

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF ALDERMEN  
CITY OF BRANSON, MISSOURI, NOVEMBER 28, 2005**

The Board of Aldermen of the City of Branson, Missouri met in regular session in the Council Chambers of the City Hall on November 28, 2005 at 7:00 p.m. with the following members present:

Mayor Pro Tem Huff presiding, Dick Gass, Stan Barker, Beverly Martin, David Edie, and Jack Purvis present. Mayor Schaefer was absent.

Also present from the City were: City Administrator Terry Dody, Assistant City Administrator Frank Schoneboom, City Attorney Joe Johnson, Assistant City Attorney Matt Thompson, City Clerk Lisa Westfall, Director of Engineering David Miller, Fire Chief Carl Sparks, Director of Public Works Larry VanGilder, Director of Communications Jerry Adams, Director of Finance Deanna Schlegel, Director of Planning and Zoning Don Stephens and Police Chief Caroll McCullough.

Mayor Pro Tem Huff called the meeting to order with the “Pledge of Allegiance” and Larry VanGilder gave the invocation.

Mayor Pro Tem Huff asked for any additions or corrections to the Minutes of the Board of Aldermen Regular meeting and Public Comments meeting of November 14, 2005. Receiving none, Mayor Pro Tem Huff entertained a motion to approve the Minutes. Alderman Barker moved to approve the Minutes as presented, seconded by Alderwoman Martin. Voting aye: Gass, Barker, Martin, Huff, Edie, and Purvis. Nays: none. Motion carried.

**APPROVAL  
OF MINUTES**

**CONSENT AGENDA:**

Mayor Pro Tem Huff 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:

Final reading of Bill No. 3166, an ordinance annexing property owned by XYZ Development Company, Inc., identified as Taney County ID# 18-2.0-03-000-000-034.000, into the City of Branson, Missouri 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. 2005-202 was duly enacted.

**BILL NO. 3160  
ANNEX PROPERTY  
OWNED BY  
XYZ DEVELOPMENT  
COMPANY, INC.  
ORD. NO. 2005-202**

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

**REGULAR AGENDA:**

**Presentation of status report on Branson Landing and Convention Center Projects by Jim Martin of the Benham Company. Mr. Martin reported disbursements as follows: Request #66CC in the amount of \$427,750.30; Request #66CC-R in the amount of \$7,491.75; Request #66CIP \$24,595.93; Request #66MI in the amount of \$351,405.84; Request #66MI-BLB in the amount of \$166,661.30; and Request #66WF in the amount of \$423,758.88. Mayor Pro Tem Huff asked for a motion to accept the report. Alderman Purvis so moved, seconded by Alderman Edie. Rick Huffman of HCW addressed the Board. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**STATUS REPORT  
BRANSON LANDING  
& CONVENTION CENTER**

**Presentation of Quarterly Marketing Report by Ross Summers of the Branson/Lakes Area Chamber of Commerce, as required by contract. Report given by Ross Summers and Dan Lennon. Mayor Pro Tem Huff asked for a motion accepting the report. Alderman Gass so moved, seconded by Alderman Barker. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PRESENTATION  
BRANSON/LAKES AREA  
AREA CHAMBER  
QUARTERLY REPORT**

**Presentation of petition for consent to annex property owned by XYZ Development Company Inc. and Oak Ridge Properties, L.L.C., Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Pro Tem Huff asked for a motion to accept the petition for voluntary annexation. Alderman Gass so moved, seconded by Alderwoman Martin. John Logan, 2277 Lakeshore Dr., Branson, Missouri addressed the Board. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PRESENTATION  
CONSENT TO ANNEX  
XYZ DEVELOPMENT  
COMPANY, INC. &  
OAK RIDGE  
PROPERTIES, L.L.C.**

**Presentation of petition for consent to annex property owned by Reaste, L.L.C., Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Pro Tem Huff asked for a motion to accept the petition for voluntary annexation. Alderwoman Martin so moved, seconded by Alderman Edie. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.**

**PRESENTATION  
CONSENT TO ANNEX  
REASTE L.L.C.**

**Presentation of petition for consent to annex property owned by Redbob Properties, L.L.C., Branson, Missouri was read by title by City Clerk Westfall and the staff report provided by Don Stephens. Mayor Pro Tem Huff asked for 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.**

**PRESENTATION  
CONSENT TO ANNEX  
REDBOB PROPERTIES**

Public hearing and first reading of Bill No. 3169, an ordinance approving a zoning change from “C” Commercial to “PD” Planned Development and approving land use regulations for Planned Development PD-2005-006 for property known as Professional Park and located on Green Mountain Drive, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Pro Tem Huff opened the public hearing and asked for anyone wishing to speak in favor or opposition of this matter. Hearing none, Mayor Pro Tem Huff closed the public hearing and asked for a motion approving the first reading of Bill No. 3169. Alderman Gass so moved, seconded by Alderman Barker. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3169  
ZONING CHANGE  
“C” COMMERCIAL TO  
“PD” PLANNED  
DEVELOPMENT  
PROFESSIONAL  
PARK**

Public hearing and first reading of Bill No. 3170, an ordinance approving a zoning change from “C” Commercial to “PD” Planned Development and approving land use regulations for Planned Development PD-2005-007 for property known as Branson Hills Development and located in Branson Hills, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Pro Tem Huff opened the public hearing and asked for anyone wishing to speak in favor or opposition of this matter. Hearing none, Mayor Pro Tem Huff closed the public hearing and asked for a motion approving the first reading of Bill No. 3170. Alderman Barker moved to approve, seconded by Alderwoman Martin. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3170  
ZONING CHANGE  
“C” COMMERCIAL TO  
“PD” PLANNED  
DEVELOPMENT  
BRANSON HILLS  
DEVELOPMENT**

Public hearing and first reading of Bill No. 3171, an ordinance approving the Land Use Regulations for Planned Development PD-98-04, known as Branson Plaza, located on Highways 165 and 76, Branson, Missouri was read by title by City Clerk Westfall and the staff report was provided by Don Stephens. Mayor Pro Tem Huff opened the public hearing and asked for anyone wishing to speak in favor. No one spoke. Speaking in opposition: Chris Myer, 157 Country Bluff, Branson, Missouri. Mayor Pro Tem Huff closed the public hearing and asked for a motion approving the first reading of Bill No. 3171. Alderman Purvis so moved, seconded by Alderman Barker. Don Ingrum, P.O. Box 1105, Branson, Missouri addressed the Board. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

**BILL NO. 3171  
LAND USE  
REGULATIONS  
BRANSON PLAZA**

First reading of Bill No. 3172, an ordinance approving the selection of certain light fixtures to be installed on the Branson Landing Development, accepting the bid proposal for the acquisition of lights from Holophane; accepting the terms of a lease agreement with Government Capital for the lease of the light fixtures, and authorizing the Mayor to execute the agreement was read by title by City Clerk Westfall and the staff

**BILL NO. 3172  
GOVERNMENT CAPITAL  
LEASE AGREEMENT  
HOLOPHANE LIGHT  
FIXTURES  
ORD. NO. 2005-203**

report was provided by Joe Johnson. Mayor Pro Tem Huff asked for a motion to approve the first reading of Bill No. 3172. Alderman Barker moved to approve, seconded by Alderwoman Martin. Chris Myer, 157 Country Bluff, Branson, Missouri addressed the Board. Discussion. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. City Clerk Westfall read Bill No. 3172 by title for the final reading. Mayor Pro Tem Huff called for a motion approving the final reading of Bill No. 3172. Alderwoman Martin moved to approve, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-203 was duly enacted.

First reading of Bill No. 3173, an ordinance authorizing a water service line maintenance agreement between the City of Branson, Missouri, and HCW Development Company, L.L.C., 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 Pro Tem Huff asked for a motion to approve the first reading of Bill No. 3173. 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. 3173**

**HCW DEVELOPMENT CO.  
WATER SERVICE LINE  
MAINTENANCE  
AGREEMENT**

First reading of Bill No. 3174, an ordinance accepting the proposal of bid award between Kennedy Contractors, Inc. and the City of Branson, and authorizing the Mayor to enter into the agreement pertaining to the Table Rock Acres Sewer Project was read by title by City Clerk Westfall and the staff report was provided by David Miller. Mayor Pro Tem Huff asked for a motion to approve the first reading of Bill No. 3174. Alderman Gass so moved, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. City Clerk Westfall read Bill No. 3174 by title for the final reading. Mayor Pro Tem Huff called for a motion approving the final reading of Bill No. 3174. Alderman Purvis so moved, seconded by Alderwoman Martin. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Ordinance No. 2005-204 was duly enacted.

**BILL NO. 3174**

**BID AWARD  
KENNEDY  
CONTRACTORS  
TABLE ROCK ACRES**

**SEWER PROJECT  
ORD. NO. 2005-204**

#### **DISBURSEMENTS:**

Mayor Pro Tem Huff stated the next item was review of the disbursements, and asked if there were any questions regarding the disbursements. Receiving none, Mayor Pro Tem Huff entertained a motion to approve the disbursements as presented. Alderman Barker so moved, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried.

#### **OTHER BUSINESS:**

Mayor Pro Tem Huff 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. Alderman Purvis made a motion to appoint Dick Gass to the Branson Lakes Area Tourism Commission Enhancement District Board, seconded by Alderwoman Martin. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Alderman Edie moved to cancel the regular meeting of December 26, 2005 due to the holidays, seconded by Alderman Purvis. Voting aye: Gass, Barker, Martin, Huff, Edie and Purvis. Nays: none. Motion carried. Mayor Pro Tem Huff then opened the floor for Aldermen Reports.

#### **ALDERMEN/ADMINISTRATOR'S REPORTS:**

Alderman Gass complimented the Police and Public Works Departments for the job they did over the Thanksgiving weekend.

Alderman Barker commented on the professional emergency services and reminded the community to be cautious of emergency vehicles.

Alderwoman Martin complimented the Police Department also.

Alderman Edie commented on the professionalism of the Police and Fire Departments.

Alderman Purvis complimented the emergency response teams.

Terry Dody thanked everyone for their comments.

#### **ADJOURN:**

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