motion to adjourn to any unofficial business that may develop during the day. Commissioner Williams seconded the motion. The motion passed by vote: Commissioner Gohagan (Yes) and Commissioner Williams (Yes). Session closed at 11:54 A.M.

Ordered that the Commission adjourn until Monday, July 3, 2023.

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*Ike Skelton, Presiding Commissioner*

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*Jordan Stanton*