

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI, MAY 14, 2003**

The Board of Aldermen of the City of Branson, Missouri, met in special session in the Council Chambers of the City Hall on May 14, 2003 at 6:00 p.m. with the following members present:

Mayor Lou Schaefer presiding, Dick Gass, Stan Barker, Ron Huff, David Edie, and Jack Purvis present with Beverly Martin absent.

Also in attendance were: City Administrator Terry Dody, Assistant Administrator Kevin Faught, Acting City Attorney Dan Wichmer, City Clerk Sandra Williams, Director of Economic Development Mike Rankin, Planning and Development Director Don Stephens, Finance Director Deanna Schlegel, City Engineer David Miller, Public Works Director Larry VanGilder, Communications Director Jerry Adams, James E. Barker, Rich and Joni Milstead, Paul Lentz, Helen Hagler, Bill Hagler, Gary Groman, Bob Klein, Sharon Klein, Brian and Deana Action, Chuck Pennel, Chris Hanson, Rod Murphy, Margaret Burnguist, Tim Haynes of KRZK Radio, Jim Thompson, Larry Milton, Kent Williams, Gary Fultz, Patrick Cox, Rick Huffman, John Kelly of Channel 33, Cliff Sain of Branson Daily News, Chandra Huston of Branson Daily Independent, and Gayla Roten.

Mayor Schaefer called the special meeting to order with the "Pledge of Allegiance" and Larry VanGilder gave the invocation.

Mayor Schaefer stated the purpose of this special meeting is to consider an agreement for Architectural Design work on the Boardwalk, Seawall and Town Square of the Branson Landing Project.

Mayor Schaefer then asked City Clerk Williams to read the item being considered.

<p>First Reading of Bill No. 2605, authorizing the City of the City of Branson to enter into an agreement with Thompson, Ventulett, Stainback & Associates, Inc. Architects (TVS) and Crawford Architects LLC (CA) pertaining to Master Planning and Preliminary Design of the Boardwalk, Seawall, and Town Square portion of the Branson Landing Project, was read by title by City Clerk Williams, and Administrator Dody provided the staff report. Mr. Dody indicated that last February the City entered into a bridging agreement with TVS to move some of the architectural design work for the Branson Landing project forward. This bill before you will authorize the Mayor to enter into another bridging agreement focusing upon the Town Square, Boardwalk and Seawall. The importance of this is that we are at the juncture with the 404 process where the Hydrologist Study needs to be completed to determine the levels</p>	<p>BILL NO. 2605 AGREEMENT TVS & ASSOCIATES CRAWFORD ARCH. FOR BOARDWALK SEAWALL, & TOWN SQ. ORD. NO. 2003-109</p>
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of fill required. This contract provides for the mechanism to move forward on some of the preliminary design work that will enable us to proceed on the 404 process. Administrator Dody then turned the floor over to Rick Huffman of HCW to complete the report. Mr. Huffman said the Branson Landing project is a large multi-faceted project which requires a large multi-disciplinary design team. February 10, 2003 the City appointed TVS/Crawford for design services. They have completed the first design concept studies for the project and the City has a copy. In order to complete the 404 for the design concept the elevations have to be determined because 90% of this project is in the flood plain, and it requires us to raise to an elevation which FEMA has established of about 719 feet above sea level. To do that we have to provide a Study to the Corps of Engineers which sets out the elevations in which we will be building the Seawalls, Boardwalks, and Town Square. and outlines the public domain portion: the dredging of the old swimming area, some dredging along Roark Creek area. A large design team has to be put together, and the Architect Team that was selected is TVS Architects, Crawford Architects, Butler Rosenbury & Partners, and Yung Design. Engineers will also be required such as Civil, Structural, Hydrological, Hydraulic, and Mechanical, along with special consultants for various projects. The Work Phases are Programming, Master Planning, Schematic Design, Design Development, Construction Documents, Bid and Award of construction contracts, and Construction Administration. Mr. Huffman indicated they are right now just past the Master Planning and into the Schematic Design and the Design Development portion. The Architects have proposed to the City two different types of contracts: one for the public domain and one for the convention center. The fee costs for Branson Landing architects, engineers, and consultants throughout the entire project will be around \$7-million dollars, indicated Mr. Huffman. This proposal represents approximately one month's work and includes the mobilization of the entire design team. The draft contract for the ongoing design work of the overall project is currently being negotiated and is expected to be brought before the Board prior to the end of June, 2003, stated Mr. Huffman.

Mayor Schaefer entertained a motion approving the first reading of Bill No. 2605. Alderman Gass made the motion, seconded by Alderman Huff.

Mayor Schaefer then opened the floor for discussion. There were questions and discussion from members of the Board, and Chuck Pennel also addressed the Board with questions. After receiving no further discussion or comments from the audience or the Board, Mayor Schaefer called for a vote on the first reading of Bill No. 2605. Voting aye: Gass, Barker, Huff, Edie, and Purvis. Nays: none. Absent: Martin. Alderman Purvis moved to read the bill a second time as an emergency legislation due to the tight time limits contained in the Redevelopment & Technical Services Agreement, and in addition the amount of time required to process the Corp of Engineers 404 permit in order to keep the project moving forward without stoppage. Motion was seconded by Alderman Huff. No discussion. Voting aye: Gass, Barker, Huff, Edie, and Purvis. Nays: none. Absent: Martin. City Clerk Williams read Bill No. 2605 by title again. Mayor Schaefer entertained a motion approving Bill No. 2605 for its final reading. Alderman Gass made the motion, seconded by Alderman Barker. No discussion. Voting aye: Gass, Barker, Huff, Edie, and Purvis. Nays: none. Absent: Martin. Ordinance No. 2003-109 was duly enacted.

EXECUTIVE SESSION:

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

ADJOURN:

Alderman Huff moved to adjourn, seconded by Alderman Edie. Voting aye: Gass, Barker, Huff, Edie, and Purvis. Nays: none. Absent: Martin. Motion carried. Meeting was adjourned at 6:40 p.m.