

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI, JANUARY 27, 2003**

The Board of Aldermen of the City of Branson, Missouri met in regular session in the Council Chambers of the City Hall on January 27, 2003 at 7:00 p.m. with the following members present:

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

Also in attendance were: City Administrator Terry Dody, Assistant City Administrator Kevin Faught, Acting City Attorney Dan Wichmer, City Clerk Sandra Williams, Police Chief Steve Mefford, City Engineer David Miller, Communications Director Jerry Adams, Director of Planning Don Stephens, Director of Finance Deanna Schlegel, Director of Public Works Larry VanGilder, Director of Economic Development Mike Rankin, Edward A. Delfin, Bruce W. Bowlin of Branson Daily Independent, Ray and Gloria Roderick, Bill Krueger, Cliff Sain of Branson Tri-Lakes Daily News, Kathryn Buckstaff of Springfield News-Leader, Larry Milton, Rick Graf, Girl Scout Troop 229, Kurt Carlson, Peter Engler, Doug Mason, Steve Burrus, Kelly Burrus, Sue Huff, Dave Reynolds, Ross Summers, Roger Edney, Steve Hartley, Dick Hartley, Gayla Roten, Phyllis Vandernaald, Helen Hughes, Bill Hughes, Jim Thomas, Steve Myers, Tara Bartley, Elizabeth Farris, Steve Critchfield, Al Moon, Sandy Cummings, Gary Cummings, Gary Groman, Leon Camillo, Anna Jonas, Amy Bogue-Gray, Brian Acton, Deana Acton, Sid Caldwell, Debra Patton, Mike Braswell, Cheri Gibson, David Gibson, Dennis Tate, Sandy Bruns, Chuck Pennel, Patrick Cox, Jim Fortner, Roberto Camara, Chris Myer, Steve Presley, Raeanne Presley, Mark Weisz, Ray Wilson, Ken Roten, Rick Huffman, and Jack Purvis.

Mayor Schaefer called the meeting to order and Girl Scout Troop #229 presented the flag and gave the "Pledge of Allegiance". Larry VanGilder then gave the invocation.

Mayor Schaefer asked for any additions or corrections to the minutes of the regular meeting of January 13, 2003.

**APPROVAL
OF MINUTES**

Alderman Huff moved to approve the Minutes as read, seconded by Alderman Barker. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

CONSENT AGENDA:

Mayor Schaefer asked City Clerk Williams to read the items being considered on the Consent Agenda as presented. City Clerk Williams read the following Consent Agenda items by title:

**Receipt of the minutes of the December 03, 2002
Planning and Zoning Commission meeting, and the Park
Board meeting of December 17, 2002.**

**ACKNOWLEDGEMENT
OF
MINUTES**

**Final reading of Bill No. 2502, annexing
property owned by G. L. Investments, Inc. into
the City, was approved within the Consent Agenda.
Voting aye: Gass, Barker, Taylor, Huff, Farris, and
Warlick. Nays: none. Ordinance No. 2003-013 was
duly enacted.**

**BILL NO. 2502
ANNEXATION
G. L. INVESTMENTS
INC.
ORD. NO. 2003-013**

**Final reading of Bill No. 2504, an ordinance
approving an agreement between the City of Branson
and Burns and McDonnell Engineering Company, Inc.
for the development of the Bee Creek Sewer Facility Plan,
and authorizing the Mayor to enter into the agreement,
was approved within the Consent Agenda. Voting aye:
Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays:
None. Ordinance No. 2003-014 was enacted.**

**BILL NO. 2504
AGREEMENT
BURNS & McDONNELL
BEE CREEK SEWER
FACILITY PLAN
ORD. NO. 2003-014**

**Final reading of Bill No. 2506, an ordinance
amending Title II, Public Health, Safety and Welfare,
Article IX, Offenses concerning Drugs and Alcohol,
Section 205.430 of the Branson Municipal Code, Drinking
in Public, was approved within the Consent Agenda.
Voting aye: Gass, Barker, Taylor, Huff, Farris, and
Warlick. Nays: none. Ordinance No. 2003-015 was
duly enacted.**

**BILL NO. 2506
AMENDING TITLE II
BRANSON MUNICIPAL
CODE - DRINKING
IN PUBLIC
ORD. NO. 2003-015**

**Final Reading of Bill No. 2507 an ordinance designating
portion of the City of Branson, Missouri, as a Redevelopment
Area; approving the Branson Landing Tax Increment
Financing Plan; making findings relating thereto; and
authorizing certain actions by City Officials, was approved
within the Consent Agenda. Voting aye: Gass, Barker,
Taylor, Huff, Farris, and Warlick. Nays: none. Ordinance No. 2003-016 was duly
enacted.**

**BILL NO. 2507
REDEVELOPMENT
AREA AND
TIF PLAN
ORD. NO. 2003-016**

**Final Reading of Bill No. 2509 an ordinance accepting the
proposal of bid award to Recreation Resources, Inc. for playground
equipment for Parnell, Alexander, Murphy, Stockstill, and John
Nygard parks of the City of Branson, authorizing the
preparation of a contract in accordance with the terms of the**

**BILL NO. 2509
BID AWARD
PLAYGROUND
EQUIPMENT
ORD. NO. 2003-017**

proposal, and authorizing the Mayor to execute the agreement, was approved within the Consent Agenda. Voting aye: Gass, Barker, Taylor, Huff, Farris and Warlick. Nays: none. Ordinance No. 2003-017 was duly enacted.

REGULAR AGENDA:

Petition for Consent to Annex property owned by Cushman Properties, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Warlick made the motion, seconded by Alderman Barker. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
CUSHMAN
PROPERTIES**

Petition for Consent to Annex property owned by White River Investments, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Huff made the motion, seconded by Alderman Farris. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
WHITE RIVER
INVESTMENTS**

Petition for Consent to Annex property owned by Sunterra Corporation, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Gass made the motion, seconded by Alderman Taylor. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
SUNTERRA
CORPORATION**

Petition for Consent to Annex property owned by D. R. Rosenbalm, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Barker moved to accept the petition for annexation, seconded by Alderman Taylor. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
D. R. ROSENBALM**

Petition for Consent to Annex property owned by Fall Creek Condominiums, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Huff made the motion, seconded by Alderman Gass. Discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
FALL CREEK
CONDOMINIUMS**

Petition for Consent to Annex property owned by Fall Creek R.V. Estates, Branson, Missouri, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Farris made the motion, seconded by Alderman Barker. Discussion was held regarding the number of lots involved. Voting aye: Gass, Barker, Taylor, Huff, Farris, Warlick. Nays: none. Motion carried.

**PETITION
CONSENT
TO ANNEX
FALL CREEK
R.V. ESTATES**

Public Hearing and first reading of Bill No. 2510 an ordinance annexing property owned by Dawn M. Taghon and Randy E. Gideon into the City, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer opened the Public Hearing and after receiving no discussion from the Board or audience, closed the Public Hearing. Mayor Schaefer then entertained a motion to approve the first reading of Bill No. 2510. Alderman Gass made the motion, seconded by Alderman Farris. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**BILL NO. 2510
PUBLIC HEARING
ANNEXATION
DAWN M. TAGHON
& RANDY E. GIDEON**

Public Hearing and first reading of Bill No. 2511 an ordinance annexing property owned by Mary A. Hart into the City, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer opened the Public Hearing and after receiving no discussion from the Board or audience, closed the Public Hearing. Mayor Schaefer then entertained a motion to approve the first reading of Bill No. 2511. Alderman Warlick made the motion, seconded by Alderman Barker. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**BILL NO. 2511
PUBLIC HEARING
ANNEXATION
MARY A. HART**

First reading of Bill No. 2512, an ordinance amending Title V of the Branson Municipal Code, Chapter 500, Article II to Amend the International Residential Code 2000 as to minimum building sewer pipe size permitted from residential uses, was read by title by City Clerk Williams, and Don Stephens provided the staff report. Mayor Schaefer entertained a

**BILL NO. 2512
AMENDING
CHAPTER 500
MUNICIPAL CODE
SEWER PIPE SIZE**

motion to approve the first reading of Bill No. 2512. Alderman Huff made the motion, seconded by Alderman Warlick. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

First reading of Bill No. 2513, an ordinance amending Title VII Utilities, Chapter 700 Waterworks and Sewerage Systems, by amending Section 700.070 and adding a new Section 700.075 to the Branson Municipal Code relating to Irrigation and Fire System Water Meters, and Water and Sewer Account Adjustments, was read by title by City Clerk Williams and Larry VanGilder provided the staff report. Mayor Schaefer entertained a motion to approve the first reading of Bill No. 2513. Alderman Warlick made the motion, seconded by Alderman Farris. After some discussion, Mayor Schaefer called for the vote. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**BILL NO. 2513
AMENDING
MUNICIPAL CODE
CHAPTER 700
WATERWORKS
ADJUSTMENTS**

First reading of Bill No. 2514, an ordinance approving an agreement for the Discharging of the Real Estate, Sewer Services and Facilities Agreement affecting the Fall Creek Resort properties by and between the Fall Creek properties and the City of Branson, and an agreement by and between Fairfield Resorts and the City of Branson, and authorizing the Mayor to enter into the agreements, was read by title by City Clerk Williams and Larry VanGilder provided the staff report. Mayor Schaefer entertained a motion to approve the first reading of Bill No. 2514. Alderman Gass made the motion, seconded by Alderman Taylor. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**BILL NO. 2514
AGREEMENT
SEWER DISCHARGE
FALL CREEK RESORT
FAIRFIELD RESORTS**

BID AWARD:

First reading of Bill No. 2515 an ordinance accepting the proposal of bid award from Engineers Reprographics for a Scanner/Printer, authorizing the preparation of a contract in accordance with the terms of the proposal, and authorizing the Mayor to execute the agreement, was read by title by City Clerk Williams, and David Miller provided the staff report. Mayor Schaefer entertained a motion to approve Bill No. 2515 on its first reading. Alderman Barker moved to approve on first reading, seconded by Alderman Farris. No discussion. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

**BILL NO. 2515
BID AWARD
ENGINEERS
REPROGRAPHICS
SCANNER/PRINTER**

PRESENTATION:

A presentation by Bill Krueger of Convention, Sports, and Leisure International, was the next item on the agenda. Mr. Krueger stated, they had looked at the feasibility of a Convention Center being located in the downtown, lakefront area and provided a preliminary analysis of the forthcoming feasibility study. Mr. Krueger stated, "Study Goals and Methods were used to determine project feasibility in various measurements of market, financial economic spending, tax generation, and cost/benefits/return on investment. The Comprehensive interview process interviewed 30 Branson leaders and local residents, 275 national/regional/state event planners, and 30 Convention and Visitors Bureau representatives." He then outlined the Local Market Conditions; Competitive Facilities; Comparable Facilities; Market Surveys; Market Supportable Building Program; Estimated Event Levels; Event Level Comparison; Estimated Branson Convention Center Financial Operations; Estimated Economic and Fiscal Impacts; and the Preliminary Cost/Benefit Analysis. Mr. Krueger stated, "It's pretty good news. In its fifth year of operation, costs including operating expenses and construction debt would amount to about \$25,000 less than projected new revenue to the City. Branson is already a tourism destination. If you make it a convention destination, corporate people, who might never come to Branson for other reasons will be exposed to your product." The study involved interviews with more than 350 people, including operators of comparable convention centers and event planners for corporations, national and regional associations, state groups and Social, Military, Educational, Religious and Fraternal (SMERF) groups, and tradeshow organizers. Mr. Krueger indicated the Convention Center complex offered 60,000 square feet of exhibit space, an additional 20,000 square feet of ballroom and multipurpose space, which should be designed to be utilized as additional exhibit space, as well as 7,500 square feet of "breakout" meeting space, for a total of 87,500 square feet of usable space. He explained, this was roughly half the size of the complex the city would need to build, since an additional square feet of approximately 87,500 would be needed for loading docks, lobby, kitchen and dining area capable of supporting conventioners. Mr. Krueger said CS&L estimated that, if the "envisioned lakefront project" currently proposed were built, it could attract an annual total of 178 events, whereas if the project were built without the anchor convention hotel, Branson could likely attract only 169 events per year. The total economic out put new to Branson was projected to be approximately \$17-million, with \$15-million of that coming from direct spending, and could generate \$1,327,000 in tax revenues new to the area. Mayor Schaefer then opened the floor for questions and comments by the members of the Board. After numerous questions and discussion by the Board, Mayor Schaefer took a ten-minute break. Mayor Schaefer then reconvened the meeting and opened the floor up for questions and comments by the audience. At this time Alderman Huff moved to suspend the 15-minutes total time rule to allow 5-minutes per speaker. Motion was seconded by Alderman Warlick. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Motion carried. Those speaking from the audience were: Raeanne Presley, Chuck Pennel, Ray

**PRESENTATION
CONVENTION, SPORTS,
& LEISURE INT'L.**

Wilson, Helen Maxwell, Gary Groman, Larry Milton, Kelly Burrus, Rick Huffman, Steve Presley, and Ross Summers. After no further discussion, Mayor Schaefer entertained a motion to accept the report. Alderman Huff moved to accept the Study, adding that it constitutes no action by the Board. Motion was seconded by Alderman Gass. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

OTHER BUSINESS:

Mayor Schaefer asked if there was any other business that a member of the Board of Aldermen would like to introduce as an official agenda item for discussion and action by the Board. Hearing none. Mayor Schaefer opened the floor for Aldermen and Administrator's Reports.

ALDERMEN/ADMINISTRATOR'S REPORTS

Alderman Huff stated he would like to "Thank" everyone who came out and also those that participated with questions and comments. **HUFF**

Alderman Farris said he read an article and felt it was something that the City should confront before it ever becomes an issue. There are personal transportation devises called Segways being shipped out in March, and different cities are looking into how they are going to allow these devises on city sidewalks or city streets. Some states have taken action to allow their cities to control them indicated Mr. Farris. I would like to have staff look into what our current ordinance is on those issues and report back to the Board. **FARRIS**

Alderman Farris stated, "The Board had a report in regard to the Taney County Sheriff's Department setting up a Web site containing the Taney County Sex Offenders List and we were looking at having a hyper-link into that site." Mr. Farris requested the Police Department look into where the Sheriff's Department was on getting that done. **FARRIS**

PUBLIC COMMENT:

Mayor Schaefer stated the only person requesting to make public comments was Ricky Renfro who was not able to attend.

EXECUTIVE SESSION:

Alderman Warlick moved to go into Closed Executive Session pursuant to Section 610.021 RSMo., Subsections 1, 2, and 3. Seconded by Alderman Farris. Voting aye: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: none. Motion carried.

ADJOURN:

Alderman Huff moved to adjourn. Motion was seconded by Alderman Barker. Voting aye were: Gass, Barker, Taylor, Huff, Farris, and Warlick. Nays: None. Motion carried. Meeting was adjourned at 10:32 p.m.