

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI, NOVEMBER 7, 2002**

The Board of Aldermen of the City of Branson, Missouri met in special session in the Council Chambers of the City Hall on November 7, 2002 at 5:30 p.m.

Mayor Schaefer called the meeting to order with the “Pledge of Allegiance,” and Sandra Williams gave the invocation.

Members present were Mayor Schaefer presiding, Dick Gass, Stan Barker, Larry Taylor, Ron Huff, Eric Farris, and Bob Warlick.

Also in attendance were: City Administrator Terry Dody, Assistant City Administrator Kevin Faught, City Attorney Deborah Deuster, City Clerk Sandra Williams, Finance Director Deanna Schlegel, Communications Director Jerry Adams, Bruce Bowlin of Branson Daily Independent, Ricky Renfro, Janice Kell, Gayla Roten, Stacey Jones, David Murphy, Cliff Sain of Branson Daily News, Rick Graff, Mark Weisz, and Rick Huffman.

Mayor Schaefer welcomed everyone to the special meeting stating the meeting had been called in order to consider a Bill entering into an agreement with Convention, Sports & Leisure International (CS&L) for a Feasibility Study for the Branson Landing Convention Center Project. This meeting is needed due to the shortened time frame presented with the amendment to the City’s City-Wide and Branson Landing TIF. Mayor Schaefer then asked the Clerk to provide the introduction for the item.

<p>First reading of Bill No. 2469, an ordinance approving a professional services agreement between Convention, Sports, & Leisure International and the City of Branson, for a feasibility study for the Branson Landing Convention Center, declaring the intent to build the Branson Landing Convention Center, and authorizing the Mayor to enter into the agreement was read by title by City Clerk Williams, and Terry Dody provided the staff report. Mr. Dody stated this was the third meeting on this particular subject. This Bill authorizes CS&L to begin the feasibility study for the waterfront project which will include the Convention Center as a stand alone facility. This study will focus primarily upon the feasibility of the Convention Center in the downtown area. Mayor Schaefer entertained a motion to approve the first reading of Bill No. 2469. Alderman Warlick made the motion, seconded by Alderman Farris. Mayor Schaefer then opened the floor for questions or discussion.</p>	<p>BILL NO. 2469 AGREEMENT CS&L FEASIBILITY STUDY ORD. NO. 2002-131</p>
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Alderman Gass asked if the additional recommendations provided by the Task Group had been included in the Bill.

Answer: Mr. Dody replied, “Everything that was discussed at that special meeting was put into this Bill.”

Alderman Taylor inquired, was the contract at not to exceed \$50,000 but it could possibly be less?

Answer: Mr. Dody replied, “That is correct.”

Alderman Huff inquired if there was a time table as to when it might be completed?

Answer: Mr. Dody replied, “The contract states twelve weeks, but Mr. Kruger believes that more realistically he can get it done in eight weeks.”

Alderman Huff asked Mr. Dody to explain briefly how this will tie in with the examination level.

Answer: Mr. Dody replied, “This acts as a prerequisite to the Examination Level Study. We are looking very strongly at a professional services company called ERA. In fact part of the fee associated with CS&L is also anticipating whether ERA or one of the other firms could possibly do this. Part of their fee included in this contract allows them to participate when that company begins their study. So there is an over lap of these two firms that will combine together. We will try to get a contract put together very soon with ERA or some similar type of firm to begin working concurrently with CS&L. This is pretty important so that the Examination Level firm does not come in cold at the end of the CS&L Study. There is a contract that will have to be contemplated, not only for them to do their full study, but there will also be some preliminary costs associated with that contract for them to work concurrently with CS&L now. In the event that the CS&L report came back indicating it was not in the City’s best interest to continue with the Convention Center project on the waterfront, then we would no longer have any commitment to ERA or whomever as it would end at that point in time.”

Alderman Huff asked if the Feasibility Study and the Examination Level Study would both be required before the City can issue the bonds?

Answer: Mr. Dody replied, “That is correct. We will try to enter into a contract with some type of ERA firm that will have expenses attached to it during the CS&L Study, but will allow us to not have any further commitment if CS&L comes back with an unfavorable report.”

Alderman Farris commented that the City had a meeting earlier in the week with people in the community who wanted to participate in the focus group and he wanted to

thank the members of the community who did participate: Gayla Roten, Rick Graff, Ann Stafford, Mark Weisz, and Steve Presley. They did some brainstorming with Bill Krueger of CS&L, along with members of the Board. He thought it was a very fruitful discussion and helped move this process along. He just wanted to thank everyone who took time out of their week to participate.

After no further discussion, Mayor Schaefer called for a vote on the first reading of Bill No. 2469. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

Alderman Warlick moved to read this Bill a second time by unanimous consent. Motion was seconded by Alderman Barker. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

City Clerk Williams read Bill No. 2469 by title again. Mayor Schaefer entertained a motion approving the second and final reading of Bill No. 2469. Alderman Huff made the motion, seconded by Alderman Barker. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Ordinance No. 2002-131 was duly enacted.

ADJOURN:

Alderman Huff moved to adjourn. Motion was seconded by Alderman Farris. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: None. Motion carried. Meeting was adjourned at 5:43 p.m.