

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN  
CITY OF BRANSON, MISSOURI, MAY 31, 2005**

The Board of Aldermen of the City of Branson, Missouri met in regular session in the Council Chambers of the City Hall on May 31, 2005 at 7:00 p.m. with the following members present:

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

Also in attendance from the City were: City Administrator Terry Dody, Assistant Administrator Frank Schoneboom, Interim City Attorney Joe Johnson, City Clerk Lisa Westfall, Assistant City Attorney Matt Thompson, Director of Public Works Larry VanGilder, Director of Engineering David Miller, Director of Finance Deanna Schlegel, Assistant Director of Health Phil Pate, Fire Division Chief Carl Sparks, Public Information Director Jerry Adams and Director of Planning & Zoning Don Stephens.

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

Mayor Schaefer asked for any additions or corrections to the minutes of the Board of Aldermen Special meeting-Bee Creek Sewer of May 3, 2005; Special meeting-Taney Co. Commission/Bee Creek Sewer of May 5, 2005; Special meeting of May 6, 2005; Special meeting of May 9, 2005; Regular meeting and Public Comments meeting of May 9, 2005; and the Special meeting of May 10, 2005. Receiving none, Mayor Schaefer asked for a motion approving all of the minutes as presented. Alderman Gass made the motion to accept the minutes as presented, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**APPROVAL OF  
MINUTES**

Alderman Huff made a motion to amend the agenda by addition Bill Number 3040 to the Consent Agenda as Item Number 9A and then move Item Number 9A to the Regular Agenda as Item Number 10A, seconded by Alderman Purvis. Mayor Schaefer called for a vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**CONSENT AGENDA:**

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

Receipt of the Park Board meeting minutes of April 12, 2005 was acknowledged within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**ACKNOWLEDGEMENT  
OF MINUTES**

Final reading of Bill No. 3026 an ordinance approving the Amended Branson Landing Tax Increment Financing Plan was read

**BILL NO. 3026  
AMENDED**

by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-070 was duly enacted.

**BRANSON LANDING  
TAX INCREMENT  
FINANCING PLAN  
ORD. NO. 2005-070**

Final reading of Bill No. 3027 an ordinance approving and designating Redevelopment Project 1 (Waterfront Entertainment District) of the Branson Landing Tax Increment Financing Plan as a Redevelopment Project and adopting Tax Increment Financing therein was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-071 was duly enacted.

**BILL NO. 3027  
BRANSON LANDING  
TAX INCREMENT  
FINANCING PLAN  
REDEVELOPMENT  
PROJECT 1  
ORD. NO. 2005-071**

Final reading of Bill No. 3028 an ordinance approving and designating Redevelopment Project 2 (Convention Center) of the Branson Landing Tax Increment Financing Plan as a Redevelopment Project and adopting Tax Increment Financing therein was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-072 was duly enacted.

**BILL NO. 3028  
BRANSON LANDING  
TAX INCREMENT  
FINANCING PLAN  
REDEVELOPMENT  
PROJECT 2  
ORD. NO. 2005-072**

Final reading of Bill No. 3029 an ordinance approving and designating Redevelopment Project 3 (North Parcel) of the Branson Landing Tax Increment Financing Plan as a Redevelopment Project and adopting Tax Increment Financing therein was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-073 was duly enacted.

**BILL NO. 3029  
BRANSON LANDING  
TAX INCREMENT  
FINANCING PLAN  
REDEVELOPMENT  
PROJECT 3  
ORD. NO. 2005-073**

Final reading of Bill No. 3030 an ordinance approving and designating Redevelopment Project 4 (Bass Pro Pad) of the Branson Landing Tax Increment Financing Plan as a Redevelopment Project and adopting Tax Increment Financing therein was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-074 was duly enacted.

**BILL NO. 3030  
BRANSON LANDING  
TAX INCREMENT  
FINANCING PLAN  
REDEVELOPMENT  
PROJECT 4  
ORD. NO. 2005-074**

Final reading of Bill No. 3035 an ordinance approving a contract with the Missouri Department of Health and Senior Services for summer food program inspections at locations within Taney County was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass,

**BILL NO. 3035  
APPROVING  
DEPARTMENT OF  
HEALTH FOOD  
SUMMER INSPECTIONS**

**Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-075 was duly enacted.**

**ORD. NO. 2005-075**

**Final reading of Bill No. 3036 an ordinance accepting the proposal of bid award to APAC-Missouri, Inc. and Table Rock Const. Co., Inc. for asphalt overlays for the City of Branson, and authorizing the Mayor to execute the agreements was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-076 was duly enacted.**

**BILL NO. 3036  
BID AWARD  
ASPHALT OVERLAYS  
APAC MISSOURI,  
INC. & TABLE ROCK  
CONST. INC.  
ORD. NO. 2005-076**

**Final reading of Bill No. 3037 an ordinance accepting the proposal of awarding a contract to Ozark Mountain Bank for banking and investment services, authorizing the preparation of the contract and the Mayor to execute the agreement was read by title by City Clerk Westfall and approved within the Consent Agenda. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-077 was duly enacted.**

**BILL NO. 3037  
CONTRACT AWARD  
OZARK MOUNTAIN  
BANK BANKING &  
INVESTMENT  
SERVICES  
ORD. NO. 2005-077**

**Mayor Schaefer opened the floor for a motion to approving the Consent Agenda as presented. Alderman Barker moved to approve, seconded by Alderwoman Martin. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**REGULAR AGENDA:**

**Final reading of Bill No. 3040 an ordinance approving the convention center management agreement between the City of Branson, Missouri and Hilton Hotels Corporation; the convention center food and beverage agreement between the City and Hilton Hotels Corporation; and the revenue and expense allocation and cost sharing agreement between the City, Branson Landing Hotel, LLC, and Boutique Hotel Development Company, LLC, and Hilton**

**BILL NO. 3040  
CONVENTION CENTER  
MANAGEMENT  
AGREEMENTS  
ORD. NO. 2005-078**

**Hotels Corporation, for implementation of the Branson Landing Tax Increment Financing plan, and authorizing the Mayor to execute these documents was read by title by City Clerk Westfall and the staff report was provided by David Queen. Mayor Schaefer called for a motion approving the final reading of Bill No. 3040. Alderman Purvis made the motion, seconded by Alderman Barker. Chris Lucchi of the Branson Lodging Association reviewed the three concerns they had with 1) definition of revenues 2) booking policies and procedures and 3) the mechanism to edit and adjust the agreement. Additional discussion by David Queen, Board of Aldermen and members of the audience. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-078 was duly enacted.**

**Presentation of status report on Branson Landing and Convention Center Projects by Jim Martin of the Benham Company. Martin reported disbursements as follows: Request #55MI-R in the amount of \$13,443.68; Request #55O-R in the amount of \$7,500.00; Request #55WF-R in the amount of \$66,782.99; Request #56CC in the amount of \$113,922.00; Request #56CIP in the amount of \$175.00; Request #56MI in the amount of \$327,218.12; Request #56MI-R in the amount of \$352.52; Request #56WF in the amount of \$728,518.18; and Request 56WF-R in the amount of \$29.08. Mayor Schaefer asked for a motion to accept the report. Alderman Purvis made the motion, seconded by Alderman Barker. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**STATUS REPORT  
BRANSON LANDING  
& CONVENTION CENTER  
PROJECTS**

**Presentation of a Petition for Consent to Annex property owned by Gary Chaffin, located at 452 Bird Road, Branson, Missouri was introduced by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Gass made the motion, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PETITION  
CONSENT TO  
ANNEX PROPERTY  
OWNED BY  
GARY CHAFFIN**

**Presentation of a Petition for Consent to Annex property owned by Ellen C. Gowins, located at 1649 Pointe Royale Drive, Branson, Missouri was introduced by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderwoman Martin made the motion, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PETITION  
CONSENT TO  
ANNEX PROPERTY  
OWNED BY  
ELLEN C. GOWINS**

**Presentation of a Petition for Consent to Annex property owned by Jill Turley, Trustee, located at 133 Troon Drive #5 and 237 Avon Lane Branson, Missouri was introduced by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Huff so moved, seconded by Alderman Gass. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PETITION  
CONSENT TO  
ANNEX PROPERTY  
OWNED BY  
JILL TURLEY**

**Presentation of a Petition for Consent to Annex property owned by Chris Zillig and Paula Zillig, located at 113 Corbin Way, Branson, Missouri was introduced by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer entertained a motion to accept the petition for voluntary annexation. Alderman Gass so moved, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PETITION  
CONSENT TO  
ANNEX PROPERTY  
OWNED BY  
CHRIS ZILLIG &  
PAULA ZILLIG**

Resolution approving a Preliminary Subdivision Plat for the Branson Landing Convention Center, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Alderman Barker moved to approve, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Resolution No. 2005-R017 was approved.

**RESOLUTION  
PRELIMINARY  
SUBDIVISION PLAT  
BRANSON LANDING  
CONVENTION CENTER  
RESOL. NO. 2005-R017**

Public hearing and first reading of Bill No. 3043 an ordinance enacting a Final Subdivision Plat of the Branson Landing Convention Center, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer opened the public hearing for comment. Hearing no comments, Mayor Schaefer closed the public hearing and asked for a motion approving the first reading of Bill No. 3043. Alderman Gass made the motion, seconded by Alderman Barker. Mayor Schaefer called for a vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**PUBLIC HEARING  
BILL NO. 3043  
BRANSON LANDING  
CONVENTION CENTER  
FINAL SUBDIVISION  
PLAT**

Public hearing and first reading of Bill No. 3044 an ordinance approving a zoning change from "M-H" Manufactured Housing to "C" Commercial for property located at 201 Silver Lane, located in Tablerock Townsite, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Schaefer opened the public hearing for comment. Hearing no comments, Mayor Schaefer closed the public hearing and asked for a motion approving the first reading of Bill No. 3044. Alderwoman Martin made the motion, seconded by Alderman Huff. Mayor Schaefer called for a vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**PUBLIC HEARING  
BILL NO. 3044  
TABLEROCK  
TOWNSITE  
"M-H" TO "C"  
ZONING**

First reading of Bill No. 3045 an ordinance accepting the bid between Stoddard Equipment Company and the City of Branson, and authorizing the Mayor to enter into the agreement pertaining to the purchase and installation of a fuel system for Fire Station #3 was read by title by City Clerk Westfall and the staff report was provided by Carl Sparks. Mayor Schaefer called for a motion approving the first reading of Bill No. 3045. Alderman Barker moved to approve, seconded by Alderman Purvis. Discussion. Mayor Schaefer then called for the vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3045  
BID AWARD  
STODDARD  
EQUIPMENT CO.  
FUEL SYSTEM FOR  
FIRE STATION #3**

First reading of Bill No. 3046 an ordinance approving the proposal of bid award to Spectrum Resources, Incorporated for communications consulting services for the City of Branson, authorizing the preparation of a contract in accordance with the terms of the proposal, and authorizing the Mayor to execute the

**BILL NO. 3046  
BID AWARD  
SPECTRUM RESOURCES,  
INCORPORATED  
COMMUNICATIONS**

contract agreement was read by title by City Clerk Westfall and the staff report was provided by Carl Sparks. Mayor Schaefer called for a motion approving the first reading of Bill No. 3046. Alderman Gass made the motion, seconded by Alderman Purvis. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**CONSULTING  
SERVICES**

First reading of Bill No. 3047 an ordinance accepting the proposal of bid award to Quality Ford for the purchase of a cab and chassis with a service body for the City of Branson, and authorizing the Mayor to execute the same was read by title by City Clerk Westfall and the staff report was provided by Larry VanGilder. Mayor Schaefer called for a motion approving the first reading of Bill No. 3047. Alderman Barker moved to approve, seconded by Alderman Purvis. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3047  
BID AWARD  
QUALITY FORD  
CAB AND CHASSIS  
WITH SERVICE BODY**

First reading of Bill No. 3048 an ordinance accepting the proposal of bid award to Hogan's, Inc. for cleaning and inspecting eight water towers for the City of Branson, and authorizing the Mayor to execute the agreement was read by title by City Clerk Westfall and the staff report was provided by Larry VanGilder. Mayor Schaefer called for a motion approving the first reading of Bill No. 3048. Alderwoman Martin so moved, seconded by Alderman Barker. Mayor Schaefer asked for discussion and then called for a vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3048  
BID AWARD  
HOGAN'S, INC.  
CLEANING &  
INSPECTING  
8 WATER TOWERS**

First reading of Bill No. 3049 an ordinance accepting the proposal of bid award between Tom Boyce Excavating, Inc. and the City of Branson, and authorizing the Mayor to enter into the agreement pertaining to the Phase II Convention Center site demolition was read by title by City Clerk Westfall and staff report was provided by David Miller. Mayor Schaefer called for a motion approving the first reading of Bill No. 3049. Alderman Barker moved to approve, seconded by Alderwoman Martin. Mayor Schaefer called for a vote. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3049  
CONVENTION CENTER  
DEMOLITION  
PHASE II**

Resolution for the appointment of a representative to the Southwest Missouri Solid Waste Management District Council was read by title by City Clerk Westfall and the staff report was provided by Larry VanGilder. Mayor Schaefer asked for a motion adopting the resolution. Alderman Purvis so moved, seconded by Alderman Gass. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Resolution No. 2005-R018 was approved.

**RESOLUTION  
REPRESENTATIVE  
SOUTHWEST  
MISSOURI SOLID  
WASTE  
MANAGEMENT  
RESOL. NO. 2005-R018**

**DISBURSEMENTS:**

Mayor Schaefer stated the next item was review of the disbursements, and asked if there were any questions regarding the disbursements. Receiving none, Mayor Schaefer entertained a motion to approve the disbursements as presented. Alderman Huff made the motion, seconded by Alderman Barker. Voting aye: Gass, Barker, Martin, Huff, Edie, and Purvis. 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. Alderwoman Martin asked Larry VanGilder to speak to the county about installing a sign at Fall Creek Road and Highway 165 informing drivers as they come around the corner that there were turn lanes at the intersection. Mayor Schaefer then opened the floor for Aldermen Reports.

**ALDERMEN/ADMINISTRATOR'S REPORTS:**

Alderman Gass thanked Jim Martin for the time he took to tour him around the Branson Landing project. He also thanked Cindy Shook for her great enthusiasm and dedication in the RecPlex project. **GASS**

Administrator Dody reported that the RecPlex is coming along great. The pool is filled, fountains going and Skaggs is putting in equipment. The grand opening is scheduled for June 18, 2005 at noon. **DODY**

**ADJOURN:**

At this time Mayor Schaefer asked for a motion to adjourn. Alderman Huff made the motion, seconded by Alderwoman Martin. Voting aye: Gass, Barker, Martin and Huff, Edie and Purvis. Nays: none. Motion carried. Meeting was adjourned at 8:40 p.m.