

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI, JUNE 5, 2003**

The Board of Aldermen of the City of Branson, Missouri, met in special session in the Council Chambers of the City Hall on June 5, 2003 at 6:00 p.m. with the following members present:

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

Also in attendance were: Administrator Terry Dody, Assistant Administrator Kevin Faught, City Attorney Dan Wichmer, City Clerk Sandra Williams, Public Works Director Larry VanGilder, Parks Director Cindy Shook, Finance Director Deanna Schlegel, Communications Director Jerry Adams, Scott Decker, Rick Tallon, Jennifer Fitzgerald, Marj D. Morrison, Steve Hewitt, Phil Lilley, Donna Owens, Joe McDowell, Candace Sullinger, Brad Toft, Fann Gattis, Billy Ong, Mitch Holmes, Holly Cox, Joe Ficarra, Chandra Huston of the Branson Daily Independent, Mark Sill, Cliff Sain of the Branson Daily News, Dawn Decker, Tim Haynes of KRZK Radio, Phil Loyd, Pamela Dapprich, Larry Dapprich, Jennifer Holmes, Rick Huffman, Kent Williams, Wes Stener, Tim Finestead, Chuck Pennel, Bob Paulson, Pete Herschend, Dave Woolery, Ron Wall, Lannie Evans, Mike Collins, and Gary J. Groman.

Mayor Schaefer called the special meeting to order with the Pledge of Allegiance and an Invocation by Larry VanGilder. Mayor Schaefer stated the meeting was called to discuss the City of Branson's proposed recreational facility. The Board of Aldermen will consider a recommendation from the Advisory Park Board as well as hear a proposal from the YMCA regarding the recreational facility. Mayor Schaefer then invited Candace Sullinger, Park Board chairman to provide the Board with comments and recommendations by the Park Board.

Candace Sullinger, Chairman of the Park Board said that at their May meeting, after many months of consideration and many discussions, the Park Board came to the decision to make a recommendation to the Board of Aldermen. Mrs. Sullinger then asked Park Board member Mitch Holmes to provide that recommendation.

Mitch Holmes informed the Board that at their May meeting the motion was made and passed unanimously, to proceed with a full recreational facility, with baseball field, soccer field, softball field, aquatic center, all the buildings that are required for this facility. Pool, storage area, snack bar area, and

offices needed for city staff and the city, plus the double gymnasium and also the adult fitness center. The Park Board's reasoning was broken down into three areas: (1) the City is going to lose Mang field and the pool. When Mang field is gone that is the loss of a baseball field, a softball field, and a soccer field, along with the pool; (2) the need for a double gymnasium. Branson is currently borrowing four different gyms, and can only schedule one practice hour per team and with only one-half of a court. This would allow Branson to have space to schedule local and regional basketball tournaments. Presently those tournaments are held in Blue Eye, Hollister, Forsyth, Reeds Springs, Ozark, and Nixa, never in Branson; (3) the need for an adult fitness. If we put in an adult fitness center the subsidy needed goes down from an estimated amount of \$115,000 to \$23,000 a year for this complex. It is an investment that will totally pay for itself in seven years. Discussion was held regarding leasing out the fitness facility.

At this time, Mayor Schaefer turned the floor over to Rick Tallon, YMCA representative to present their proposal.

Rick Tallon, President of the Tri-Lakes "Y" Board of Managers, and a member of the Springfield YMCA Corporate Board, addressed the Council. Dr. Tallon then presented six reasons for a collaboration with the City and the YMCA; provided the YMCA Mission Statement; the YMCA Objectives and Goals; and stated what the YMCA is about.

Scott Decker provided statistics regarding the surrounding service area, membership, growth statistics, youth and adults being served, programs offered, corporate members, and the current YMCA programs.

Dr. Tallon again addressed the Council stating it was not their desire to have duplication of services, and said the purpose of the proposal is to provide the residents of the Branson/Tri-Lakes area recreational and developmental programs with facilities that enhance the services of the City of Branson's Recreation Department and the Tri-Lakes Family YMCA. Dr. Tallon then concluded their presentation by providing a summary of the proposal by the YMCA (Attachment #1).

Mayor Schaefer opened the floor for questions or comments. Discussion was held regarding membership fees; additional costs for special programs such as gymnastics; use of the gymnasiums and how both gymnasium programs could be scheduled as the gym was available for both parties; not duplicating programs at the same time but offering them when the City was not having that program; availability of school gyms; scholarship programs available; indoor walking path; discussed possibility of City

building the fitness center and then leasing it to the YMCA; whether there was room for two fitness centers in the Branson area; possibility of leasing some land to the YMCA and having the City facilities and the YMCA located on the 42 acres. Addressing the Council from the audience were Kent Williams, Pam Dapprich, Ron Wall, Chuck Pennel, Lannie Evans, Mike Collins, Pete Herschend, and Dave Woolery.

After considerable discussion by the Aldermen, members of the Park Board and the audience, Alderman Edie moved to build the City recreational facility with no relationship with the YMCA. Motion died for lack of a second.

Alderman Barker moved that the City move forward in building the recreational facilities, but that the City leave the door open and entertain a working relationship with the YMCA for a lease agreement that would be beneficial to both parties in the future. Motion died for lack of a second.

Alderman Huff indicated that he still felt there was an opportunity for them both to work together. He recognized the needs of both groups but felt it did not make good sense to duplicate facilities. He thought there was a possibility of sharing land, some of the facilities, parking lots, administrative spaces, and meeting spaces. If we can't share the gymnasium then possibly the YMCA can build their own gymnasium, and possibly both groups can survive with their own separate fitness facilities. Alderman Huff stated, he believes there is an opportunity to save dollars on both ends by sharing some of the facilities and would like to pursue that.

After additional discussion, Mayor Schaefer opened the floor for a motion. Alderwoman Martin moved to direct the City Administrator to once again try to initiate some point of discussion between both parties to see if an agreement can be met so that it is a win/win situation but most important a win for the children and the taxpayers. Motion was seconded by Alderman Gass. Discussion was held by members of the Park Board and the YMCA Board. Alderwoman Martin moved to amend the motion adding a 30 day time frame, seconded by Alderman Gass. Voting aye: Gass, Martin, and Huff. Nays: Barker and Edie. Absent: Purvis. Mayor Schaefer declared a five minutes break at this time.

Mayor Schaefer reconvened the meeting back into regular session. City Attorney Dan Wichmer explained that since all six Aldermen are not present and there was a three to two vote and the City ordinances states there has to be four affirmative votes in order to carry the motion, therefore the amendment to the motion did not carry. At this time Alderman Gass withdrew his second to the main motion made by Alderwoman Martin and, Alderwoman Martin

withdrew her main motion.

Mayor Schaefer then opened the floor for a motion.

Alderwoman Martin moved to direct a facilitator to be named appropriate for both parties concerned, to initiate discussions with the YMCA Board that they create a proposal in writing that would establish a working relationship with YMCA and the City, and bring back to the Council for consideration in a 30-day time frame. Seconded by Alderman Gass. Discussion. Alderman Gass then withdrew his second. Motion failed for lack of a second.

Mayor Schaefer again opened the floor for a motion.

Discussion was held by members of the Board as to the intent of a motion. They agreed that the crux of the motion was for the City to move forward with the recommendation by the Park Board to build a recreational complex. They also decided to have staff make an effort for the YMCA to have the opportunity with for use of land adjacent to the City to build their facility and to share space whenever they could. At this time, City Attorney Wichmer asked if all pending motions had been withdrawn. Alderman Gass, Martin, Huff, and Barker all stated that all pending motions had been withdrawn.

Alderman Huff then moved for the City to move forward with their recreation complex. Motion was seconded by Alderman Barker.

Alderman Huff clarified that the intent of his motion is for the City to move forward with what the City desires to build but the intent is to leave the option open for the YMCA, if feasible, to lease land adjacent to our facility which will allow the YMCA the option to build their facility, and for both entities to work towards sharing some of the facilities to save costs and taxpayers dollars. Alderman Barker stated he concurred with Alderman Huff's statement.

Mayor Schaefer called for the vote on the motion to move forward with the recreation complex and the clarification. Voting aye: Gass, Barker, Martin, Huff, and Edie. Nay: none. Absent: Purvis. Motion carried.

ADJOURN:

Mayor Schaefer entertained a motion to adjourn. Alderman Barker moved to adjourn, seconded by Alderman Edie. Voting aye: Gass, Barker, Martin, Huff, and Edie. Nays: none. Absent: Purvis. Motion carried.

Meeting was adjourned at 9:25 p.m.