

**AN ORDINANCE PROVIDING FOR THE EXTENSION OF THE CITY LIMITS OF THE CITY OF BRANSON, MISSOURI, BY EMBRACING AND INCLUDING UNINCORPORATED REAL PROPERTY LOCATED IN THE COUNTY OF TANEY, STATE OF MISSOURI, LYING NORTHWEST OF THE PRESENT CITY LIMITS LINE OF THE CITY OF BRANSON, MISSOURI, AND HEREINAFTER PARTICULARLY DESCRIBED**

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**WHEREAS**, on April 25, 2005, the City of Branson, Missouri, declared by resolution of the Board of Aldermen its intent to annex the hereinafter described unincorporated property into the City of Branson, Missouri.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI AS FOLLOWS:**

**Section 1:** That the corporate limits of the City of Branson, County of Taney, State of Missouri, be extended so as to embrace and include all that part of said County of Taney lying within the boundary lines as described in attached Exhibit "A".

**Section 2:** That the perimeter of the property proposed to be annexed is approximately thirty nine thousand eight hundred and thirty two linear feet (39,832 LF), and the length of the contiguous boundary common to the existing corporate limits of the City of Branson and the property proposed to be annexed is approximately thirteen thousand eighteen linear feet (13,018 LF), which is equal to at least fifteen percent (15%) of the length of the total perimeter of the property proposed to be annexed.

**Section 3:** That the Board of Aldermen has determined, and hereby determines, that the proposed annexation is reasonable and necessary to the proper development of the City of Branson, Missouri.

**Section 4:** That the City of Branson, Missouri, has developed a "Plan of Intent" to provide services to the property proposed to be annexed on the same basis upon which services presently are provided to the residents of the City of Branson, Missouri.

**Section 5:** That a public hearing shall be held concerning this matter, and this public hearing shall be on the 22<sup>nd</sup> day of August, 2005, at 7:00 PM in Council Chambers at City Hall in Branson, Missouri, at which time the "Plan of Intent" shall be presented.

**Section 6:** That the annexation of the property proposed to be annexed is subject to the City of Branson, Missouri, obtaining a favorable judgment from the Circuit Court of Taney County authorizing the annexation of said property.

**Section 7:** That the annexation of the property proposed to be annexed is subject to the approval of the voters of the City of Branson, Missouri, and the voters of the property, proposed to be annexed, in an election.

**Section 8:** That the annexation of the property proposed to be annexed shall be effective immediately following the election approving such annexation as authorized by Section 71.015 as amended by House Bill 1110 of 1980.

**Section 9:** That this Ordinance shall be in full force and effect from and after its passage by the Board of

Aldermen and approval by the Mayor, except as provided in Section 8.

Read this first time on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Read this second time, passed and truly agreed to by the Board of Aldermen of the City of Branson, on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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Louis E. Schaefer  
Mayor

ATTEST:

APPROVED AS TO FORM:

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Lisa K Westfall  
City Clerk



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Joseph L. Johnson  
City Attorney

EXHIBIT 'A'

AMENDED LEGAL DESCRIPTION  
NORTHWESTERN ANNEXATION PROJECT

Tracts of land all being located in Section 20, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the E1/2 of the NE1/4;

also,

Tracts of land all being located in Section 17, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the NW1/4 of the NW1/4; all of the NE1/4 of the NW1/4 lying north of Buchanan Road, and; all of the NE1/4 of the NE1/4; all of the SE1/4 of the NE1/4; all of the NE1/4 of the SE1/4; all of the SE1/4 of the SE1/4;

also,

Tracts of land all being located in Section 8, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the NW1/4 of the NW1/4; all of the NE1/4 of the NW1/4; all of the SW1/4 of the NW1/4; all of the SE1/4 of the NW1/4; all NW1/4 of the NE1/4; all of the NE1/4 of the NE1/4; all of the SW1/4 of the NE1/4; all of the SE1/4 of the NE1/4; all NW1/4 of the SW1/4; all of the NE1/4 of the SW1/4; all of the SW1/4 of the SW1/4; all of the SE1/4 of the SW1/4; all NW1/4 of the SE1/4; all of the NE1/4 of the SE1/4; all of the SW1/4 of the SE1/4; all of the SE1/4 of the SE 1/4;

also,

Tracts of land all being located in Section 5, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the SW1/4 of the SW1/4; all of the SE1/4 of the SW1/4; all of the SW1/4 of the SE1/4; all of the SE1/4 of the SE1/4;

also,

All roads, rights-of-way, and easements located within the area described above.

EXCEPT:

All of NE 1/4 of SE 1/4 and N 1/2 of N 1/2 of SE 1/4 of SE 1/4 of Section 5, Township 23, Range 21, lying West of New U.S. Highway No. 65 in Taney County, Missouri except the following: Beginning at the point of intersection of the South line of said NE 1/4 of the SE 1/4 with the Westerly right-of-way line of U.S. Highway No. 65; thence Northeasterly along said right-of-way line, 200.00 feet; thence Westerly parallel with said South line of the NE 1/4 of the SE 1/4, 200.00 feet; thence Southwesterly parallel with said right-of-way line, 200.00 feet to said South line of the NE 1/4 of the SE 1/4; thence Easterly along said South line 200.00 feet to the point of beginning, containing 0.9 acres more or less.

Also included is a 30 foot Road Easement beginning at the South edge of the entrance from U.S. Highway 65, thence North to the South edge of the above described property, said easement is along and adjacent to the Westerly right-of-way of U.S. Highway 65.

#### EXCEPT

The right-of-way is described as being a strip of land ten (10) feet in width which lies Westerly of and contiguous to the Westerly right-of-way line of said Highway No. 65, established in October, 1994, beginning at the South line of the N 1/2 of the N 1/2 of the SE 1/4 of the SE 1/4 of said Section 5 and extending Northerly along said right-of-way line a distance of 760 feet, more or less, to a termination point of said strip. The right-of-way shall also be five (5) feet on all sides of anchors and guy wires as built.

#### AND EXCEPT

Easement for Highway Construction in the NW 1/4 SW 1/4 Sec. 4, and NE 1/4 SE 1/4 Section 5 all in Township 23 N, Range 21 W, which lies within a tract of land with widths hereinafter designated on the left or easterly and right or westerly sides of the survey of the Missouri Highway and Transportation Department for Relocated Route 65, which surveyed and relocated median centerline is described as follows:

Commencing at the common corner of Sections 4, 5, 8 and 9, Township 23 N, Range 21 W; thence N 01° 08' 59.8" W a distance of 2656.25 feet; thence S 00° 56' 01.5" W a distance of 631.27 feet to a point which is Centerline Station 346+00 (which is the point of beginning of the centerline hereinafter described), from said point said centerline extends S 00° 56' 01.5" W 150 feet to Station 347+50.

The widths of right of way on said left or easterly side of said surveyed and relocated median centerline are as follows:

225 feet from Station 346+00 to Station 347+50.

The widths of right of way on said right or westerly side of said surveyed and relocated median centerline are as follows:

120 feet from Station 346+00, widening uniformly to 130 feet at Station 347+50.

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## **PLAN OF INTENT**

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### **PLAN OF INTENT TO ANNEX AND PROVIDE MUNICIPAL SERVICES FOR REAL PROPERTY LOCATED IN THE COUNTY OF TANEY, STATE OF MISSOURI, AS LEGALLY DESCRIBED IN SECTION VI OF THIS PLAN OF INTENT**

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The subject area consists of residential development, commercial development and vacant land.

Because of Branson's investment in time and planning through the development of Sewer and Water Services and Facilities and Annexation Agreements with non-contiguous developments and the design of Branson's Urban Services Boundary, it is deemed appropriate to annex this area. Annexation of this area is necessary for the orderly development of the City because the area is surrounded by urban development, but is exempt from zoning codes, building codes, and property maintenance codes regulating the activities on the property, which affect the City's public health and safety concerns.

On April 25, 2005, the Branson Board of Aldermen passed a Resolution expressing its intent to annex the subject area. This Plan of Intent has been prepared, for presentation at a public hearing, setting forth the City of Branson's plans for providing services to the subject area.

Western Taney County Fire Protection District and Taney County Sheriff's Department currently provide fire and Police services for the subject area. The Branson Fire Department and Branson Police Department will provide full services to the subject area immediately upon annexation, including the resources of automatic / mutual aid responses. Sewer and water services will be provided within the three (3) years from the date of annexation, as outlined in Section II of this document. All other City services will be immediately available upon annexation into the City.

The following maps are incorporated into this report.

Map 1: Proposed City Boundary Extension

Map 2: Existing Land Use

Map 3: Proposed Zoning for the property

Map 4: Existing and Proposed Extensions for Sewer and Water Service

Map 5: Existing Street Conditions

## SECTION I

### **LISTING OF MAJOR SERVICES PRESENTLY PROVIDED BY THE CITY OF BRANSON, MISSOURI**

The City of Branson currently provides the following services within the corporate limits. These services include:

#### **POLICE AND FIRE PROTECTION**

- Police Services

The Branson Police Department currently consists of 57 budgeted employee positions, 42 of which are sworn officers (includes Chief and Assistant Chief). Training and certification of officers exceeds state training and certification standards. Branson has three officers in the Community Relations Department, two of which are also D.A.R.E. officers. The Detective Division consists of three employees. Branson has two full-time bike officers. Most of the criminal matters handled by officers (unless they are felonies) are directed to the Branson Municipal Court. Police Services include:

- Police protection of persons and property
- Regular, routine patrol within the City Limits
- Traffic and crowd control
- Alcohol/Drug enforcement
- Administration of Neighborhood Watch Program
- Investigative services, and Victim follow-up
- Crime detection and prevention
- Enhanced 911 emergency communications and dispatch services
- Parking enforcement
- Zoning and Health Code enforcement support services
- Community policing program
- 24-hour immediate response service
- Special programs (i.e. speakers, seminars, etc.)
- FBI-trained Special Operations Squad
- Children's programs and business seminars

- Fire Services

Branson has three strategically located fire stations. Currently, the fire department has 35 budgeted full-time employee positions. This includes the Fire Chief, the Technical Services Division Chief, the Operations Division Chief, a Training Officer, and an Administrative Assistant. The remaining 30 employees are firefighters who work 24-hour shifts at the three fire stations: typically nine to ten on duty each day. A team of volunteer firefighters who work side-by-side with the career staff supports the Branson Fire Department.

Currently, the Fire Department maintains an ISO (Insurance Service Office) rating of class four (4). This rating translates to lower fire insurance premiums than those paid for properties outside the City limits. The fire department has been able to obtain this rating by providing full-time career firefighters, quality equipment and training, complimented by a City water system providing greater than 1,000 gallons of water per minute for fire suppression activities in most areas of the city.

Another factor in maintaining a lower ISO rating is through the Fire Department's fire prevention activities. Firefighters provide fire and life safety inspections at a majority of the City's commercial

properties in an effort to identify and eliminate fire hazards. Fire prevention programs are also offered to these properties to teach employees the importance of fire safety, evacuation procedures for guests and fire extinguisher use training, all in an effort to make Branson a "Fire Safe Community for it's Residents and Visitors". The City's fire vehicles are assigned as follows:

Fire Station #1	1103 West Highway 76	Engine 1, Engine 2, Rescue 1, Decon 1
Fire Station #2	251 Branson Meadows	Truck 2 (75' Ladder Truck), Truck 1R, Rescue 2
Fire Station #3	3500 Keeter Street	Engine 3, Engine 3R, Rescue 3, Water Tender 3

Fire services include:

- Fire Protection and Rescue Services throughout the City
- Hazard Assessments of local businesses and installations to develop Emergency Response and Evacuation Plans in accordance with SEMA Emergency Planning Standards
- First Responder Emergency medical services & Automatic External Defibrillator (AED) program
- Public Education programs on fire safety, CPR and fire prevention
- Administration of smoke detector inspection program
- Administration of International Fire Code inspection program
- Enhanced 911 emergency communications and dispatch provided by Branson Dispatch
- Coordination of inter-jurisdictional agreements relating to fire and emergency response

### **WATER SYSTEMS**

The area proposed for annexation is served by Taney County Water District #3. The City of Branson has no authority to provide water service to any property in the annexation area.

### **SEWER SYSTEMS**

The Public Works Department is responsible for the operation and maintenance of the City's sewer system. Forty-three budgeted employee positions are currently assigned to these duties, including eighteen state certified operators. This meets state and federal requirements for wastewater systems.

The City's two wastewater treatment facilities, equipped with state-of-the-art phosphorus removal equipment have 3.2 million gallons per day of additional capacity for system expansion. Available capacities are based on peak historical flows.

Public Works services include:

- Water Treatment and Distribution
  - Operation of water treatment facilities
  - Maintenance of water distribution system and delivery of potable water
  - Repair and reconstruction of existing system
  - Coordination with Public Water Supply District Number 3 and Tri States Utilities
- Sanitary Sewage Collection and Treatment
  - Operation and maintenance of wastewater treatment plants and lift stations
  - Cleaning and maintenance of public sewage collection system
  - Repair and maintenance of existing system

## **STREET AND FACILITIES MAINTENANCE**

The Facilities Maintenance Division of Public Works maintains City streets, parks and recreational facilities and grounds and public buildings. Fifteen full-time budgeted employee positions and ten seasonal employees are assigned to this area. The division provides the following programs:

- Public Streets and Facilities
  - Maintenance, repair and resurfacing of public streets
  - Street sweeping
  - Street sign installation, maintenance and repair
  - Traffic signal maintenance
  - Snow and ice removal
  - Mowing of designated rights-of-way
  - Cleaning and maintenance of existing public storm sewers and public drainage ways
  - Maintenance of City parks
  - Maintenance of City buildings and facilities

## **PARKS AND RECREATION**

The Parks and Recreation Department offers a multitude of programs, the number and description of which changes constantly to meet public demand. These programs can currently be broken into several general categories: youth sports and activities, golf, aquatics, adult sports and activities, older adult programs at the Branson Community Center, and parks. The new Branson RecPlex opened in 2005 and has greatly expanded recreational services to Branson citizens.

- Park Operation
  - Operation of City parks and recreational facilities, including playgrounds, pavilions, ball fields, tennis courts, skate park, disc golf course, trails and walking paths.
- Recreation Services
  - Administration and oversight of the Branson RecPlex, a 42-acre sport complex consisting of a 44,000 sq ft recreation center, a 12,000 sq ft aquatic park, a baseball/softball complex, soccer fields, walking trails, playground, and pavilions.
  - Planning and organization of recreation programs of community interest including, but not limited to swimming, softball, baseball, soccer, basketball, and volleyball
  - Administration and oversight of the Don Gardner Par 3 Golf Course, located adjacent to the Community Center
- Aging Services
  - Administration of Community Center, including a daily lunch program and other related activities

## **ENGINEERING**

- Public Services

The Branson Engineering Department currently consists of eight full-time budgeted employee positions and two seasonal intern employees. The director of the department is the City Engineer, a Missouri Registered Professional Engineer, who is responsible for the daily functions of the department. The sub functions of the department are separated into three divisions. The Administration division includes the Assistant City Engineer and the Administrative Assistant. They provide assistance to the City Engineer in the overall operations of the department. The "Project Management" effort is lead by the three full-time Construction Inspectors who perform daily oversight of both private and public construction projects. The other division is the "Geographical Information System" (GIS) and employs a GIS Coordinator and a GIS Technician. The mission of the GIS division is a multi-year effort to create and utilize a computer-based geographic information system. Engineering services include:

- Work with developers to provide plan review and inspection for public infrastructure, such as streets, storm sewers, and sidewalks
- Building and site plan review services
- Maintenance of City base maps, and plans
- Work with property owners to review and approve work within public right-of-way
- Contract administration for annual capital improvement program for City infrastructure

## **PLANNING AND DEVELOPMENT**

- Building

The Building Division provides code administration and inspection services through a nationally recognized set of codes to ensure public safety, health and welfare. Similar codes do not exist in the county. The Building Division employs nationally certified inspectors and the department maintains a continuing education program.

- Administration of building and other codes through the review of all plans and specifications for commercial, industrial and residential structures
- Inspection of all new permitted construction to ensure compliance with applicable building and fire codes

- Planning and Zoning

The Planning Division provides complete planning and zoning services. The city has an adopted set of Land Use Regulations, including sign, landscaping, zoning and parking regulations. The City of Branson Land Use Plan provides a comprehensive guide for planned growth and development of the community within the Urban Services Planning Area. Similar zoning protections do not exist in the county.

- Administer comprehensive planning process, implementing land use policy
- Site plan review
- Administration of Land Use Code
- Maintenance of City plat maps
- Administration of subdivision regulations

- Code Enforcement

The City of Branson provides enforcement processes for all codes and regulations assigned to the Planning and Development Department.

- Enforcement of zoning ordinance, sign code and other related municipal codes

## HEALTH

The City of Branson Health Department enforces Branson's Health Code pertaining to food, lodging and water facilities within the City. Branson's Health Codes are greater than the minimum standards set by the State of Missouri and are for the protection of the public to maintain health and sanitary conditions. The Health Department also enforces Branson's Property Maintenance Code. This code is in effect to maintain property in a safe, healthy and sanitary condition. Administration and enforcement of environmental guidelines pertaining to the illegal dumping, burning or disposing of any hazardous or non-hazardous waste within the City also fall under the Health Department. This also includes, but not limited to, any other general nuisances within the city.

The City of Branson Health Department handles animal control, including neighborhood patrol, pet licensing and animal exhibit permitting.

The City of Branson Health Department operates a State Certified lab for potable water testing, and is the coordinator for an intergovernmental agreement with the Taney County Health Department to enforce State health regulations in the county. All inspectors are nationally certified.

General public health services, such as immunizations, etc., are provided through an established relationship with a local health department.

- Building

- Inspection of new commercial construction to assure compliance with applicable Health Codes
- Regular inspection of lodging, swimming pools, restaurants and food establishments to assure compliance with Health Code
- Inspection of daycare operations
- Inspection of massage, tattoo, and body art establishments

- Code Enforcement

- Administration and enforcement of property maintenance code on commercial structures
- Administration and enforcement of Health Code (pertaining to food, lodging, pools, daycare facilities, and massage establishments, etc.)
- Enforcement of Animal Control and Animal Exhibit ordinances
- Local enforcement agency for state public health laws involving private drinking water and waste
- General nuisance abatement enforcement
- Coordination of intergovernmental agreements relating to health and sanitation

## SECTION II

### **PROPOSED TIME SCHEDULE WHEREBY THE CITY OF BRANSON PLANS TO PROVIDE MUNICIPAL SERVICES TO THE PROPERTY PROPOSED FOR ANNEXATION**

The City of Branson already provides most of the services listed in Section I above to the property proposed for annexation, and the remainder can be provided promptly upon annexation.

#### POLICE AND FIRE PROTECTION

- Police Services

IMMEDIATE: The City of Branson Police Department will provide emergency and other non-emergency law enforcement services to the properties immediately upon annexation. Routine patrols will be conducted in the area, and because of the Department's patrol and sectoring system, there will be quicker response time to emergency calls. Upon annexation, all 911 calls for service to the properties will be received and handled directly by the Branson Police Department, instead of by the Taney County Sheriff's Office in Forsyth. Annexation of this property will not require additional officers or equipment to provide police services at this time.

- Fire Services

IMMEDIATE: The Branson Fire Department will provide full fire and rescue services to the subject area immediately upon annexation, including the resources of automatic / mutual aid fire responses as assigned from neighboring fire districts. Branson has three strategically located fire stations, the closest being:

- Station 1 and Station 2 are both approximately 3.5 miles from Pine Valley Resort.
- Station 1 and Station 2 are both approximately 5 miles from the State Highway F exit.

There is not a water supply provided by Taney County Water District 3 in the Pine Valley area to support fire hydrants and therefore our Water Tender along with Water Tender support from mutual aid companies would be used. This is the current process for any rural water area for the Taney County Fire Districts.

- The new Industrial Park at State Highway F currently being developed is supposed to have fire hydrants on the Taney County Water District 3 System. We do not have any flow information for that area as it is currently out of our jurisdiction.

#### WATER SYSTEMS

- Water Treatment and Distribution

IMMEDIATE: The entire area is presently within the service district of Taney County Water District #3. By state law, the City of Branson has no authority to serve water customers within the boundaries of Water District #3. Some properties in the area are served by private water systems and wells and the remaining vacant tracts are not served by a water system, however Water District #3 maintains the right to be the water supplier for these parcels.

WITHIN 3 YEARS: The entire area will continue to be within the boundaries of Water District #3 and the Water District will be the provider of water service.

## SEWER SYSTEMS

- Sanitary Sewage Collection and Treatment

IMMEDIATE: A Branson sewer line currently serves the southernmost two parcels of land within the annexation area. Immediately north of that tract is the residential neighborhood commonly referred to as "Cannonball Loop". This area will be served by the Bee Creek Sewer Project, which has been designed with construction scheduled to begin in 2005. Other developed properties in the area are served by private sewer systems or septic tanks. The remaining vacant tracts are not served by a sewer system

WITHIN 3 YEARS: A new collector sewer system will be constructed to serve all current tracts of land in the annexation area. The annexation area is spread across three different watersheds, which impact the design of the wastewater collection system. The northern portion of the area is within a watershed, which is a central tributary in the Emory Creek basin. A series of collector sewer lines will transport the wastewater to a new lift station located just north of the annexation area. A portion of this tributary basin is located south of Missouri Highway Route 465 and a lengthy highway bore will be needed to provide service to these tracts. The proposed lift station will pump the wastewater southerly to a second lift station located approximately 1500 feet away. This second station is needed to increase the pressure to overcome the change in elevation. The second lift station will boost the pressure and pump the wastewater further south and through an existing casing pipe under Missouri Highway Route 465 where it will connect to another proposed gravity sewer line. This line is a part of the collection system, which is in a watershed that is a southern tributary in the Emory Creek basin. Another series of collector sewer lines in this watershed will transport the wastewater to a new lift station located along the west side of Missouri Highway Route 65. This proposed lift station will pump the wastewater southerly out of the Emory Creek basin and into the Bee Creek watershed. This force main will connect to a proposed gravity sewer line near Buchanan Road. This line is part of a small, proposed collection system servicing the parcels along the west side of Missouri Highway Route 65. The line will run along the west edge of those parcels and connect to the Bee Creek Sewer System that was mentioned earlier in this document, as being designed and for which construction will soon commence. Wastewater will then flow by gravity to the City of Branson's Compton Drive Treatment Facility. This state-of-the-art treatment plant has adequate capacity to provide excellent treatment for all wastewater originating in the subject properties. The city will operate and maintain the lift station in accordance with its procedures for all municipal lift stations.

## STREETS AND FACILITIES MAINTENANCE

- Public Streets and Facilities Maintenance

IMMEDIATE: Taney County roadways, which are maintained by Taney County, serve Properties in the annexation area. Cleaning and maintenance of county storm sewers, county drainage ways, and county street signage and other county-owned properties will continue to be the responsibility of Taney County. The annexation area is also bounded by a frontage road to Missouri Highway Route 65, which is maintained by the State of Missouri. Missouri Highway Route 465 bisects the annexation area. Cleaning and maintenance of public state sewers, state drainage ways, state highway signage, state traffic signals and other state-owned properties will continue to be the responsibility of the Missouri Department of Transportation (MoDOT). If the City of Branson accepts any Taney County roadways, those roadways will be maintained in "as-good-as" condition as they were being maintained by Taney County, in accordance with Branson ordinances. The City of Branson develops transportation system master plans every few years to

identify potential long-range roadway improvement projects. All roads in the annexation area will be included in future master plan development processes. Private roads are owned by the property owners they serve. Cleaning and maintenance of private storm sewers, private drainage ways, and private street signage and other privately-owned properties will continue to be the responsibility of the property owner.

### **PARKS AND RECREATION**

IMMEDIATE: All Parks and recreation services are immediately available upon annexation.

### **ENGINEERING**

IMMEDIATE: All engineering services are immediately available upon annexation.

### **PLANNING AND DEVELOPMENT**

- Building

IMMEDIATE: The City of Branson will immediately provide code administration and inspection services as needed or requested. Inspections will be accomplished through existing personnel.

- Planning and Zoning

IMMEDIATE: The Planning and Zoning Division will provide immediate services to the property as needed or requested.

- Code Enforcement

IMMEDIATE: Code enforcement, including zoning, signs, and building, will all be immediately available to the property upon annexation as needed or requested.

### **HEALTH**

IMMEDIATE: All Health Department services will be immediately available to the property upon annexation as needed or requested.

### SECTION III

#### **THE LEVEL AT WHICH THE CITY ASSESSES PROPERTY AND THE RATE AT WHICH IT TAXES THAT PROPERTY.**

#### **ASSESSMENT**

Branson's assessment level is the same as Taney County. The Taney County Assessor assesses property in the various classes uniformly throughout the County. The assessment rates set forth below apply to all real and personal property in Taney County, regardless of whether it is within or without any incorporated city or village. The City does not assess any property at a higher level than assessed by the County Assessor.

- Real Property

I.	Agricultural Property	12%
II.	Residential Property	19%
III.	Commercial Property	32%
IV.	Tangible Personal Property	33%

#### **TAX RATE**

The tax rate levied by Branson on real and personal property is \$0.48 per \$100 of assessed valuation. Property tax rates levied by the various taxing jurisdictions are set forth below, showing the difference between what property owners pay when they are in the County and when they are in the City. The difference is \$0.09 per \$100 of assessed valuation.

	County	City	
• Health	\$ .1404	\$ .1404	
• State	\$ .03	\$ .03	
• Handicap	\$ .0904	\$ .0904	
• School	\$3.45	\$3.45	
• Western Taney County Fire	\$ .39	\$ -0-	
• City	\$ -0-	\$ .4853	
<b>Subtotal</b>	<b>\$4.1008</b>	<b>\$4.1961</b>	
<i>Commercial Surcharge</i>	<i>\$ .15</i>	<i>\$ .15</i>	
<b>TOTAL</b>	<b>\$4.2508</b>	<b>\$4.3461</b>	per \$100

#### **SECTION IV**

##### **PROPOSED CITY ZONING OF PROPERTY PROPOSED FOR ANNEXATION**

The City of Branson will honor zoning uses approved by the County prior to annexation. The area is a mixed-use area, including commercial, single-family and multi-family residential, along with open space and possible mixed-used Planned Development.

#### **SECTION V**

##### **EFFECTIVE DATE OF PROPOSED ANNEXATION**

The annexation shall take effect immediate following the election approving such annexation, and upon obtaining the favorable judgment of the Circuit Court authorizing the annexation.

**SECTION VI**

**LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR ANNEXATION**

**EXHIBIT 'A'**

**AMENDED LEGAL DESCRIPTION  
NORTHWESTERN ANNEXATION PROJECT**

**Tracts of land all being located in Section 20, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the E1/2 of the NE1/4;**

**also,**

**Tracts of land all being located in Section 17, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the NW1/4 of the NW1/4; all of the NE1/4 of the NW1/4 lying north of Buchanan Road, and; all of the NE1/4 of the NE1/4; all of the SE1/4 of the NE1/4; all of the NE1/4 of the SE1/4; all of the SE1/4 of the SE1/4;**

**also,**

**Tracts of land all being located in Section 8, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the NW1/4 of the NW1/4; all of the NE1/4 of the NW1/4; all of the SW1/4 of the NW1/4; all of the SE1/4 of the NW1/4; all NW1/4 of the NE1/4; all of the NE1/4 of the NE1/4; all of the SW1/4 of the NE1/4; all of the SE1/4 of the NE1/4; all NW1/4 of the SW1/4; all of the NE1/4 of the SW1/4; all of the SW1/4 of the SW1/4; all of the SE1/4 of the SW1/4; all NW1/4 of the SE1/4; all of the NE1/4 of the SE1/4; all of the SW1/4 of the SE1/4; all of the SE1/4 of the SE 1/4;**

**also,**

**Tracts of land all being located in Section 5, Township 23 North, Range 21 West, Taney County, Missouri, and being more particularly described as follows: All of the SW1/4 of the SW1/4; all of the SE1/4 of the SW1/4; all of the SW1/4 of the SE1/4; all of the SE1/4 of the SE1/4.**

**also,**

**All roads, rights-of-way, and easements located within the area described above.**

**EXCEPT:**

**All of NE1/4 of SE1/4 and N1/2 of N1/2 of SE1/4 of SE1/4 of Section 5, Township 23, Range 21, lying West of New U.S. Highway No. 65 in Taney County, Missouri except the following: Beginning at the point of intersection of the South line of said NE1/4 of the SE1/4 with the Westerly right-of-way line, 200.00 feet; thence Westerly parallel with said South line of the NE1/4 of the SE1/4, 200.00 feet; thence Southwesterly parallel with said right-of-way line, 200.00 feet to said South line of the NE1/4 of the SE1/4; thence Easterly along said South line 200.00 feet to the point of beginning, containing 0.9 acres more or less.**

**Also included is a 30 foot Road Easement beginning at the South edge of the entrance from U.S. Highway 65, thence North to the South edge of the above described property, said easement is along and adjacent to the Westerly right-of-way of U.S. Highway 65.**

**EXCEPT:**

The right-of-way is described as being a strip of land ten (10) feet in width which lies Westerly of and contiguous to the Westerly right-of-way line of said Highway No. 65, established in October, 1994, beginning at the South line of the N1/2 of the N1/2 of the SE1/4 of the SE1/4 of said Section 5 and extending Northerly along said right-of-way line a distance of 760 feet, more or less, to a termination point of said strip. The right-of-way shall also be five (5) feet on all sides of anchors and guy wires as built.

**EXCEPT:**

Easement for Highway Construction on the NW1/4 SW1/4 Sec. 4, and NE1/4 SE1/4 Section 5 all in Township 23 N, Range 21 W, which lies within a tract of land with widths hereinafter designated on the left or easterly and right or westerly sides of the survey of the Missouri Highway and transportation Department for Relocated Route 65, which surveyed and relocated median centerline as described as follows:

Commencing at the common corner of Sections 4,5,8 and 9, Township 23 N, Range 21 W; thence N01 08'59.8" W a distance of 2656.25 feet; thence S00 56'01.5"W a distance of 631.27 feet to a point which is Centerline Station 346+00 (which is the point of beginning of the centerline hereinafter described), from said point said centerline extends S00 56'01.5"W 150 feet to Station 347+50.

The widths of right of way on said left or easterly side of said surveyed and relocated median centerline are as follows:

225 feet from Station 346+00 to Station 347+50.

The widths of right of way on said right or westerly side of said surveyed and relocated median centerline are as follows:

120 feet from Station 346+00, widening uniformly to 130 feet at Station 347+50.

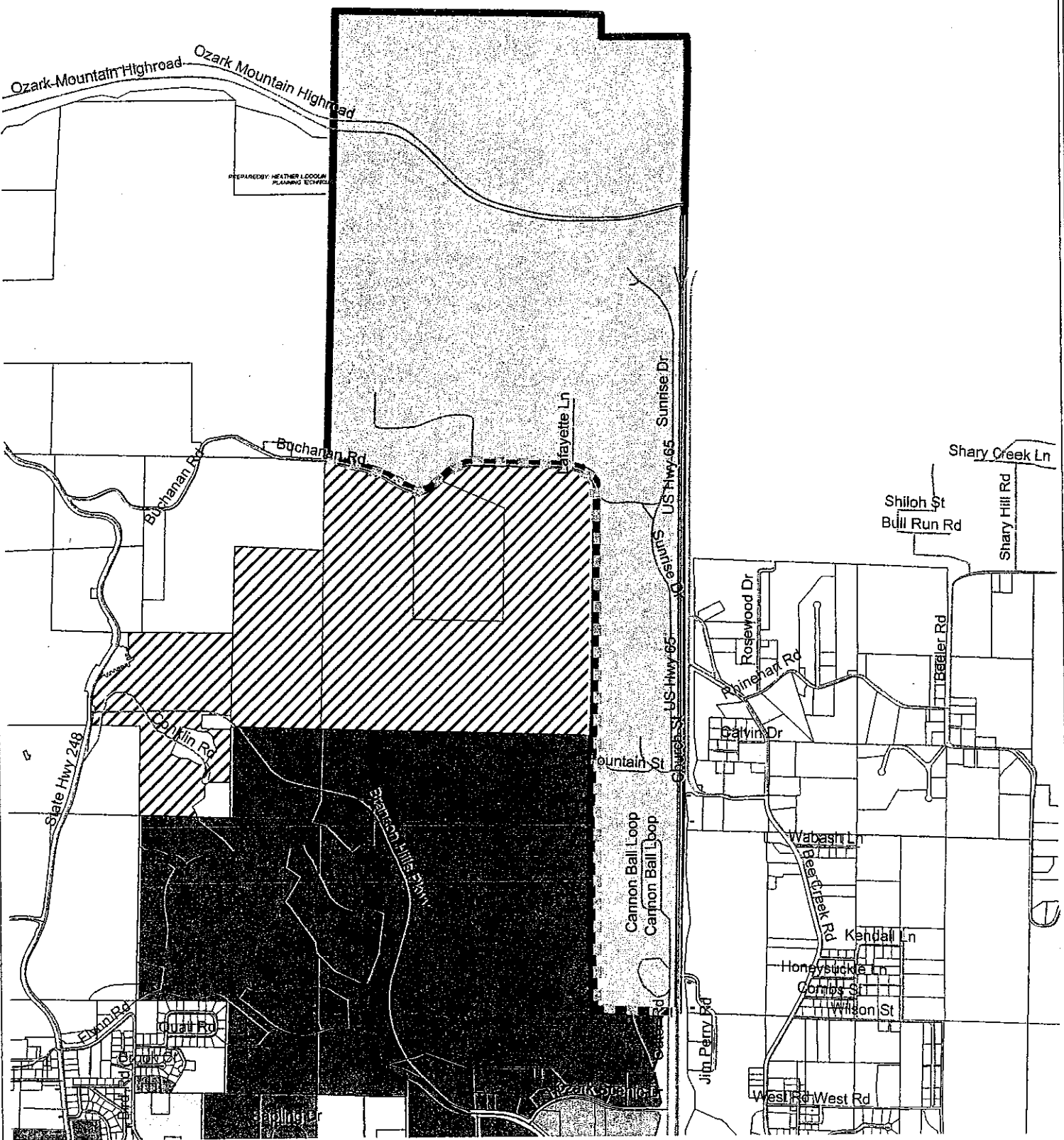
# Plan of Intent for North of Branson & West of Highway 65 Proposed City Boundary Extension Map



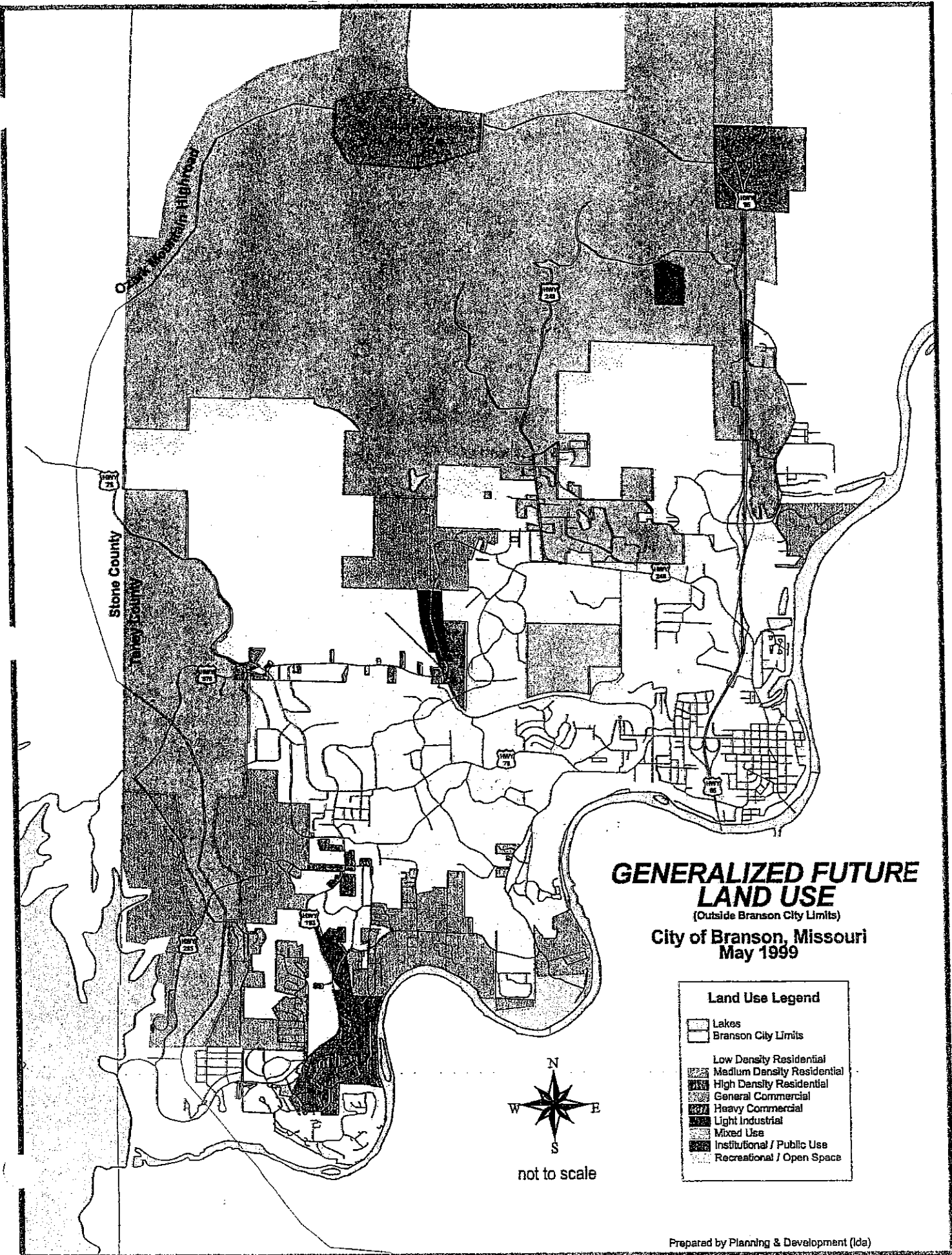
- POI NORTH WEST OF 85
- Agricultural
- Outside Branson City Limits
- In City Limits, Unzoned
- Two-Family
- Mobile Home Park
- Commercial
- Planned Development
- Single-Family
- Multi-Family

SCALE 1" = 2000'

PERIMETER = 39,832 LF  
 CONTIGUOUS PROPERTY = 13,018 LF  
 contiguous property







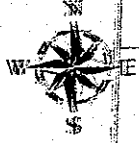
**GENERALIZED FUTURE  
LAND USE**  
(Outside Branson City Limits)  
City of Branson, Missouri  
May 1999

Land Use Legend	
	Lakes
	Branson City Limits
	Low Density Residential
	Medium Density Residential
	High Density Residential
	General Commercial
	Heavy Commercial
	Light Industrial
	Mixed Use
	Institutional / Public Use
	Recreational / Open Space

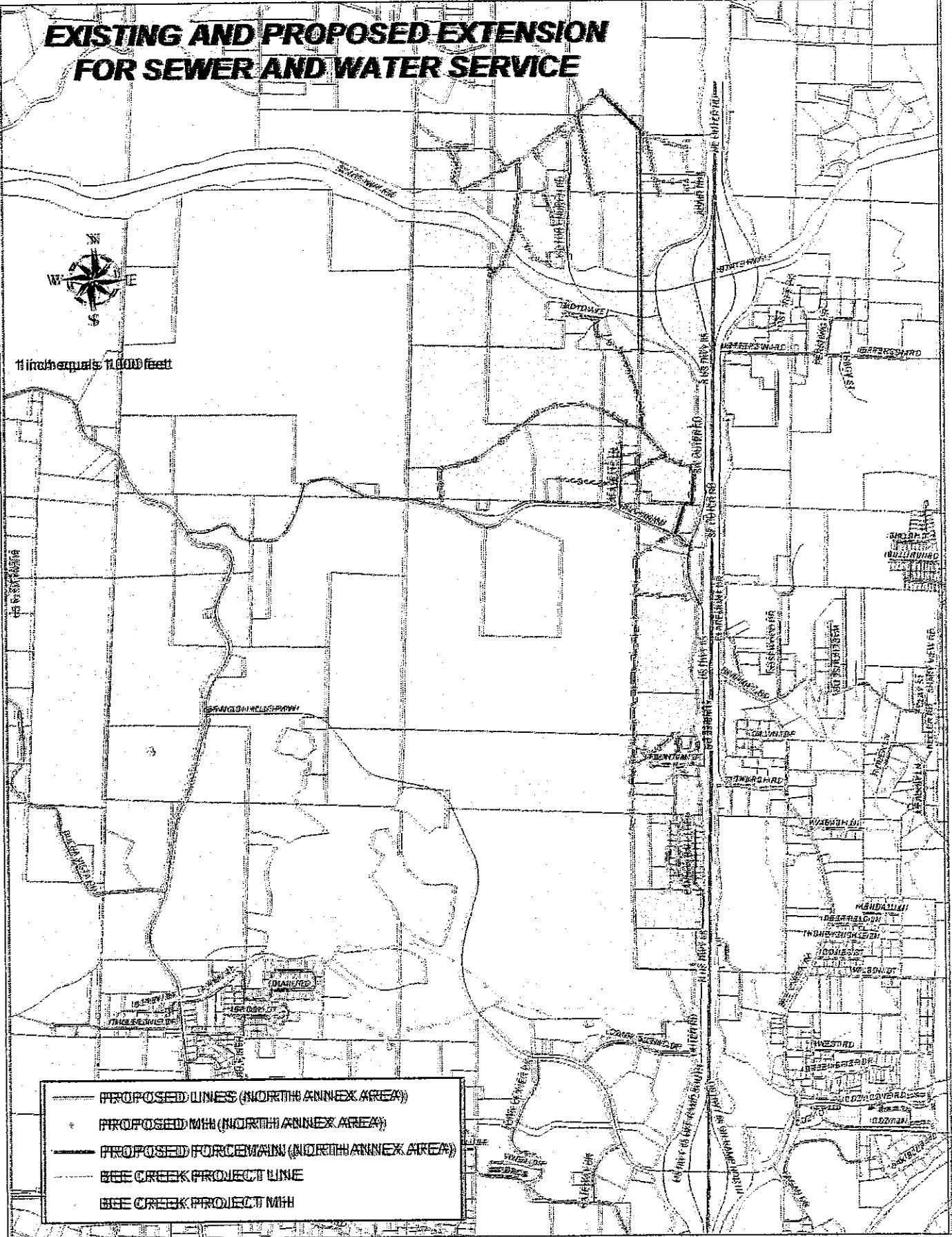


not to scale

# EXISTING AND PROPOSED EXTENSION FOR SEWER AND WATER SERVICE



11 inches equals 11,000 feet





SEE BINDER  
ON  
DISPLAY TABLE  
FOR COLORED VERSION  
OF MAPS RELATED TO  
BILL NO. 3109