

MINUTES

THE REGULAR MEETING OF THE
BOARD OF ALDERMEN
CITY OF BRANSON, MISSOURI
August 25, 2020

INTRODUCTORY

The Board of Aldermen of the City of Branson, Missouri, met in regular session in the Council Chambers of the City Hall on August 25, 2020, at 6:00 p.m. Mayor Akers called the meeting to order with the "Pledge of Allegiance," the Preamble of the Missouri Constitution and Jamie Rouch gave the invocation.

OATH OF OFFICE

City Clerk Lisa Westfall gave the Oath of Office to Julia King, Ward III, who was appointed at the Special Meeting on August 11, 2020.

ROLL CALL

City Clerk Lisa Westfall called roll: Mayor Akers presiding, Julia King, Jamie Whiteis, Bob Simmons, Bill Skains, Larry Milton and Jeff Seay.

PUBLIC COMMENT

Mayor Akers read a statement regarding decorum and stated in order to give everyone a chance to speak tonight, I would like to ask that if you are speaking on an item that you keep your comments succinct, to the topic and as short as possible. You will be allowed to only speak once on an item and please do not repeat what has already been said by another speaker. Once public discussion has ended on an item and the Board starts their discussion, no additional comments will be taken from the audience unless one of the Board of Aldermen wishes to call someone back up. Please remember to speak into the microphone, state your name and address for the record. Please seek to stay in the five minute guideline we have.

Doug Clark, 121 A Saint Andrews Street, Branson, Missouri, expressed his concerns over the coronavirus and explained he's been studying viruses, how they've been researched and incorporated into the military's bio-warfare system and the general medicine climate. He showed the Board a book titled *Emerging Viruses Aids & Ebola, Nature, Accident or Intentional?*, and explained it's a pretty eye-opening research project by a PhD Harvard-trained health professional. Mr. Clark commented a lot of upper-end virologists are talking about his work on the covers and he recommended anyone interested in the medical system and how it's been compromised to read it. He recommended another book titled *Virus and the Vaccine* about the polio vaccine, how it started and was promoted by Franklin Roosevelt in the race to develop the vaccine. It's important because people are racing to another vaccine right now and this book is an exposé on how that happened and what happened on the first trial. He explained the test was rushed all over the world and the book shows how the vaccine has been contaminated ever since with a monkey virus called SV40. He explained the polio virus is grown in a monkey kidney and to this date, the polio vaccine has that virus and has been proven to cause brain cancer and numerous other cancers in children. He added, there isn't any doubt about it because there was a Supreme Court case in the 1990s involving a

little four-year-old boy who got a brain tumor and this virus was found in his brain. Mr. Clark reported neither one of his parents had it in their biology, no one else in his family had it, but he had the polio virus and the only way he could have gotten it is from the vaccine. He added, ever since the late 1950s and early 1960s it's been in the vaccine. He feels the story is like a thriller research project and it's cringing they decided not to do anything about it, but of course companies like Merck that are making this stuff have big investments in producing a vaccine. Mr. Clark said he's talked to a couple of doctors who found it in mesothelioma tumors in people's lungs and the reason it's there in addition to the mesothelioma problem is because people got it in a polio vaccine. What bothers him is due diligence isn't being done to research what people are being told and the people promoting a vaccine are marketing it to people through the COVID-19 virus by telling everyone they should be scared to death of it. He explained the processes the vaccine is going through and reported it's a completely different kind of a vaccine. Several companies including Moderna and Merck are making this RNA vaccine and it's very dangerous. He reported the first tests have had all kinds of problems with it, but people aren't going to hear about the reactions and hospitalizations that occurred with the first 50 people. There are 30,000 tests being done now on humans and normal protocols have been skipped. He explained animal tests are usually done first to see what will happen to the animals, then the germ is introduced into people and the vaccine tried on them to see what's going to happen before inoculating the whole population. This can really cause some problems and the main thing is it's protected from liability for anybody giving the shot and all of the people making this stuff. If someone gets hurt by it, they're on their own and the only opportunity they have to address it is in vaccine court and about all they're going to get now is \$350,000. Mr. Clark commented that's the limitation put on it in 1986 which Dr. Anthony Fauci was involved in, and that's what he's worried about.

Sherry Moore, 2191 Lakeshore Drive, Branson, Missouri, spoke about the recycle center and asked if it made a profit or revenues. If it does, she asked what the revenues were and where the money actually goes. When she started recycling, 60% of her trash was recyclable, but the Branson Recycle Center had disclosed to her it would only take half of it because it only wanted items that ensured it could make money. She added, to her this meant the recycle center was earning revenues. She mentioned hearing there were only two employees exclusively dedicated to work on-site, running the day-to-day operations, and were the only expense to the Branson Recycle Center. As she understood it, everyone else was a volunteer and the land, building and equipment was all 100% owned and paid for. Additionally, there was very small overhead and recycled goods were sold to buyers for a revenue stream. She asked how much money the recycle center makes and mentioned being shocked to learn the budget for the recycle center is \$265,000 and she inquired what's actually in that budget. Based on her information, the only expense required would basically be enough to cover the salary of the two on-site dedicated full-time employees which would be about \$70,000. It sounds to her the budget needs reviewed and corrected and she asked the Board to carefully review it. She asked if citizens are already paying for the service through taxes, why anyone in the County would be asked to pay a fee to drop off their recyclables. She mentioned reading about an additional charge to citizens was being considered and her impression was that the additional charge was above and beyond taxes already allocated to pay for it. She asked if a new recycle center was really needed or if Taney County should spend \$50,000 on it, just because of what's happening here in Branson. She stated, the Board's decision impacts the entire County to the tune of \$50,000 for something Branson Aldermen may be able to easily fix by opening the Recycle Center up so the County can better spend \$50,000 elsewhere. She heard Branson's recycle center is one of the best run centers and inquired why it's not open to the public. She shared she was really hoping the current location could continue to be used, not only to save the County \$50,000, but because it's a convenient location. She asked who closed the recycle center in the first place, under what authority and who has the authority to open it back up. Ms. Moore noted the Branson Aldermen has the authority to stop it from being closed down permanently and asked if it was also allowed to reopen it. No one in town seems to know who closed the recycle center and she personally doesn't think COVID-19 is a good excuse since there's only a few people there at any given time and she considers it an essential business. She inquired who actually owns the land and buildings, because she was told Taney County did, and asked why the County should spend \$50,000 to get a new one if the City doesn't want to reopen it. She added, the newspaper only reported who owns the equipment, not the land or building. She asked what its actual expenses, revenues and annual profit are and where that money goes. Ms. Moore thanked the City for providing this service that keeps the community clean and contributes back to the environment rather than landfills. She expressed appreciation for the Aldermen and thanked them.

Parker Olson, 1033 W. State Highway F, Branson, Missouri, proposed the Board look into a dark sky ordinance in Branson. He explained the general gist would be to make a timeline for lighting within Branson and switch from older lighting to Light-Emitting Diode (LED) lighting, minimizing upward-facing lights and preventing sky glare. He mentioned he's just a citizen here who's interested in the idea being looked into because of potential benefits he's seen in some places he's visited that had similar ordinances.

Alana Morris, 3515 Arlene Drive, Branson, Missouri, welcomed Alderman King to the Board and commented she's glad she's here because representation matters. She read her father's favorite poem written by Tupac Shakur: "Did you hear about the rose that grew from a crack in the concrete? Proving nature's laws wrong, it learned to walk without having feet. Funny it seems, but by keeping its dreams, it learned to breathe fresh air. Long live the rose that grew from concrete when no one else ever cared."

CONSENT AGENDA

Mayor Akers asked if there were any citizens who had any items they wished to have removed from the Consent Agenda for further discussion. Hearing none, Mayor Akers asked if any member of the Board had any items they wished to have removed from the Consent Agenda. Alderman King requested Item Number 3 be removed from the Consent Agenda and placed as the first item on the Regular Agenda. Mayor Akers asked City Clerk Lisa Westfall to read the items on the Consent Agenda as amended. City Clerk Lisa Westfall read the following Consent Agenda items by title.

Approval of Board of Aldermen Minutes:

- a) August 11, 2020 Special Meeting
- b) August 11, 2020 Regular Meeting

Acknowledge Receipt of Minutes:

- a) Planning Commission Regular Meeting of July 7, 2020
- b) Advisory Park Board Meeting of July 21, 2020
- c) Human Resources Committee Meeting of July 22, 2020

BILL NO. 5844

Ord. No. 2020-0088

Approving the renewal of the contract with ResourceX for access to Online Fiscal Health and Priority-Based Budgeting Computer Applications.

Final Reading of Bill No. 5844, an ordinance approving the renewal of the contract with ResourceX for access to Online Fiscal Health and Priority-Based Budgeting Computer Applications was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0088 was duly enacted.

BILL NO. 5845

Ord. No. 2020-0089

Amending Chapter 2 Section 354 and 355 of the Branson Municipal Code pertaining to Notice inviting bids and Bid opening procedure.

Final Reading of Bill No. 5845, an ordinance amending Chapter 2 Section 354 and 355 of the Branson Municipal Code pertaining to Notice inviting bids and Bid opening procedure was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0089 was duly enacted.

BILL NO. 5846
Ord. No. 2020-0090

Approving the contract for the expenditure from the City's Tourism Tax Contingency Fund to the Branson Chamber of Commerce and Convention & Visitors Bureau.

Final Reading of Bill No. 5846, an ordinance approving the contract for the expenditure from the City's Tourism Tax Contingency Fund to the Branson Chamber of Commerce and Convention & Visitors Bureau and authorizing the Mayor to execute the contract was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0090 was duly enacted.

BILL NO. 5847
Ord. No. 2020-0091

Accepting the terms of an agreement with current member cities of the Tri-Lakes Regional Biosolids Coalition to form the Tri-Lakes Biosolids Joint Municipal Utility Commission.

Final Reading of Bill No. 5847, an ordinance accepting the terms of an agreement with current member cities of the Tri-Lakes Regional Biosolids Coalition to form the Tri-Lakes Biosolids Joint Municipal Utility Commission and authorizing the Mayor to execute the contract was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0091 was duly enacted.

BILL NO. 5848
Ord. No. 2020-0092

Approving the Employee Wellness Plan for City of Branson Employees to complete in 2021 for tier determination for discounted medical insurance in 2022.

Final Reading of Bill No. 5848, an ordinance approving the Employee Wellness Plan for City of Branson Employees to complete in 2021 for tier determination for discounted medical insurance in 2022 was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0092 was duly enacted.

BILL NO. 5849
Ord. No. 2020-0093

Amending Chapter 86 Section 123 of the Branson Municipal Code pertaining to Helmet requirement while operating a motorized bicycle.

Final Reading of Bill No. 5849, an ordinance amending Chapter 86 Section 123 of the Branson Municipal Code pertaining to Helmet requirement while operating a motorized bicycle was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0093 was duly enacted.

BILL NO. 5850
Ord. No. 2020-0094

Amending Chapter 58 Section 125 of the Branson Municipal Code pertaining to Prescriptions for methamphetamine precursor drugs.

Final Reading of Bill No. 5850, an ordinance amending Chapter 58 Section 125 of the Branson Municipal Code pertaining to Prescriptions for methamphetamine precursor drugs was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0094 was duly enacted.

BILL NO. 5851
Ord. No. 2020-0095

Amending Chapter 78 Section 219 of the Branson Municipal Code pertaining to Sunset clause of small wireless facilities.

Final Reading of Bill No. 5851, an ordinance amending Chapter 78 Section 219 of the Branson Municipal Code pertaining to Sunset clause of small wireless facilities was read by title by City Clerk Lisa Westfall. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0095 was duly enacted.

Mayor Akers opened the floor for a motion to approve all items on the Consent Agenda as amended. Alderman Milton so moved, seconded by Alderman Skains. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried.

REGULAR AGENDA

BILL NO. 5843
Ord. No. 2020-0087

Establishing the Annual Levy of a property tax for General Revenue in the City of Branson, Missouri, a City of the Fourth Class.

Final Reading of Bill No. 5843, an ordinance establishing the Annual Levy of a property tax for General Revenue in the City of Branson, Missouri, a City of the Fourth Class was read by title by City Clerk Lisa Westfall and a staff report was provided by Finance Director Jamie Rouch. Mayor Akers asked for a motion approving Bill No. 5843. Alderman Skains so moved, seconded by Alderman Milton. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Alderman Simmons moved to amend Bill No. 5843 Section 2 levy amount from \$0.6277 to \$0.5688, seconded by Alderman Skains. Mayor Akers asked for anyone in the audience wishing to speak regarding the amendment. Hearing none, Mayor Akers asked for comments from the Board. No discussion. Mayor Akers called for a vote on the amendment. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Mayor Akers asked for anyone in the audience wishing to speak regarding Bill No. 5843 as amended. Hearing none, Mayor Akers asked for comments from the Board. No discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Ordinance No. 2020-0087 was duly enacted.

Presentation on Second Quarter 2020 Financial Report.

A Presentation on Second Quarter 2020 Financial Report was provided by Finance Director Jamie Rouch. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion.

Report on progress of Aquarium at the Boardwalk Tax Increment Financing District.

A Report on progress of Aquarium at the Boardwalk Tax Increment Financing District was provided by Finance Director Jamie Rouch and Tej Sundher of Kuvera Partners. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion.

RESOLUTION NO.
2020-R014

Authorizing the City to apply for Financial Assistance with the United States Department of Commerce - Economic Development Administration for a Grant to finance the Compton Wastewater Treatment Plant Flood Proofing Project.

A Resolution authorizing the City to apply for Financial Assistance with the United States Department of Commerce – Economic Development Administration for a Grant to finance the Compton Wastewater Treatment Plant Flood Proofing Project was read by title by City Clerk Lisa Westfall and a staff report was provided by Finance Director Jamie Rouch. Mayor Akers asked for a motion adopting the resolution. Alderman King so moved, seconded by Alderman Skains. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Resolution No. 2020-R014 was adopted.

**RESOLUTION NO.
2020-R015**

Appointment of a representative and alternate to the Southwest Missouri Solid Waste Management District “N” Executive Board.

A Resolution for the appointment of a representative and alternate to the Southwest Missouri Solid Waste Management District “N” Executive Board was read by title by City Clerk Lisa Westfall and a staff report was provided by Public Works Director and City Engineer Keith Francis. Mayor Akers asked for a motion adopting the resolution. Alderman King so moved, seconded by Alderman Skains. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. No discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Resolution No. 2020-R015 was adopted.

**RESOLUTION NO.
2020-R016**

Appointment of a representative and alternate to the Southwest Missouri Solid Waste Management District “N” Council.

A Resolution for the appointment of a representative and alternate to the Southwest Missouri Solid Waste Management District “N” Council was read by title by City Clerk Lisa Westfall and a staff report was provided by Public Works Director and City Engineer Keith Francis. Mayor Akers asked for a motion adopting the resolution. Alderman Whiteis so moved, seconded by Alderman Milton. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Resolution No. 2020-R016 was adopted.

**RESOLUTION NO.
2020-R017**

Approving a Special Event Permit for the Forrest Gump Challenge.

A Resolution approving a Special Event Permit for the Forrest Gump Challenge was read by title by City Clerk Lisa Westfall and a staff report was provided by Planning and Development Director Joel Hornickel. Mayor Akers asked for a motion adopting the resolution. Alderman Skains so moved, seconded by Alderman Simmons. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter.

Parker Olson, 1033 W. State Highway F, Branson, Missouri, mentioned seeing a lot of Raymond Varner’s past events and has even volunteered at some of them. He feels he does a great job cleaning up sites he works on, his events support a good cause and is definitely someone who would take good care of the space he’s using.

Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Resolution No. 2020-R017 was adopted.

**RESOLUTION NO.
2020-R018**

Approving a Special Event Permit for K-Life Run to the Lights.

A Resolution approving a Special Event Permit for K-Life Run to the Lights was read by title by City Clerk Lisa Westfall and a staff report was provided by Planning and Development Director Joel Hornickel. Mayor Akers asked for a motion adopting the resolution. Alderman King so moved, seconded by Alderman Milton. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried. Resolution No. 2020-R018 was adopted.

BILL NO. 5852

Approving a zoning change from Community Commercial (CC) to High Density Residential (HDR) for the property located at 340 Gretna Road, Branson, Missouri.

First Reading of Bill No. 5852, an ordinance approving a zoning change from Community Commercial (CC) to High Density Residential (HDR) for the property located at 340 Gretna Road, Branson, Missouri was read by title by City Clerk Lisa Westfall and a staff report was presented by Planning and Development Director Joel Hornickel.

Alderman Skains left the meeting at 7:09 p.m. and returned at 7:10 p.m.

Mayor Akers asked for a motion approving Bill No. 5852. Alderman Skains so moved, seconded by Alderman Milton. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter.

Bryan Stallings, 137 B Lakehills Drive, Branson, Missouri, introduced himself as the applicant and welcomed any questions from the Board. He mentioned providing a handout to the City Clerk, a copy of which he provided to the Board earlier. Mr. Stallings feels his housing project is a homerun and will be a good solution where it's located. He explained public parking will be available and in the unlikely event residents have a vehicle, parking will be allocated and there will also be some bike racks available. In response to the Aldermen's questions regarding parking for retail spaces, Mr. Stallings clarified there will be plenty of parking there and at the existing facility, so there will be access from both sides. He addressed outside storage at the facility and mentioned rental storage units will be available to prevent clutter outside, so it will look like a great development. Mr. Stallings responded to the Board's questions regarding the location of the development and explained what separates this housing from any other housing development is the fact that his organization is located right next door. This allows for case management of the residents, which is what will move them on to the next step in their lives. One of Elevate Branson's philosophies is to empower people through work and by being able to be located right next door to them, it can be hands-on with that process. He thinks is the biggest key and if it were to locate the development somewhere further out, there would be difficulty in accessing jobs to empower those people to work, making case management much more difficult. Mr. Stallings recapped that his organization came before the Board last year to make sure it had a letter of support when it applied for the grant. He reported since that time, it's applied for the Federal Home Loan Bank Grant through the Federal Home Loan Bank of Des Moines. He reported it's in the second round of that and the last two years' funding has been awarded to the same type of project in Springfield, Missouri. His organization is confident it's close to possibly landing that grant and will also be applying for some Community Development Block Grant (CDBG) money for infrastructure costs in hopes all those costs will be taken care. He explained there are several different buckets pertaining to CDBG dollars and the first priority is the wastewater treatment plant. He doesn't want to interfere with that process, so CDBG is still trying to determine what all of those buckets are going to look like. The first round is to develop 24 units, or half of the property to begin with which would be about \$900,000 in CDBG money. Depending on what buckets they still have left to allocate from, there has been discussion about going ahead and developing the entire five acres which would be about \$1.9 million. Mr. Stallings addressed concerns regarding issues of homelessness and stated these are permanent structure houses, 400 square foot homes that have a fully functioning kitchen and bathroom. They are prefabricated homes set on permanent foundations, so they will not be portable and are not mobile homes. Residents will be screened,

background checked and fingerprinted through the FBI database. There are certain requirements through CDBG and with federal home loan grants there are income requirements, disability and things like that to qualify and all residents will be required to pay \$400 a month in rent. Mr. Stallings mentioned he was able to meet with the folks at the campground to clarify some things with them and he gave them this information. He asked them to reach out to him if they had any additional questions and he hasn't heard anything, so he thinks they're good. He's spoke to the owner of the hotel across the street from the property and he seemed excited about the development. Mr. Stallings mentioned responding to an email from the property development behind his organization and mentioned also sending an email along with this document. He reported he just heard a response back from their representatives that they received it and would check with their clients to see if they had any further questions. Mr. Stallings reported he was not able to reach the gentleman on the corner as he didn't have any contact information for him. He's mentioned the property is in his organization's possession and no money is owed which he's excited about. He clarified individuals do not have to be in a program in order to qualify, visitors are allowed to come in, but it will not be a congregate feeding place, soup kitchen or anything like that. It will provide meals for its Jobs for Life Work Program, but not for people just walking in. He wanted to make everyone aware people can't just move into this development, but have to be a Taney County resident for 12 months or longer because they want it to be made available to the community first. (See attached handout)

Steve Faria, 4827 South Landon Court, Springfield, Missouri, mentioned he owns quite a few businesses in Branson and while he believes this is a wonderful project and he wants to help the homeless, the problem is it's the wrong location. He explained there's a reason why it's zoned the way it is and he mentioned sending the Board an email which read: "I've been doing business in the Branson area for over 12 years. I'm the owner of Chalets on Table Rock Lake, Watermill Cove Resort, Shepherd of the Hills Homestead and Outdoor Drama, Shepherds Mill Restaurant and Shepherd of the Hills Adventure Park. Most importantly the zoning requests, I'm the owner of the 10-acres adjacent to his property, the campground. My future plans consisted on this campground of a first-class luxury resort to be constructed on this property. I have also had interest in developing further down Gretna Road. My vision coincided with the same vision I thought Branson had with the Country Boulevard Improvement Project. I wanted to bring in quality families to experience all the great attractions, restaurants, shows and outdoor activities Branson has to offer. The proposed high density low-income project is a complete contrast of what vision the business developers and public had voted on. This project that I was going to do was a \$15 million plus project, by the way. I personally will not be investing in any future developments on Gretna Road if this proposal gets passed. As a business owner, I have to protect my investments and surely hope the Board can see this is not a good fit. There is plenty of property that has proper zoning available around Branson that would be much more conducive for a project of this kind. Just a couple miles away there are tracts of land that are available, more affordable and would be much more ideal. I also understand that this proposed land was donated, so there would be no financial loss by the developer, so please keep that in mind. I also heard it mentioned that it was convenient for him to have it next door; that's great and it would be convenient. I'm sure it would, but it's not convenient for us and it's not fair to us; we're in the proper zoning. We've had numerous issues with theft, drugs, trespassing and littering with just the homeless shelter next door. I don't know if he's aware of that. They come through the property quite often, they trespass and cut through. I can only imagine what issues will rise if an additional project of this kind is built next to it. It all sounds good, we can put glitter on it and say how great of a project it is and it possibly could be, but we also know how these things deteriorate over the years. Unfortunately, we need to say it like it is, mark my words: there will be even more theft, littering and I can guarantee, you can count on many more panhandlers sitting on the new Gretna intersections that you proposed to do. Is this really what we want for the new and improved Country Boulevard? Property values in the area will definitely go down. Now please don't mistake me, I have a soft spot in my heart for people less fortunate and I give a substantial amount of money to charity each year; however, I feel it is your duty to look at the bigger picture and understand what impact we will have in the immediate area. Please let them understand that developments they are proposing are definitely needed, but there is a place for everything and this is not the correct choice of location. Every project has a designated zoning for a reason, just as a car dealership would have a zoning, a six-story hotel, a theater and even resorts that I've built have to have proper zoning. Please vote no and help the nearby businesses protect their values and the property in this area." He thanked the Board and welcomed any questions.

David Faria, introduced himself as the owner of the campground business and clarified the relationship between his brother, Steve Faria, is that Steve has the property. He mentioned also writing the Board an email and feels this is a little bit of an awkward situation because Mr. Stallings is his neighbor currently and was also his neighbor a few years back. He explained he doesn't have anything personally against the project and he understands and echoes his brother's comments. Mr. Faria explained he donates money every year to these types of projects and helps the poor, so he doesn't want his opposition to this to be construed as he's not for helping people in need. He expressed his concerns that Branson is a tourist community that spends a lot of money trying to draw in tourists. He recently received a letter from the state explaining he has to raise the taxes he charges to his customers up to 14.1%, which are to pay for all of these improvements being done to elevate tourism in Branson. As well-meaning as this project is, he feels it's going to counteract trying to increase tourism in Branson. His livelihood, the people who work for him and all of the other businesses depend on tourism since Branson is a tourist town. Branson needs tourism to be increased, improved and anything that would detract from that or bring it down in any way is not a good idea. Mr. Faria reiterated the project is a good idea, but it's in the wrong location since it's right next to the tourism district and he requested a better place be found for it.

Nate Schlueter, 2400 East Latoka Street, Springfield, Missouri, introduced himself as the Chief Visionary Officer for Eden Village in Springfield, Missouri. He's good friends with Bryan Stallings and the Elevate Branson staff and he thinks they do an amazing job of helping people on the margins in Branson. He reported its focus is on the Branson workforce, many of which have a disability, and the Americans with Disabilities Act (ADA) gives them an equal opportunity to the enjoyment of life. Mr. Schlueter believes this project does that and this is the perfect location since it's next to headquarters and allows for people to get the services they need for getting their life on track, getting jobs and help for their disabilities. He noted there's a tele-med clinic in the building next door that will be able to help them with their mental health issues. He addressed the arguments about property values and crime and explained from his experience over the last decade of building tiny home villages across the country, it's impossible to dump \$4 million into a five acre piece of property and the property values around it go down. He reported at Eden Village on East Division Street in Springfield, homes are now selling within 30 days on adjoining property, property values went up 12% over the last two years and crime has dropped 20%. This is a gated neighborhood with CCTV cameras and biometric access. The Springfield Police Department would say this community, which is going to be much like the Elevate Branson Community, is the most secure and safest neighborhood in Springfield, Missouri. It has a neighborhood watch program with 60% of its residents having certified neighborhood watch training. He added, it doesn't have crime, people don't steal from their neighbors, people enjoy their community and are able to live and enjoy their lives as the ADA lays out. Mr. Schlueter feels this is the perfect location and property taxes are going up because Mr. Stallings is going to dump \$4 million in a field. He thanked the Board for allowing him to speak and welcomed any questions.

Chris Meyer, commented he didn't come to the meeting tonight for this item, but finds it interesting. He thinks the question that has to be asked is, is the City just going to allow all different types of uses all over town? Before even seeing this project, he's questioned why various things around town that aren't tourist experiences have been allowed where they are. He explained the model he uses is to think of this town as one big Disney resort and ask himself if Disney were running this operation, would it do this? He commented that's for the Board to decide and he feels everyone has great points.

Ruth Denham, Bramble Lane, Branson, Missouri, said she has a couple of questions regarding some past requests for rezoning. She inquired if the low-income housing on Fall Creek Road next to the higher end development, Country Bluff Estates, required rezoning and if it was approved. If so, she could also follow suit and say it's going to bring her property values down. She asked if the only property Steve Faria owned and operated was the campground. She mentioned people who have been here for a while have invested into this City and are ensuring people have lived in this area for a year before taking them in. She commented other places are helping people who have different types of addictions and she doesn't know if that's the case for letting them move in areas, but feels it's wonderful what Elevate Branson is doing for the community. She expressed this has been a huge concern in the area and to have a group that's actually willing to invest and help people with a hand-up instead of a handout is overwhelming to her. Ms. Denham reported other properties in town have been rezoned and are not developing the same way as

other surrounding developments, yet have been approved and she asked the Board to please take that into consideration before making its decision. Discussion.

Bryan Stallings, 137 B Lakehills Drive, Branson, Missouri, responded to other speakers' concerns pertaining to property values. He recalled in 2016 this property was a dilapidated old theater which his organization invested \$2.1 million dollars in, so it doesn't want to put in a development next to it that's going to lower the property value. He estimated the total investment in this property to be between \$4 million and \$8 million which he believes is going to increase property values. One of the reasons for the rezoning request is to bring in a tiny house development. Community Commercial already allows for multifamily and he believes the tiny house development will actually garner more national and regional attention. He pointed out there's a difference between providing somebody with four walls and a home, versus an apartment or a motel and he hopes to be able to take some of Branson's workforce and actually provide them with four walls and a home. He explained Elevate Branson's mission is to empower people to reach their full potential through work. It has also incorporated micro-businesses into the development that would be available to both the local community and tourists to utilize. He hopes that this truly is a community development and workforce housing and that he clarified it's not homeless individuals.

Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried.

BILL NO. 5853

Approving the addendum to the contract with Enterprise Fleet Management pertaining to commercial automobile liability insurance for medium and heavy duty vehicles.

First Reading of Bill No. 5853, an ordinance approving the addendum to the contract with Enterprise Fleet Management pertaining to commercial automobile liability insurance for medium and heavy duty vehicles and authorizing the Mayor to execute the contract was read by title by City Clerk Lisa Westfall and a staff report was provided by Finance Director Jamie Rouch. Mayor Akers asked for a motion approving Bill No. 5853. Alderman Skains so moved, seconded by Alderman King. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried.

BILL NO. 5854

Amending the adopted 2020 Budget for the City of Branson, to adjust monies for the Water Sewer Internal Service Fund.

First Reading of Bill No. 5854, an ordinance amending the adopted 2020 Budget for the City of Branson, to adjust monies for the Water Sewer Internal Service Fund was read by title by City Clerk Lisa Westfall and a staff report was presented by Finance Director Jamie Rouch. Mayor Akers asked for a motion approving Bill No. 5854. Alderman Skains so moved, seconded by Alderman Simmons. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried.

BILL NO. 5855

Accepting the proposal of Cimco Industrial, LLC to repair and seal the interior of the Cliff Drive Water Treatment Facility Clearwells.

First Reading of Bill No. 5855, an ordinance accepting the proposal of Cimco Industrial, LLC to repair and seal the interior of the Cliff Drive Water Treatment Facility Clearwells and authorizing the Mayor to execute the contract was read by title by City Clerk Lisa Westfall and a staff report was presented by

Utilities Director Mike Ray. Mayor Akers asked for a motion approving Bill No. 5855. Alderman King so moved, seconded by Alderman Skains. Mayor Akers asked for anyone in the audience wishing to speak regarding this matter. Hearing none, Mayor Akers asked for comments from the Board. Discussion. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: None. Motion carried.

APPOINTMENTS

Mayor Akers stated the next item is appointments. This appointment process is in accordance with the Board and Committee Appointments Procedure. At this time the Board will be voting by ballot on an appointment for the Tourism Community Enhancement District (TCED). The applicant receiving the most votes by the Board will be approved as the appointment to the TCED from October 1, 2020 to September 31, 2023. Mayor Akers asked for a motion to vote by ballot on the following applicants:

Tourism Community Enhancement District (TCED):

- Ty Lewis
- Derek Smith
- Michele Hammock
- Larry Milton
- Tate Womack

Alderman Skains so moved, seconded by Alderman Whiteis. Mayor Akers asked for comments from the Board. Discussion. Mayor Akers stated the Board will be voting by ballot and the City Clerk will read the results. City Clerk Lisa Westfall read the results of the vote: Alderman King voted for Derek Smith, Alderman Whiteis voted for Derek Smith, Alderman Simmons voted for Derek Smith, Alderman Skains voted for Derek Smith, Alderman Milton voted for Larry Milton, Alderman Seay voted for Derek Smith. The result of the vote is Derek Smith – 5 votes, Larry Milton – 1 vote. Derek Smith will serve on the Tourism Community Enhancement District (TCED).

Mayor Akers stated the next item is appointments. This appointment process is in accordance with the Board and Committee Appointments Procedure. He announced his appointment for Category 4:

Category 4:

Capital Improvement Committee:

Julia King, Appointment to the Capital Improvement Committee to fill the unexpired term of Kevin McConnell until April 2021.

MAYOR/ALDERMEN/ADMINISTRATOR'S REPORTS

Alderman King commented it's great for her to be here and an honor to serve. She appreciates everyone's support and looks forward to the time ahead.

Alderman Whiteis welcomed Alderman King to Ward III.

Alderman Simmons said he'd also like to welcome Alderman King.

Alderman Skains expressed his appreciation for Alderman King's willingness to serve and for who she is. He recognized Branson musician Larry McFadden, who recently passed away which is a tremendous loss to the community. He explained for those who didn't know Mr. McFadden, that he was the band leader for Mel Tillis for years and had also discovered Lee Greenwood. He, along with Bill White, was a cornerstone of Branson's after-hours entertainment for a very long time and was a laughing, caring individual who will be sorely missed by the community.

Alderman Milton agreed with Alderman Skains' comments regarding Larry McFadden and feels he was a treasure in this town for many years and will be missed. He's excited to have Alderman King on the Board.

Alderman Seay thanked everyone for bringing up Larry McFadden and he welcomed Alderman King to the Board.

Mayor Akers commented on the Chamber of Commerce's study regarding community marketing and the discussion about the effect of face coverings. He sees it as a positive thing and the CVB report as positive. He mentioned attending a marketing meeting and he's really loving the positive attitude of folks wanting to volunteer to help market this community. He complimented the Taney County Health Department as it is swamped trying to track cases and he feels its Director, Lisa Marshall, has done a great job. Mayor Akers continued, she's well deserved to be recognized for her hard work and getting through this hard time. He thanked Alderman King for volunteering to join the Board and explained this is a public servant job and he's enjoying the fact there are people who want to be public servants.

EXECUTIVE SESSION

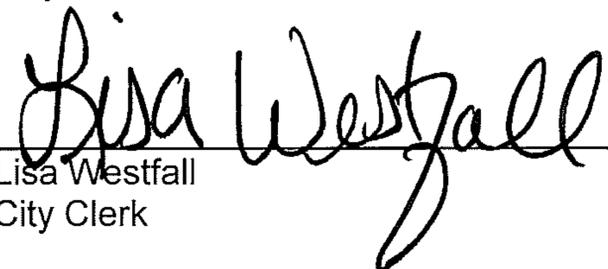
Mayor Akers asked for a motion to go into closed executive session. Alderman Simmons moved to go into closed executive session pursuant to 610.021.1 RSMo for litigation, seconded by Alderman Skains. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: none. Motion carried.

ADJOURN

Mayor Akers asked for a motion to adjourn. Alderman Milton so moved, seconded by Alderman King. Voting aye: King, Whiteis, Simmons, Skains, Milton and Seay. Nays: none. Motion carried. Meeting adjourned at 8:04 p.m.



E. Edd Akers
Mayor



Lisa Westfall
City Clerk

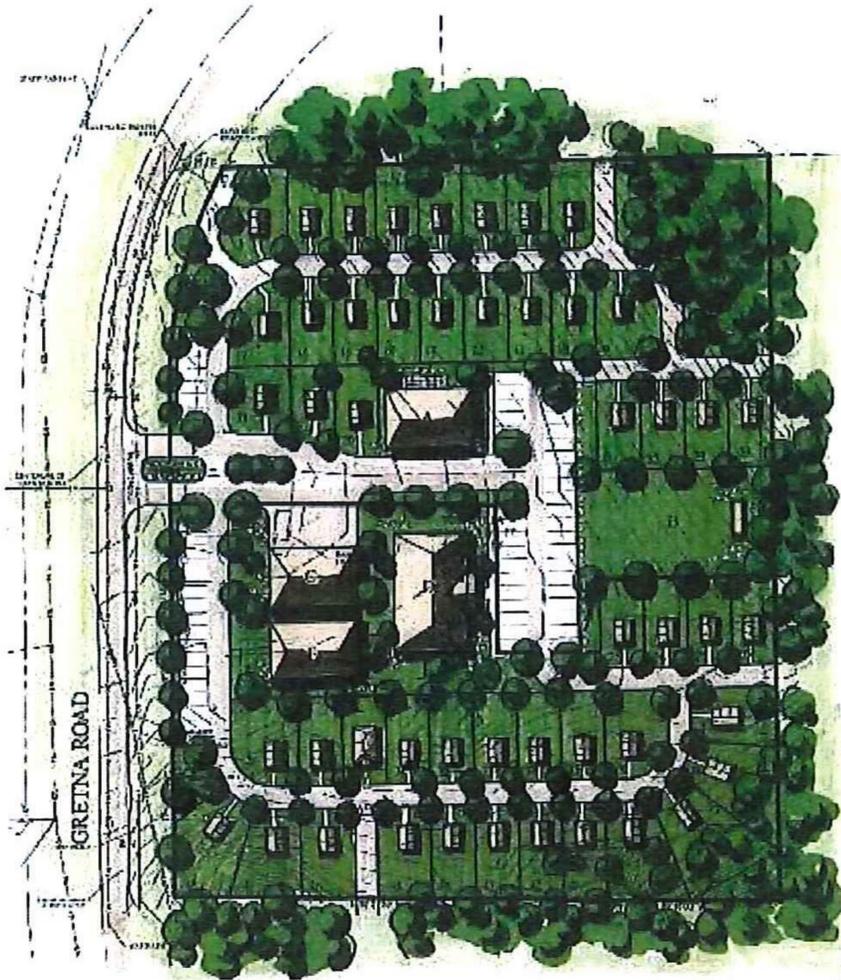
Item 19 Handout-Speaker: Bryan Stallings

tiny homes **BIG HOPE**

Imagine a village of 48 individual homes that provide clean, safe, stable, and affordable housing in Branson.

An efficient and attractive housing solution with a philosophy of work demonstrated by microbusinesses, job training, and mentorship relationships that offer a dignified living environment as well as friendship, neighbors and the mental and emotional support they provide.

Imagine no more sub-standard, inadequate motel living in our area, replaced by a fresh, safe and positive sense of community. Safe and secure housing meets an essential and fundamental need, reduces motel living and homelessness, and elevates individuals and our whole community.



Be among the first to support this vision of hope for our neighbors who struggle in, or are on the edge of poverty.

Help us **Elevate Branson** with this proven solution to a growing problem in our area. We can rise to the challenge of adequate and affordable housing and improve the quality of life for our neighbors, the hourly employees, and front-line workforce who call Branson home.

Your support is essential to make this vision a reality.



ELEVATE COMMUNITY
DEVELOPER - ELEVATE BRANSON

24 JULY 2019

elevate
BRANSON



ELEVATE COMMUNITY
DEVELOPER - ELEVATE BRANSON

24 JULY 2020



FREQUENTLY ASKED QUESTIONS ABOUT ELEVATE COMMUNITY

Q: Why create affordable housing with tiny homes?

A: Tiny homes have proven to be an efficient way to create safe, independent, and sustainable housing for low income individuals and couples, as well as those struggling on the brink of homelessness. Tiny houses have become a benchmark for these kinds of developments nationwide that provide simple, affordable and dignified living spaces in a community of mutual care and support.

Q: What is included in a tiny home?

A: Our tiny homes are prefabricated, permanent, 400-square-foot homes complete with an open kitchen, dining and living area, small bedroom, one bath and a front porch.

Q: What services will be available on site?

A: Because of the Community's adjacent location to the **Elevate Branson** campus, all the connections and supportive services of the organization are within an easy walk for residents. Amenities on site include, a garden, small store, chapel, an auto shop, art and woodworking studios, which will provide micro-business employment opportunities as well.

Q: What is the timeline for this development?

A: Much of the timing is based on available funding, both from sponsors and from local, state and federal grant monies. Our hope is to break ground on the development by April 2021, complete much of the infrastructure by September and place the first tiny homes on sites in October 2021. Phase 1 should be completed in 2021 and Phase 2 in 2022.

Q: Who will be able to live in the Elevate Community?

A: An application is being developed to qualify low income residents who have been located in Taney County for at least 12 months to relocate to the **Elevate Community**. A careful screening process will assess applicant suitability and willingness to adhere to the rules and obligations of neighborhood living.

Q: What rules will be in place for residents?

A: As in many communities, certain rules of conduct are in place to assure a safe and healthy living environment for all. Some regulations will include that yards be kept tidy and occupancy limits obeyed. Any overnight guests will be required to register with the office. Illegal drug possession or use is strictly prohibited. Alcohol can only be consumed inside a home and unruly behavior, public drunkenness or other criminal behavior will be reported to the police.

Q: How much will it cost to live there?

A: Residents will rent a fully furnished home for \$400 per month, which includes utilities and trash removal. Internet and cable will be provided for an additional fee.

TO BE ELIGIBLE TO LIVE IN THE ELEVATE COMMUNITY, YOU MUST:

- Have been a verifiable Taney County resident for at least one year.
- Have the ability to pay rent and provide gross income documentation. (This could include SSI, SSDI, working off-site, or on-site employment through Elevate Work).
- Be over the age of 18 - show proof of age (valid driver's license, state ID, military ID, government issued ID or fingerprint documentation).
- Provide a valid social security card or proof thereof.
- Qualify through the Coordinated Assessment Process.
- Agree to comply with the housing contract as well as the rules and regulations of the **Elevate Community**.
- Agree to be fingerprinted and a complete background check which includes social security verification, credit, eviction, history, criminal activity and terrorists watch list processed by the FBI. (Note: Having a criminal record does not necessarily disqualify you from Elevate Community; however, we will not accept anyone on the sex offender registry or found in OFAC/terrorist database records).
- Meet the criminal history requirements of our community. Disqualifying criminal history criteria is:
 1. Crimes against persons committed by the applicant regardless of the date committed, such as: capital murder, murder/manslaughter, kidnapping, child molestation, rape, and crimes of a sexual nature, or arson.
 2. Any individual who is subject to a registration pursuant to Missouri or any other state's sex offender registration program.
 3. A pattern (3 or more instances) of continuing conduct/acts, regardless of type of severity which may interfere with the health, safety, or right to peaceful enjoyment of the premises by others.
 4. Applicants with misdemeanor assault records within the past seven years may in some limited circumstances be admitted, provided that the applicant successfully attends anger management classes required by **Elevate Branson**.



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Branson, Missouri 65616
417.335.9915
ElevateBranson.org

ELEVATE COMMUNITY RESIDENT QUESTIONS

Q: How many can live in a tiny home?

A: There is a one (1) person maximum occupancy for our tiny home. Couples who both qualify separately may live together.

Q: What is included in a tiny home?

A: Our tiny homes are prefabricated, permanent, 400-square-foot homes complete with an open kitchen, dining and living area, small bedroom, one bath and a front porch. The homes come fully furnished with a bed, kitchen table and 2 chairs, 2 recliners or sofa, refrigerator, stove, oven, microwave, washer and dryer.

Q: What services will be available on site?

A: Because of the Community's adjacent location to the **Elevate Branson** campus, all the connections and supportive services of the organization are within an easy walk for residents. Partnerships with Cox Branson Hospital, Hope 360, Burrell Behavioral Health, and transportation allow for telemedicine, mental health assessments, counseling services and more.

Q: How much will it cost to live there?

A: Residents will rent a fully furnished home for \$400 per month, which includes utilities and trash removal. Internet and cable will be provided for an additional fee. There is no deposit but rent is due in advance.

Q: How long can I live there?

A: All applicants must execute a lease contract for an **Elevate Community** home and the lease term may vary depending on program and annual income verification participation.

Q: Can I have any pets?

A: Yes. Residents may have 1 small dog or cat but it must be on a leash at all times when outside in the **Elevate Community**. There is an additional pet charge required and all residents must comply with the **Elevate Community** pet rules.



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