



QUARTERLY STATUS REPORT

QUARTERLY STATUS REPORT

SECOND QUARTER 2018
APRIL through JUNE

Director

Joel Hornickel

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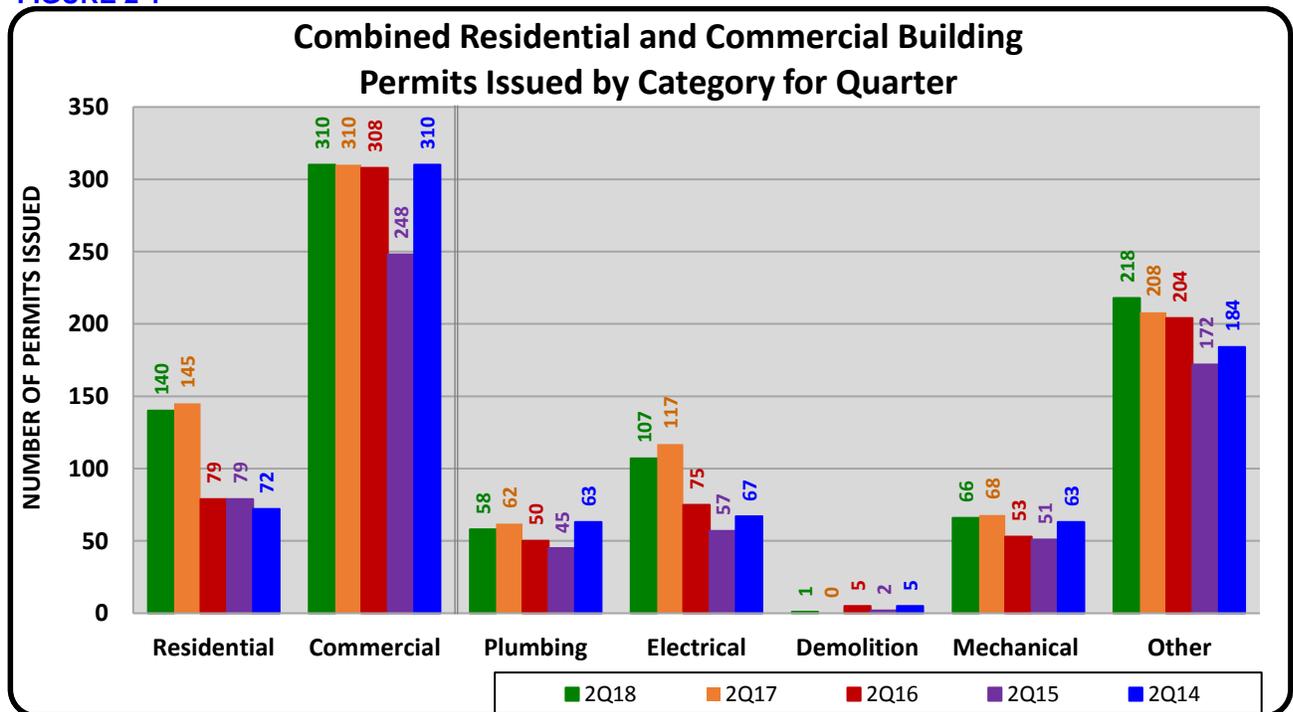
SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q18	2Q18	3Q18	4Q18	Total
Working w/o a Permit Assessed	4	2			6
Plan Reviews Completed	163	210			373
Projects completed	198	225			423
Residential Permits Issued	132	140			272
Commercial Permits Issued	262	310			572

SECTION 2: BUILDING PERFORMANCE MEASUREMENTS

FIGURE 2-1



***Note:** "Other" includes signs, roof, decks, drywall, paving, landscaping, concrete/masonry, and insulation inspections.

***Note:** The Residential and Commercial permit numbers equal the combined number of Plumbing, Electrical, Demolition, Mechanical and Other permits.

FIGURE 2-2

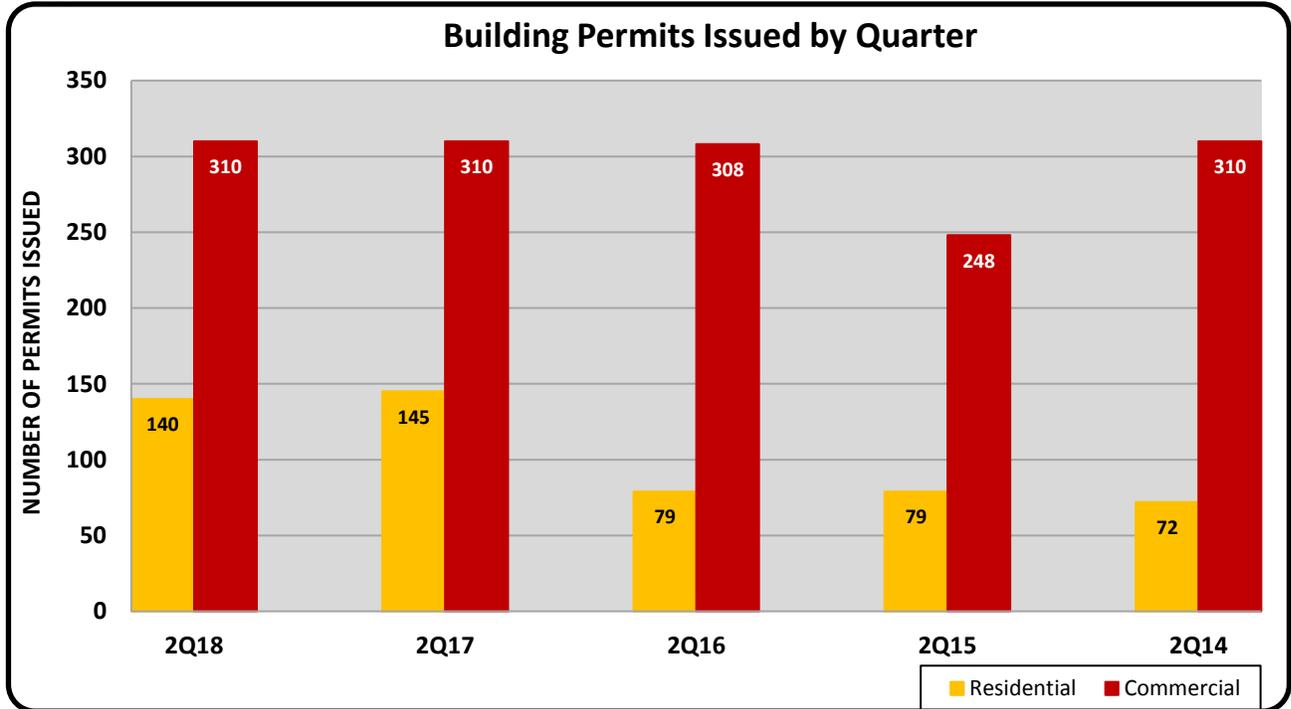


FIGURE 2-3

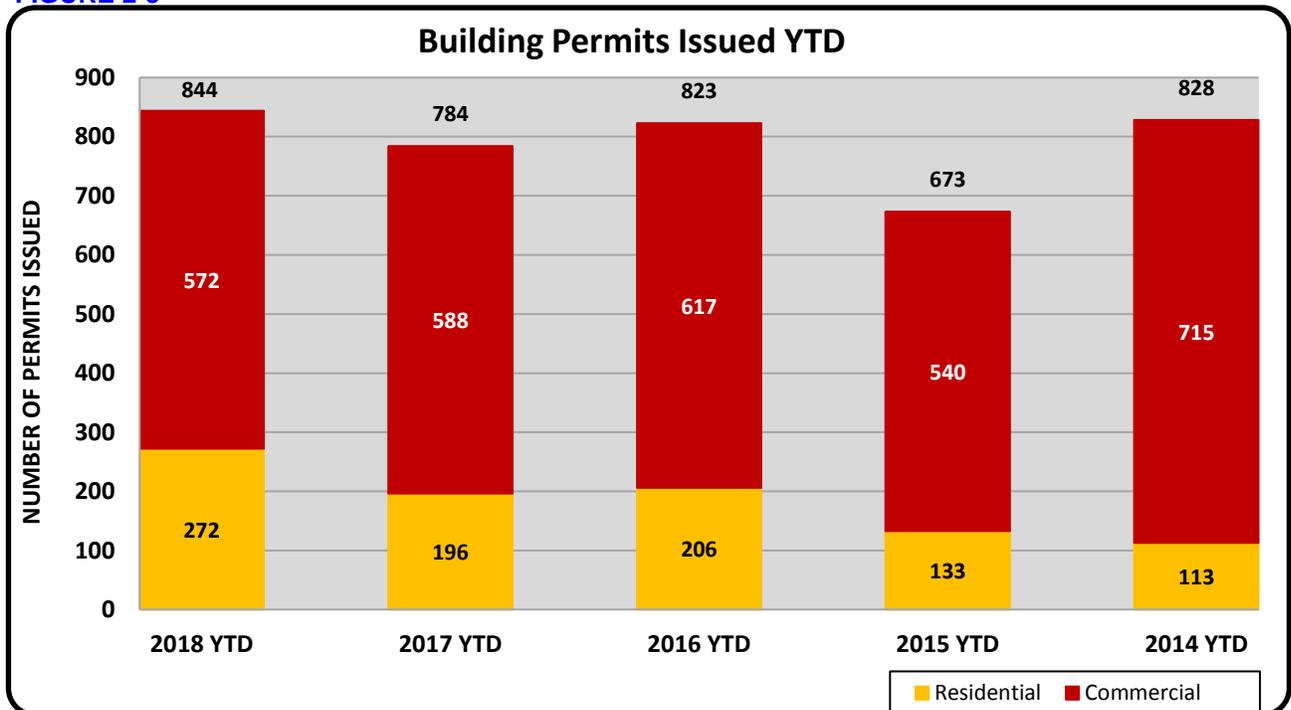


FIGURE 2-4

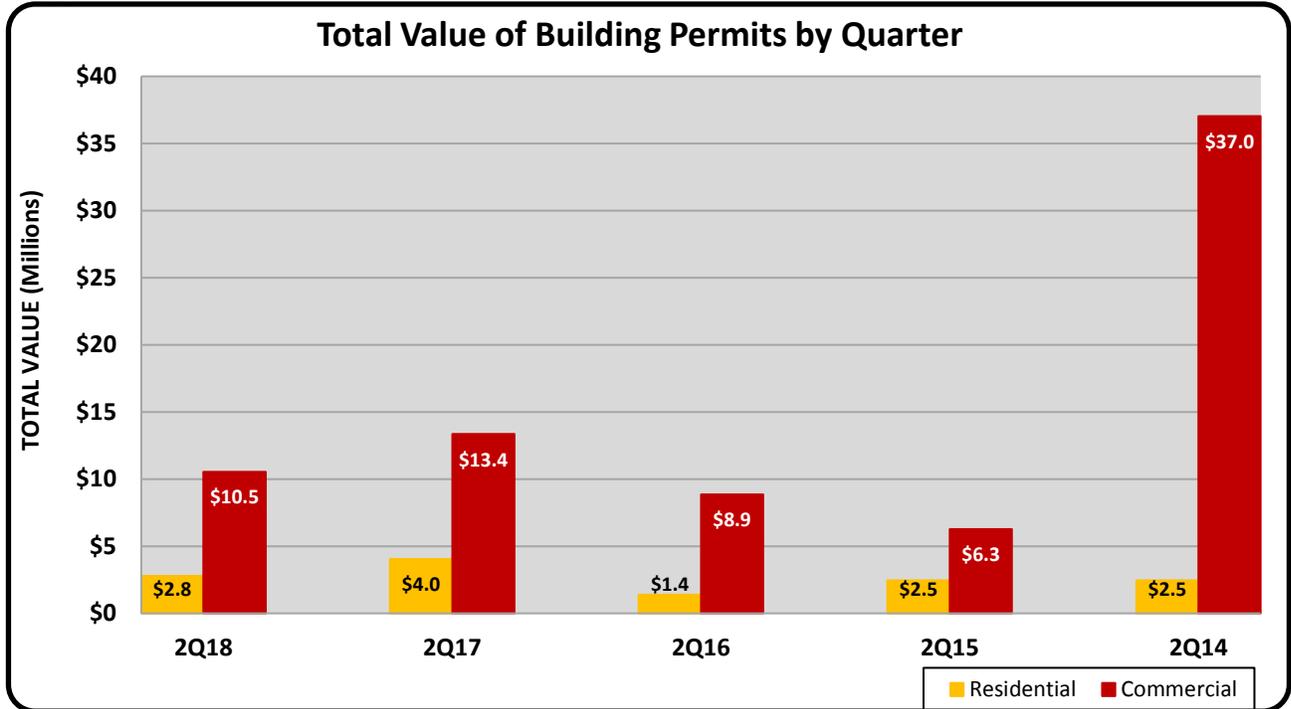


FIGURE 2-5

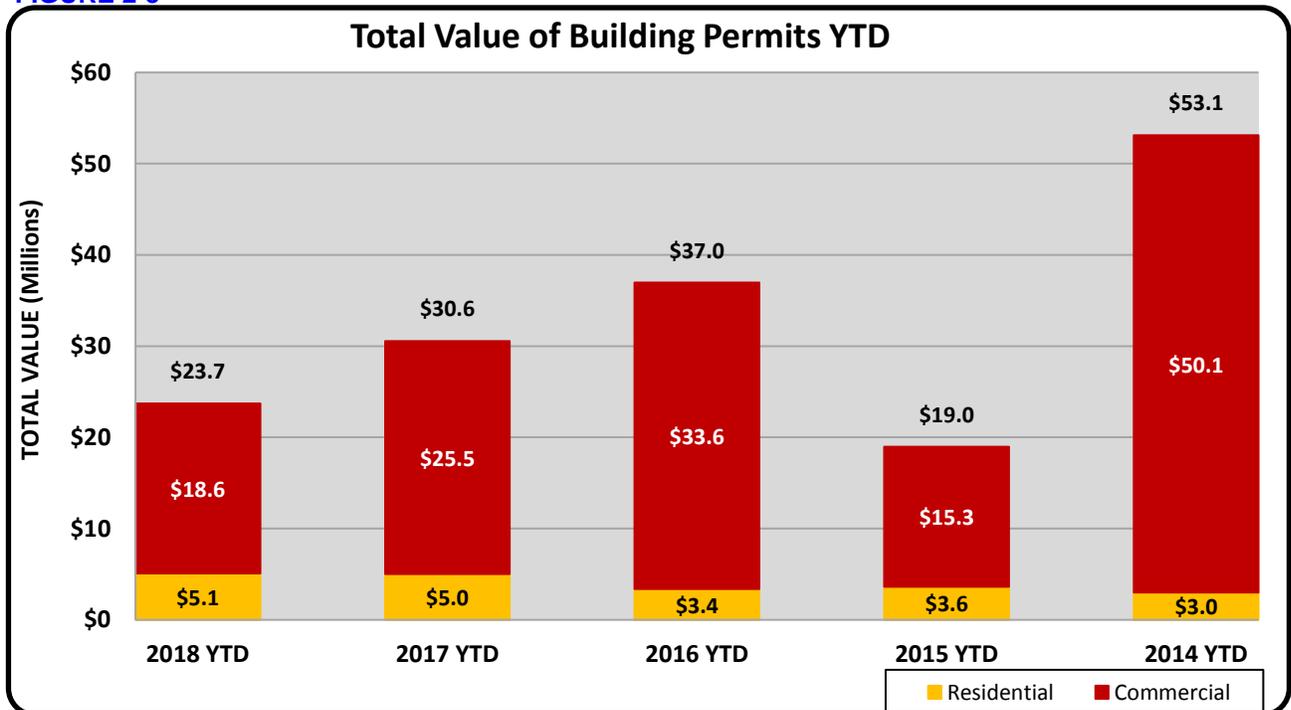


FIGURE 2-6

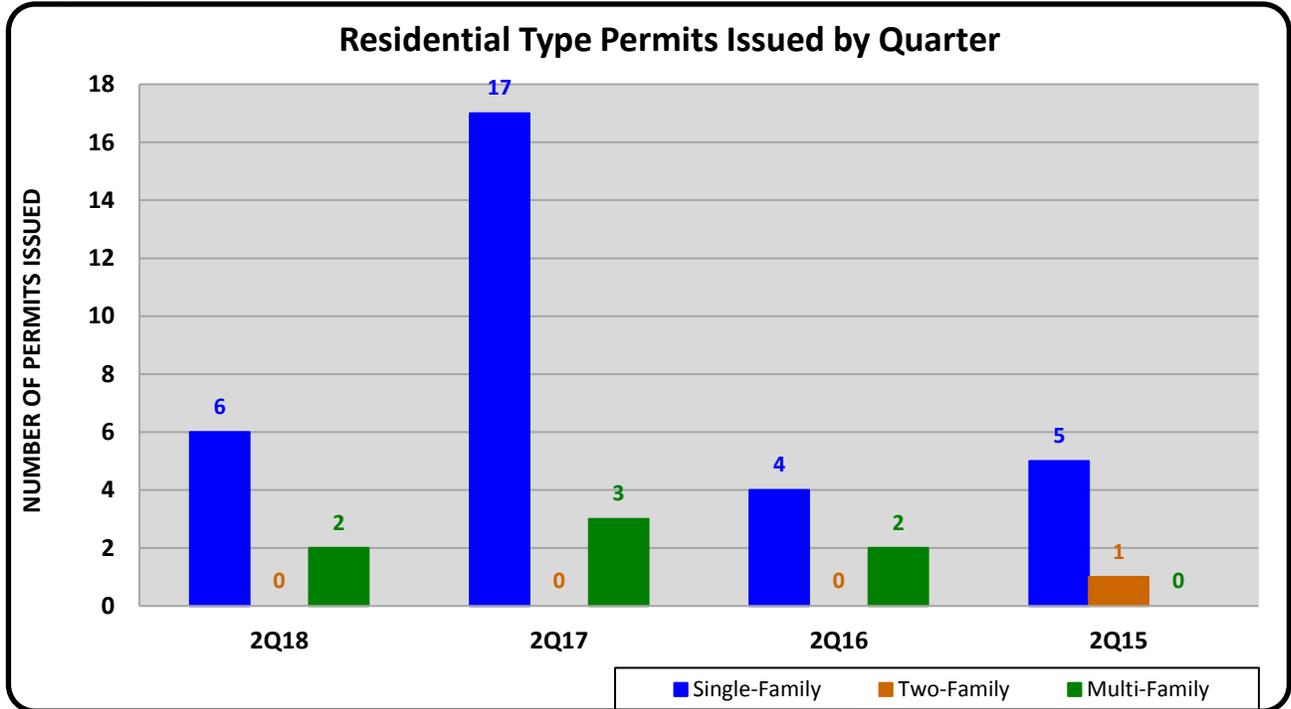


FIGURE 2-7

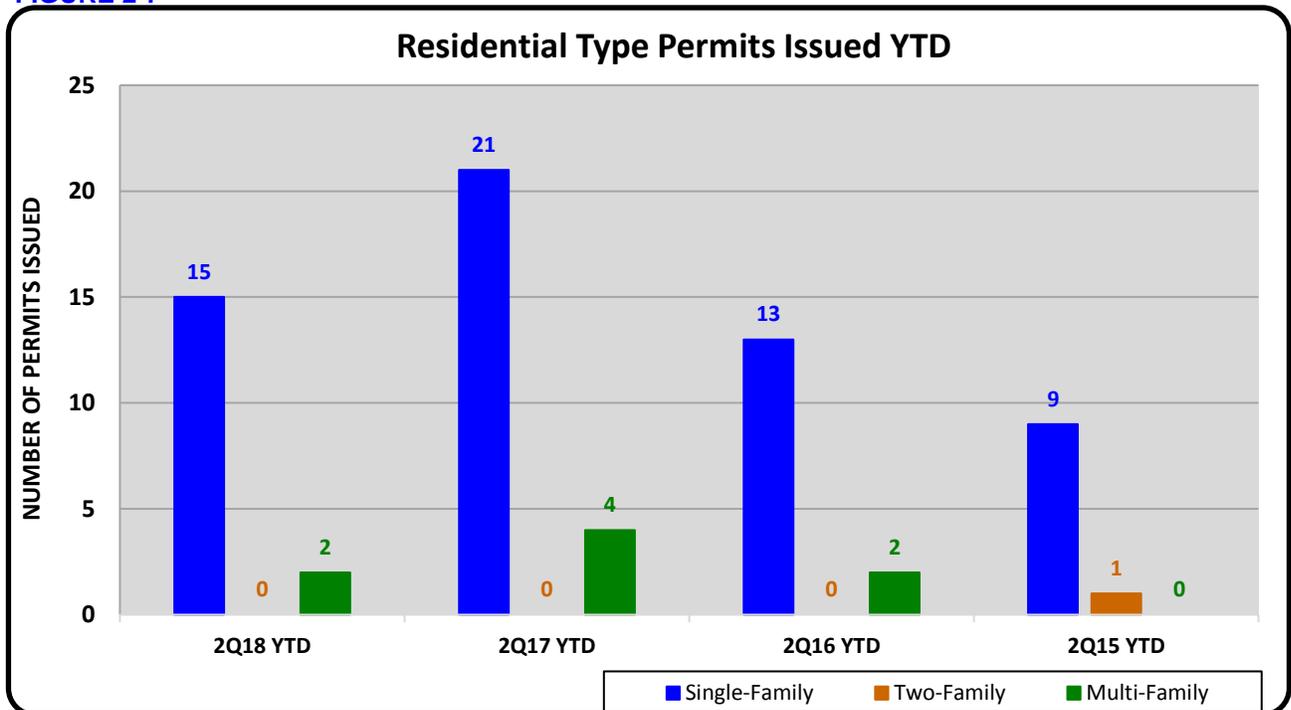


FIGURE 2-8

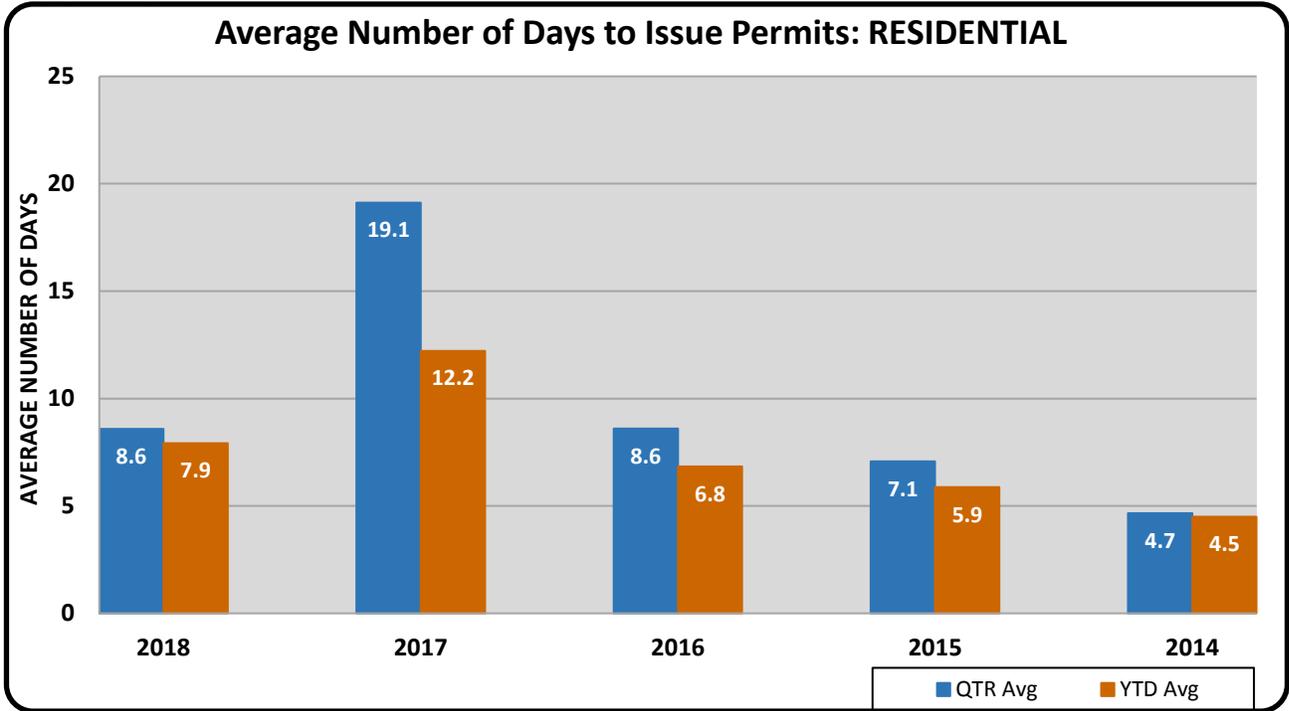


FIGURE 2-9

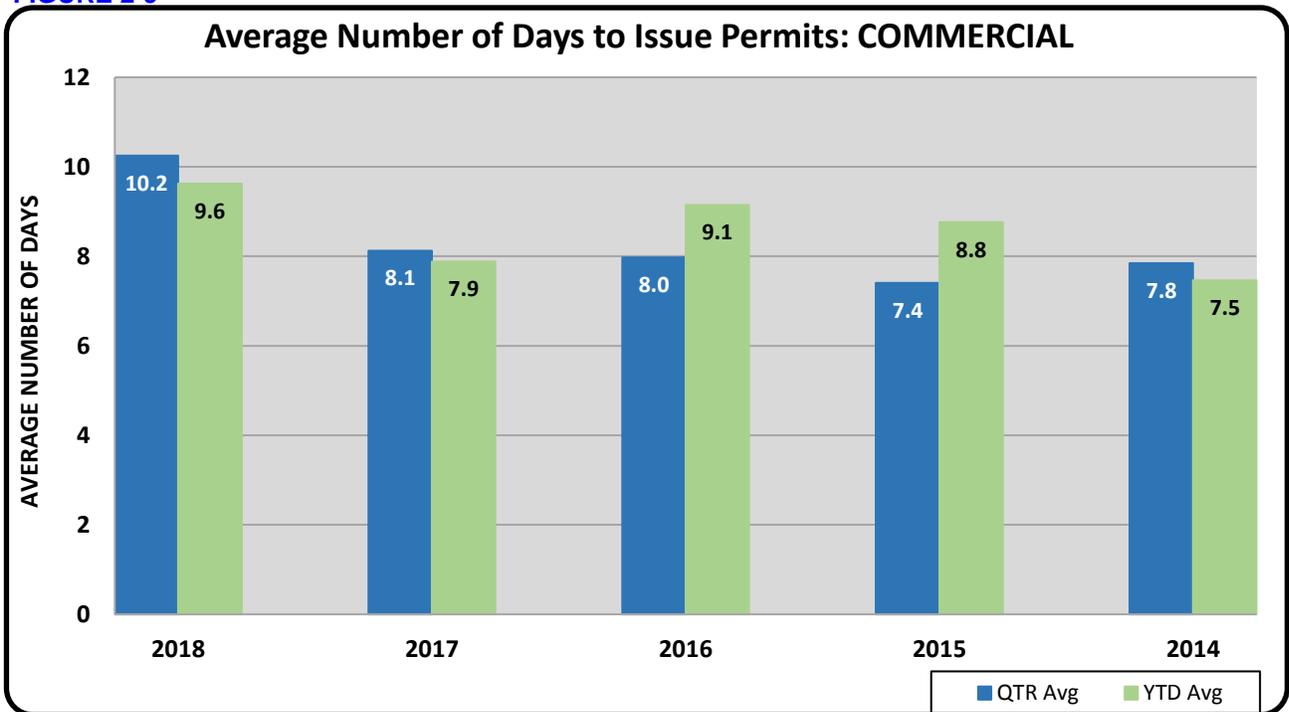


FIGURE 2-10

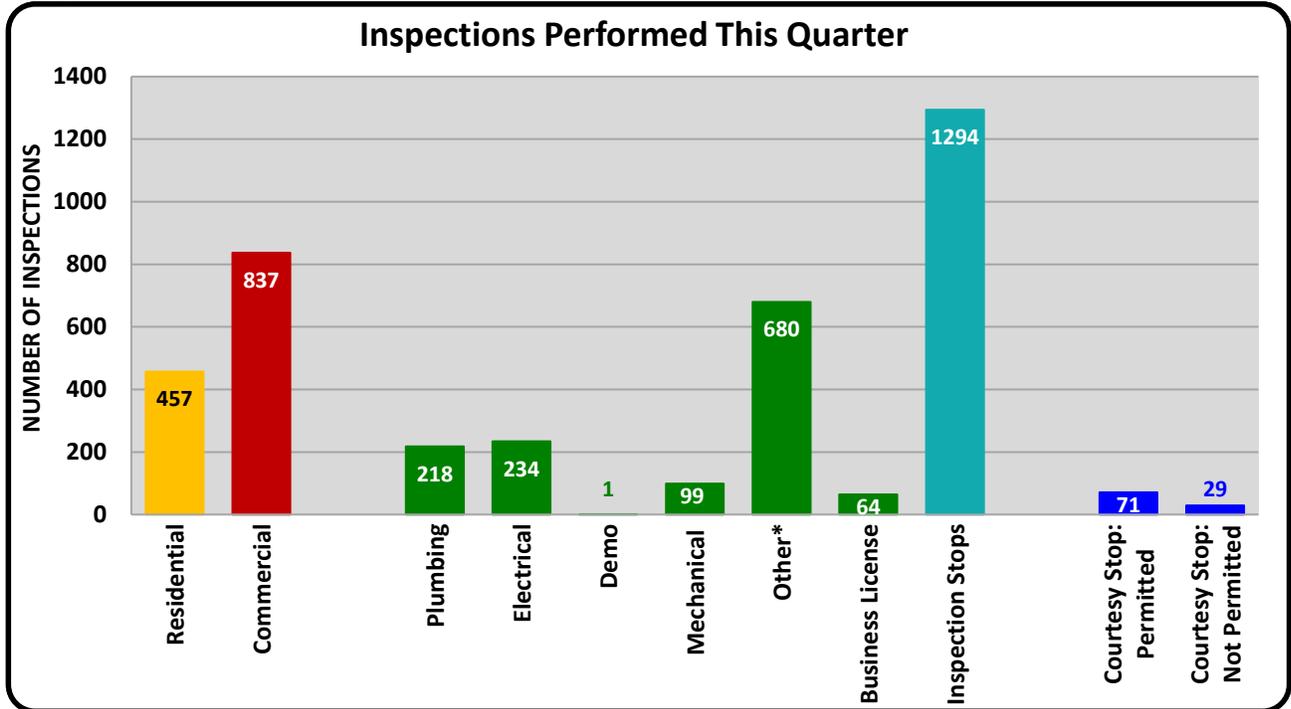
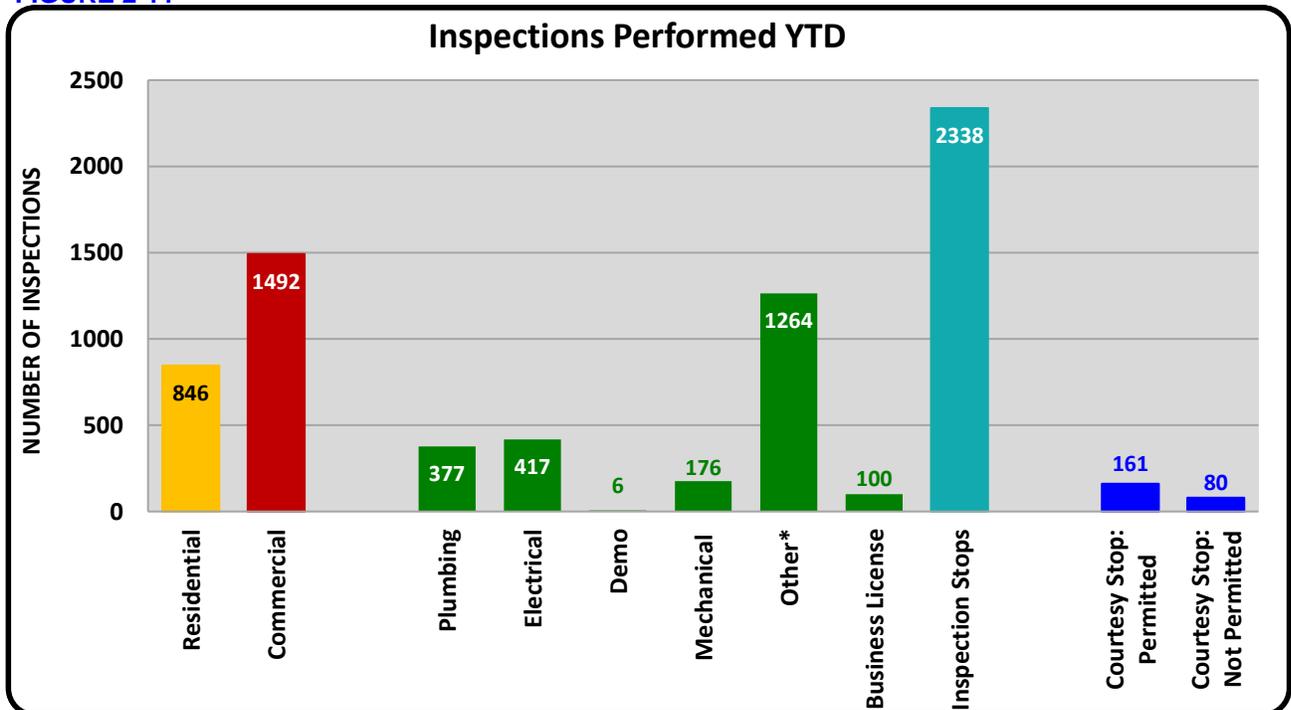


FIGURE 2-11



***Note:** "Other" includes signs, roof, decks, drywall, paving, landscaping, concrete/masonry, and insulation inspections.

FIGURE 2-12

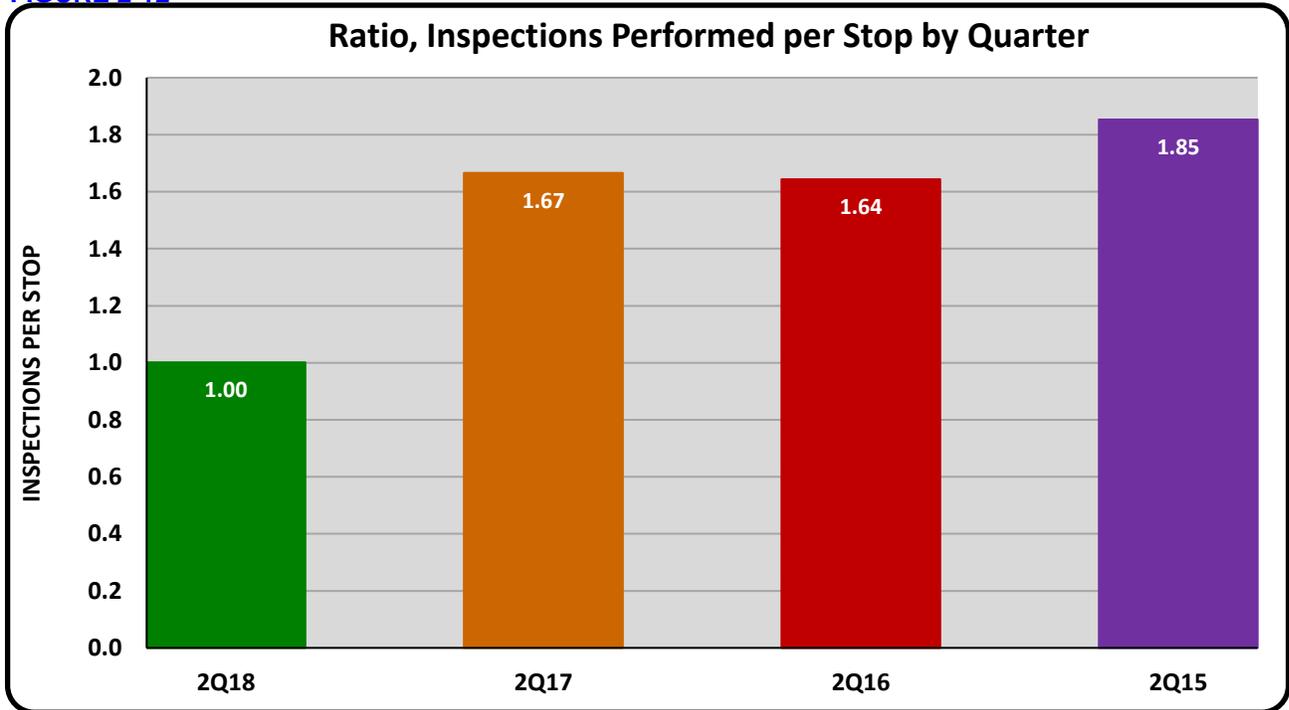
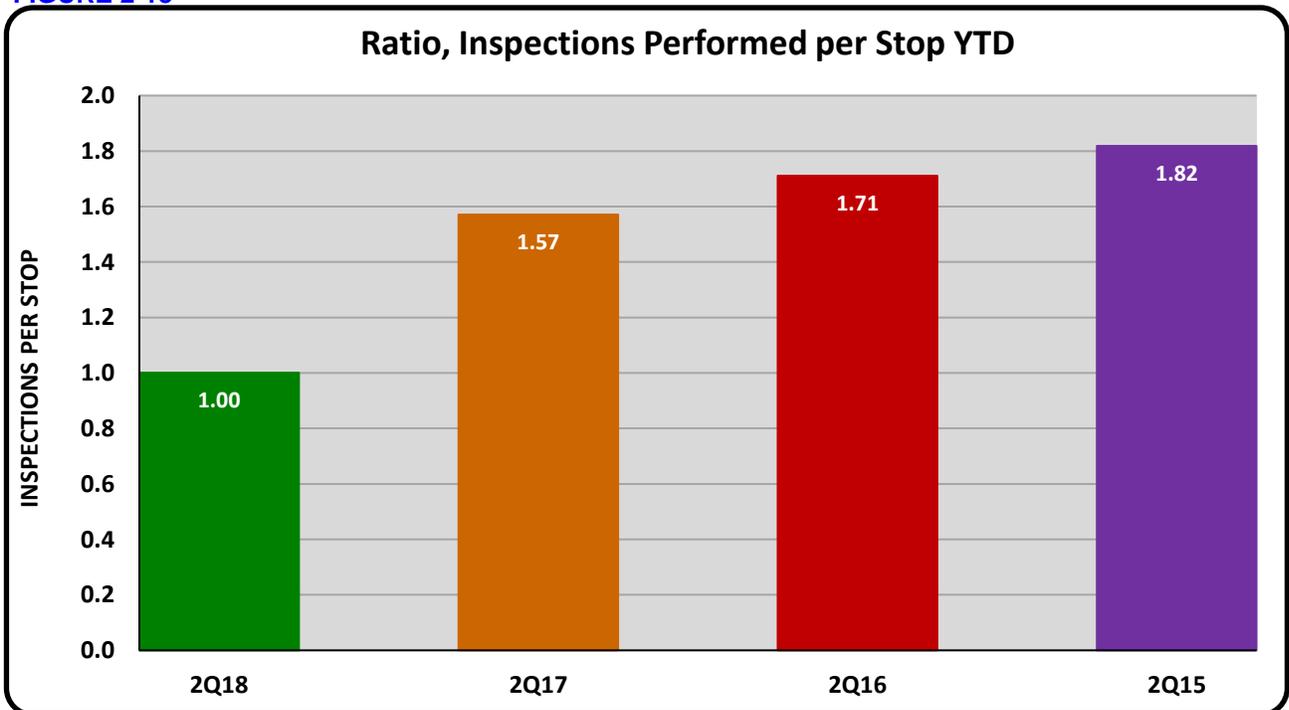


FIGURE 2-13





QUARTERLY STATUS REPORT

TABLE 2-1: 2Q17 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Westgate Branson Woods 1600/1700	2401 Waterfall Rd	\$ 1,485,000
Building	Majestic at Table Rock Condominium	200 Majestic Dr	\$ 1,323,450
Building	First Community Bank Addition	931 State Hwy 248	\$ 1,200,000
Building	The Oaks Retirement Addition	127 Hamlet Rd	\$ 1,000,000
Building	Andy B's	405 Branson Landing	\$ 600,000
Building	La Quinta Inn Renovation	3226 Shepherd of the Hills Expy	\$ 550,000
Building	Pizza Ranch Infill	1464 State Hwy 248	\$ 450,000
Building	Villas at Branson Hills	145 Rue de Villas Cir	\$ 400,000
Building	Pearman Self Storage	3101 Falls Pkwy	\$ 400,000
Building	Harbor Freight Tools Infill	1495 State Hwy 248 Ste 120	\$ 220,000
Building	The Dutton Inn	3454 W State Hwy 76 MOTEL	\$ 183,000
Building	Andy B's Façade	405 Branson Landing	\$ 175,000
Building	Dollar Tree Stores	1076 Branson Hills Pkwy	\$ 119,200
Building	Plato's Cave Repairs	3524 Keeter St	\$ 103,500
Building	The Dutton Theater	3454 W State Hwy 76	\$ 103,000
Building	Branson Landing Parking Lot Expansion	591 Branson Landing	\$ 100,750
Building	Fritz Parking Lot / Site Improvements	1425 W State Hwy 76	\$ 100,000
Building	Sandwich Shop	215 W Atlantic St	\$ 100,000
Building	Palace View Laundry Expansion	724 Blue Meadows Rd	\$ 88,000
Footings	The Lodges at Chateau Cove	300 Chateau Cove Dr	\$ 80,000
Building	Chuckwagon Dinner Show	440 State Hwy 248	\$ 74,400
Building	Espresso Coffee	2010 W State Hwy 76	\$ 60,000
Building	Dutton Inn Reroof	3454 W State Hwy 76	\$ 53,000
Building	Manchester Keller Williams	714 State Hwy 248	\$ 53,000
Building	First Presbyterian Church	420 W Main St	\$ 50,000
Building	Pizza Hut	1050 Branson Hills Pkwy	\$ 47,876
Footings	The Lodges at Chateau Cove	260 Chateau Cove Dr	\$ 40,000
Footings	The Lodges at Chateau Cove	270 Chateau Cove Dr	\$ 40,000
Footings	The Lodges at Chateau Cove	280 Chateau Cove Dr	\$ 40,000
Footings	The Lodges at Chateau Cove	290 Chateau Cove Dr	\$ 40,000
Building	Falls Villages Reroof	150 South Falls Ave Bld 5	\$ 35,499
Building	Falls Villages Reroof	150 South Falls Ave Bld 4	\$ 35,499
Mechanical	Rue 21 HVAC	300 Tanger Blvd 505	\$ 32,000
Building	Faith Lutheran Church	221 Malone Dr	\$ 32,000
Building	Covenant Church	120 N Third St	\$ 30,000
Building	Beef Jerky Outlet	105 E Main St	\$ 28,000
Mechanical	Walgreens HVAC	210 S State Hwy 165	\$ 27,000
Building	Pointe Royale Reroof	305 Wimbledon Dr	\$ 25,000
Building	Pointe Royale Reroof	255 Wimbledon Dr	\$ 25,000
Paving	Dolly Parton's Stampede	1525 W State Hwy 76	\$ 23,984
Building	The Majestic	2849 Gretna Rd	\$ 23,500
Paving	Willow Ridge at Branson by Marriott	2929 Green Mountain Dr	\$ 21,152
Building	Pointe Royale Reroof	281 Wimbledon Dr	\$ 20,000



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Type	Business	Address	Estimated Value
Building	Faith Life Church Outbuilding	3701 W State Hwy 76	\$ 20,000
Building	The Preserve BD H Carports	164 Preserve Dr H	\$ 19,814
Mechanical	Rackroom Shoes HVAC	300 Tanger Blvd Ste 114	\$ 19,367
Building	Castlerock Resort	3001 Green Mountain Dr	\$ 16,000
Building	The Axe Game	4550 Gretna Rd	\$ 15,000
Building	KS4259 Tanger Mall LTE 5C FirstNet	1835 W State Hwy 76	\$ 15,000
Building	Sit By Me Bakery Infill	204 N Commercial St STE 210	\$ 15,000
Building	McDonalds Menu Board	1361 State Hwy 248	\$ 15,000
Building	McDonalds Menu Board	2214 W State Hwy 76	\$ 15,000
Building	McDonalds Menu Board	515 W Main St	\$ 15,000
Building	AT&T KS 2018	293 S State Hwy 165	\$ 15,000
Paving	Ride the Ducks Sealing & Striping	2320 W State Hwy 76	\$ 14,996
Mechanical	Branson Craft Mall	694 State Hwy 165	\$ 14,500



QUARTERLY STATUS REPORT

TABLE 2-2: 1Q17 Building Permits for Commercial Construction Valued Over \$10,000

Type	Business	Address	Estimated Value
Building	Branson-Lakes Area Chamber of Commerce	4100 Gretna Rd	\$ 2,750,000
Building	H&M Infill	1003 Branson Landing	\$ 1,500,000
Building	Olive Garden	3790 W State Hwy 76	\$ 350,000
Building	Michael Kors	300 Tanger Blvd 230	\$ 275,000
Landscape	Branson Fun Spot	1157 W State Hwy 76	\$ 200,000
Building	Marriott Willow Ridge Lodge Reroof	2929 Green Mountain Dr	\$ 200,000
Building	Cakes N Creams Diner Addition/Remodel	2805 W State Hwy 76	\$ 200,000
Building	Sunshine Signs	5565 Gretna Rd	\$ 200,000
Building	Branson Fun Spot Entry Building	1157 W State Hwy 76	\$ 125,000
Building	Marriott Willow Ridge Lodge Reroof	2931 Green Mountain Dr	\$ 100,000
Building	Marriott Willow Ridge Lodge Reroof	2943 Green Mountain Dr	\$ 100,000
Building	Marriott Willow Ridge Lodge Reroof	2945 Green Mountain Dr	\$ 100,000
Building	Marriott Willow Ridge Lodge Reroof	2937 Green Mountain Dr	\$ 90,000
Building	Exterior Improvements Building 10	1005 Branson Landing	\$ 75,000
Building	Branson Main McDonalds	515 W Main St	\$ 65,000
Electrical	Castle Rock Pool	3001 Green Mountain Dr	\$ 60,000
Building	Marriott Willow Ridge Lodge Reroof	2921 Green Mountain Dr	\$ 54,184
Building	AAA Storage Building	673 Aaron Way	\$ 52,000
Building	Travel Inn	251 Expressway Ln	\$ 50,000
Building	Rack Room Shoes	615 Branson Landing	\$ 50,000
Building	Credit Club Kiosk	1 Bass Pro Dr	\$ 47,500
Paving	Faith Life Church Sealing & Striping	3701 W State Hwy 76	\$ 45,547
Building	The Colonnade Resort	245 Jess-Jo Pkwy	\$ 42,000
Mechanical	HVAC Replacement	440 State Hwy 248	\$ 42,000
Building	Montana Silversmiths	121 Branson Landing	\$ 42,000
Building	Shepherd of the Hills Veterinary	2837 Shepherd of the Hills A	\$ 40,000
Building	Super 8 Lobby Remodel	2490 Green Mountain Dr	\$ 40,000
Mechanical	Radisson Hotel	120 S Wildwood Dr	\$ 35,905
Building	TVC Infill	225 Violyn Dr	\$ 35,000
Building	Verizon Antenna Upgrade	293 S State Hwy 165	\$ 35,000
Building	Andy's Frozen Custard	3415 W State Hwy 76	\$ 34,213
Building	The Oaks Prep Demo	127 Hamlet Rd	\$ 33,000
Paving	Fall Creek Condo's Paving	9 Scenic Ct	\$ 30,060
Building	Fridley Remodel	210 W College St	\$ 30,000
Building	Wyndham Meadow Brook Bldg 1	155 Meadow Brook	\$ 28,000
Building	Operation Laser Tag	1000 Pat Nash Dr 4-3	\$ 25,000
Building	Southern Oaks Inn	3295 Shepherd of the Hills Expy	\$ 25,000
Mechanical	Lazer Tag	1945 W State Hwy 76 B	\$ 22,000
Mechanical	The Vacation Channel	225 Violyn Dr	\$ 21,045
Building	Puzzle Parlour	1000 Pat Nash Dr	\$ 20,500
Building	Ride the Ducks	2320 W State Hwy76	\$ 20,000
Building	Ozark Regal Hotel	3010 Green Mountain Dr	\$ 20,000
Mechanical	Starbucks RTU	201 E Main St	\$ 19,011



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Type	Business	Address	Estimated Value
Building	Chuckwagon Dinner Show Prep Demo	440 State Hwy 248	\$ 15,000
Building	T-Mobile	102 Courtney St	\$ 15,000
Building	Homestead Motel Reroof	1024 W Main St	\$ 13,918
Building	Sprint ST03RW416	415 State Hwy 265	\$ 13,000
Building	417 Escape Artist	114 N Commercial St	\$ 13,000
Electrical	Rack Room Shoes	300 Tanger Blvd 114	\$ 12,204
Building	Pie Maker	109 N Commercial St	\$ 12,000
Paving	Blue Bayou/Starvin Marvin	3400 W State Hwy 76	\$ 11,537
Building	Rosealee Inn	505 Gretna Rd	\$ 11,100
Building	Fall Creek Condo Enclosures	75 Anglers Pointe	\$ 10,000
Building	Benders Auto Body Paint Booth	1828 State Hwy 165	\$ 10,000

QUARTERLY STATUS REPORT

SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

The following are the summary data for year-to-date activities:

308 Total Files Opened	40% of Closed Complaints Resolved Verbally*
285 Total Confirmed Violations	25% of Closed Complaints Resolved via Courtesy
93% Confirmed Complaints	33% of Closed Complaints Resolved via Notice &
31 Violations Currently Open	2% of Closed Complaints Resolved via Citation*
254 Confirmed Violation Files Closed	
89% Closure Rate for Confirmed Violations	(*excludes mow violations)

TABLE 3-1: Year-to-Date Confirmed Violations by Type

Violation		2018		2017		2016		2015		2014
		Number of Files	Change Prior Yr	Number of Files						
Weeds	opened	85	-45%	155	-6%	165	-2%	169	-9%	185
	closed	73	-49%	143	-2%	146	-3%	150	-9%	164
Signs	opened	58	-22%	74	-13%	85	-13%	98	-10%	109
	closed	55	-21%	70	-13%	80	-12%	91	-10%	101
Trash / Rubbish	opened	50	28%	39	-15%	46	0%	46	-18%	56
	closed	49	53%	32	-24%	42	17%	36	-18%	44
Vehicles	opened	19	-5%	20	67%	12	-57%	28	250%	8
	closed	18	-10%	20	122%	9	-65%	26	225%	8
Property Maint.	opened	34	-46%	63	19%	53	66%	32	39%	23
	closed	26	-38%	42	20%	35	35%	26	86%	14
Multiple Issues	opened	6	-57%	14	17%	12	140%	5	67%	3
	closed	4	-20%	5	-17%	6	100%	3	200%	1
Safety	opened	3	-67%	9	125%	4	-33%	6	0%	6
	closed	1	-80%	5	67%	3	-25%	4	-33%	6
Zoning, general	opened	29	107%	14	-26%	19	-37%	30	-14%	35
	closed	28	180%	10	-47%	19	-32%	28	-18%	34
Building, general	opened	1	100%	0	0%	0	0%	0	0%	0
	closed	0	0%	0	0%	0	0%	0	0%	0
Weekly Rental	opened	0	-100%	2	200%	0	0%	0	0%	0
	closed	0	-100%	2	200%	0	0%	0	0%	0
TOTALS	opened	285	-27%	390	-2%	396	-4%	414	-3%	425
	closed	254	-23%	329	-3%	340	-7%	364	-2%	372

QUARTERLY STATUS REPORT

TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds				5	52	28							85
Signs	12	6	11	6	11	12							58
Trash	7	10	15	9	7	2							50
Safety					1	2							3
Vehicles	1		13	1	3	1							19
Multiple			1	2	1	2							6
Zoning, general	4		5	5	2	13							29
Building, general						1							1
Property Maint., general	5	7	8	8	4	2							34
Total Violations	29	23	53	36	81	63	0	0	0	0	0	0	285

FIGURE 3-1

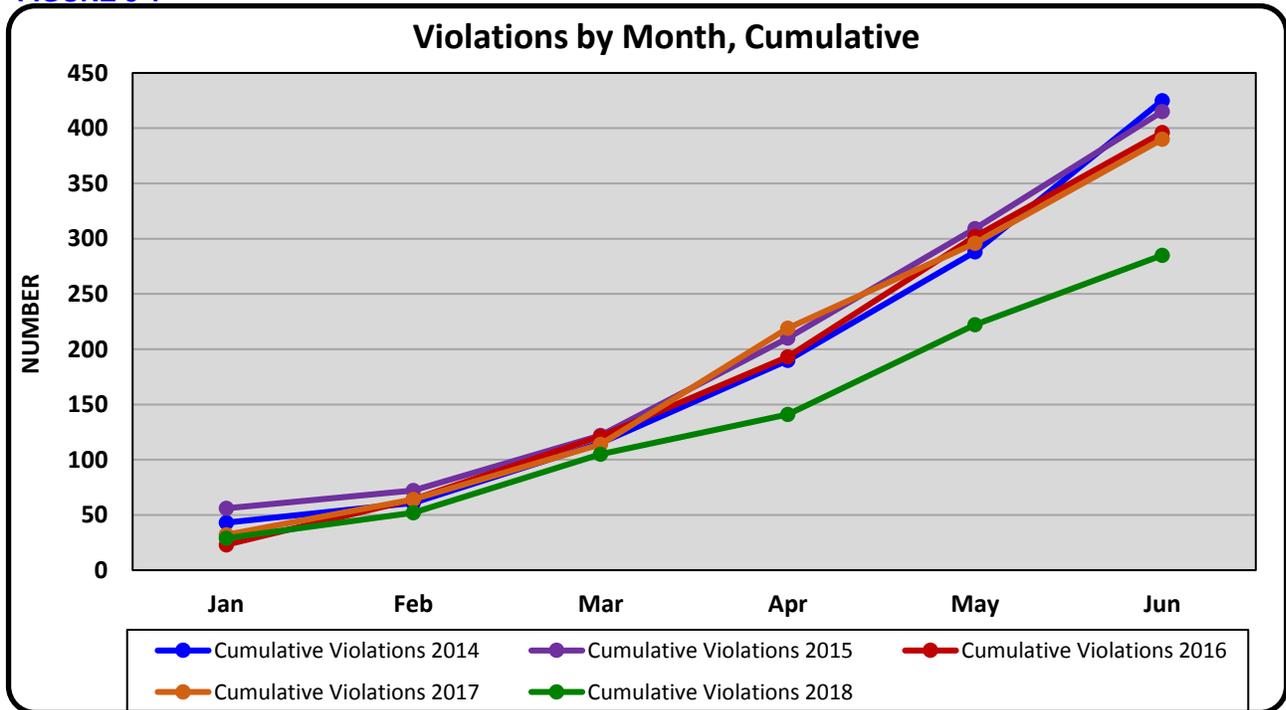


FIGURE 3-2

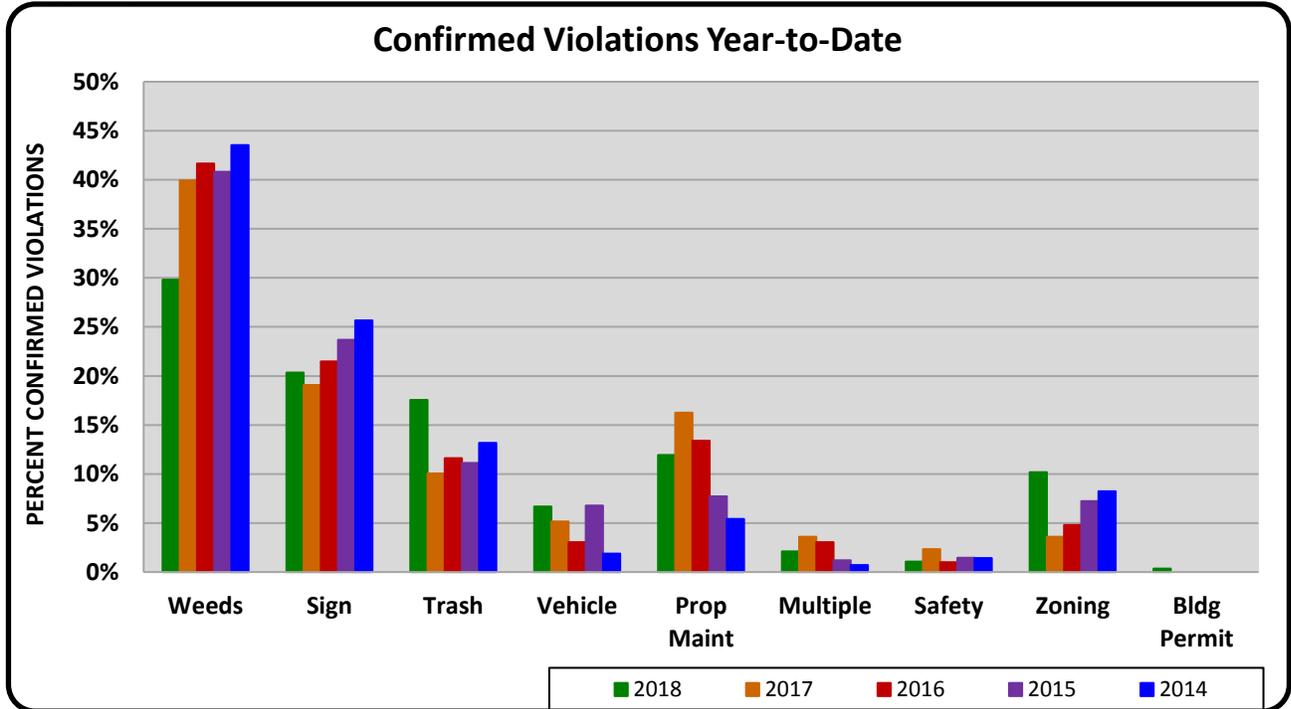


FIGURE 3-3

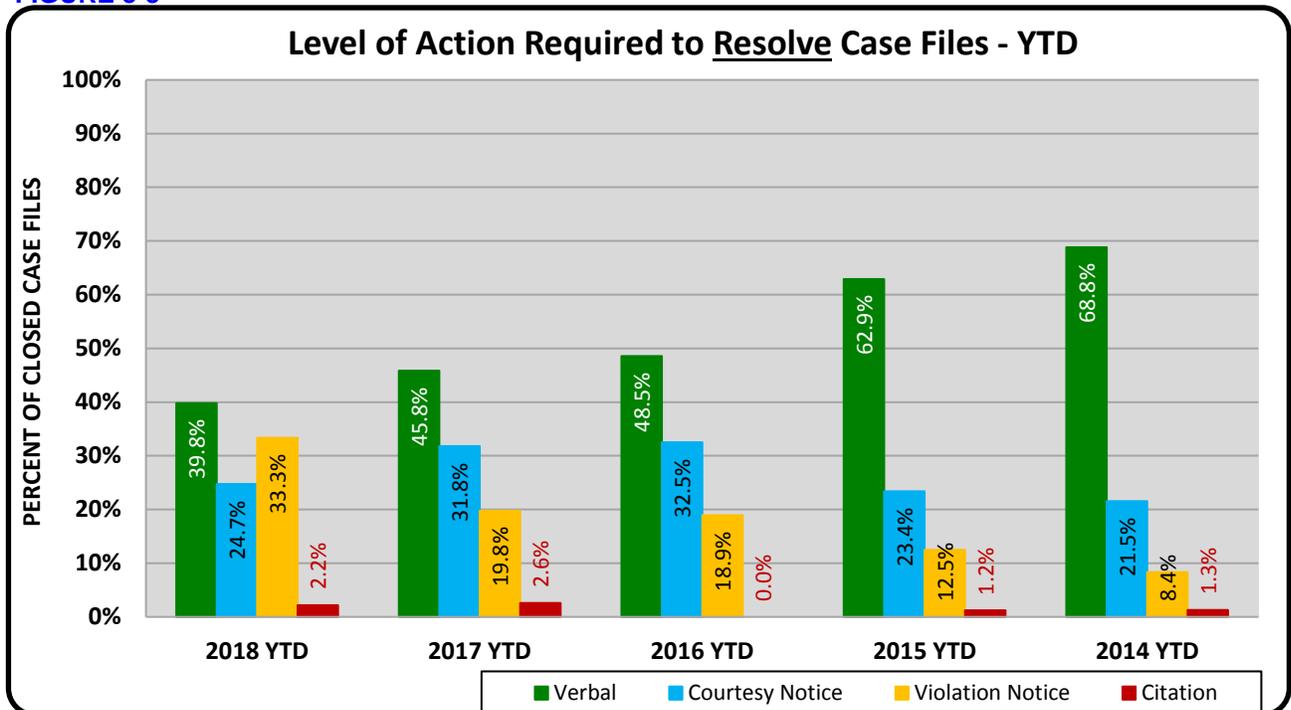
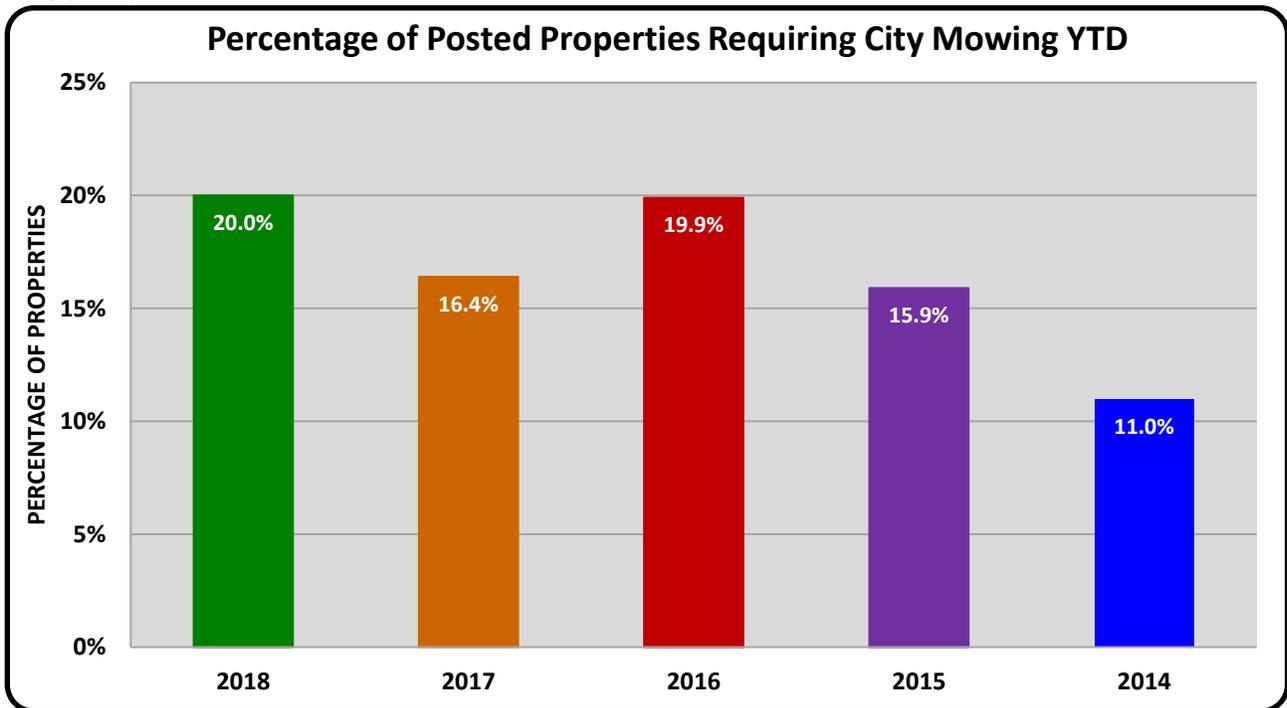


TABLE 3-3: Weed Abatement

Total Weed Violations	85	
No Violation	0	0.0%
Verbal Request to Mow	7	8.2%
Courtesy Notice Issued	1	1.2%
Notice & Order Issued	48	56.5%
Mowed by City	17	20.0%

RESOLUTION

FIGURE 3-4



QUARTERLY STATUS REPORT

TABLE 3-4: Citations Issued YTD

Address in Violation	Property Known As	Reason for Violation	Number of Citations Issued YTD
102 N FIFTH ST	Living on Main St Apts	Garbage/Rubbish improperly stored / not collected	1
227 HUNTER AVE	Richard Flowers	Property Maintenance, general	1
202 HUNTER AVE	Roderman	Multiple	2
383 SHADY DR	Miller	Vehicle(s): junked, disrepair, inoperable, unlicensed	1
319 PLAZA DR	Deleon	Vehicle(s): junked, disrepair, inoperable, unlicensed	1
104 SAPLING DR	Grewal	Property Maintenance, general	1
2520 STATE HWY 165	Eagle Eye Automotive	Vehicle(s): junked, disrepair, inoperable, unlicensed	1
409 JUDY ST	Table Rock Heights Apartments, Bldg A	Property Maintenance, general	3
407 JUDY ST	Table Rock Heights Apartments, Bldg B	Property Maintenance, general	1
406 JUDY ST	Branson Apartment Partnership, Bldg A	Property Maintenance, general	7

QUARTERLY STATUS REPORT

TABLE 3-5: Multiple Violations by Address (2018)

Property Address	Violations
3510 W STATE HWY 76	3
2849 GRETNA RD	3
1926 W STATE HWY 76	3
533 PARNELL DR	3
3520 W STATE HWY 76	3
102 N FIFTH ST	3
114 E ATLANTIC ST	3

TABLE 3-5:

3510 W. State Hwy 76 is the Queen Anne I motel that has had some trash and property maintenance issues. These were resolved quickly by new management. 2849 Gretna Rd. is the Majestic (steakhouse) property. These were property maintenance complaints with the apartments in the building. 1926 W. State Hwy 76 is the ticket sales business in the building on the Outback property. Violations here were related to signs (i.e., damaged, prohibited sign copy, etc.). 533 Parnell Dr. had violations for weeds, inoperable vehicles, and structure. 3520 W. State Hwy 76 is the Windsor Inn that had infestation and trash issues. 102 N. Fifth St. is the Livin' On Main apartments that had trash and inoperable vehicle violations. 114 E. Atlantic St. is the old Home City Ice Company (and previously Mr. Ice Man) that had trash and zoning violations. The place is now empty.

TABLE 3-6:

1700 W. State Hwy 76 is the closed Ramada Inn property with weed, graffiti, electrical, and swimming pool violations. 1201 W. State Hwy 76 is the old Branson Heights Shopping Center property with weed issues. With the Fun Park at this location now, these violations should cease. 1115 W. State Hwy 76 is the OPC next to Casa Fuentes where there have been weed and property maintenance issues. 1023 W. Main St. is the Good Shepherd Inn that had many violations for property maintenance, trash, and inoperable vehicles. 3705 W. State Hwy 76 is the Fashion Outlet strip mall that had weed, sign and vehicle violations.

TABLE 3-6: Multiple Violations by Address (2014 - present)

Property Address	Violations
1700 W STATE HWY 76	26
1201 W STATE HWY 76	20
1115 W STATE HWY 76	20
1023 W MAIN ST	19
3705 W STATE HWY 76	19
907 W MAIN ST	17
2210 W STATE HWY 76	17
1129 W STATE HWY 76	17
3305 W STATE HWY 76	16
505 GRETNA RD	16
1425 W STATE HWY 76	16
3506 W STATE HWY 76	16
1447 STATE HWY 248 A-1	15
3115 W STATE HWY 76	15
707 S SYCAMORE ST	15
1107 W STATE HWY 76	15
302 VETERANS BLVD	14
503 S OLD COUNTY RD	14
3470 KEETER ST	14
2821 W STATE HWY 76	14
3510 W STATE HWY 76	13
3015 W STATE HWY 76	13
311 VETERANS BLVD	13
102 N FIFTH ST #1	13
3520 W STATE HWY 76	13

FIGURE 3-5

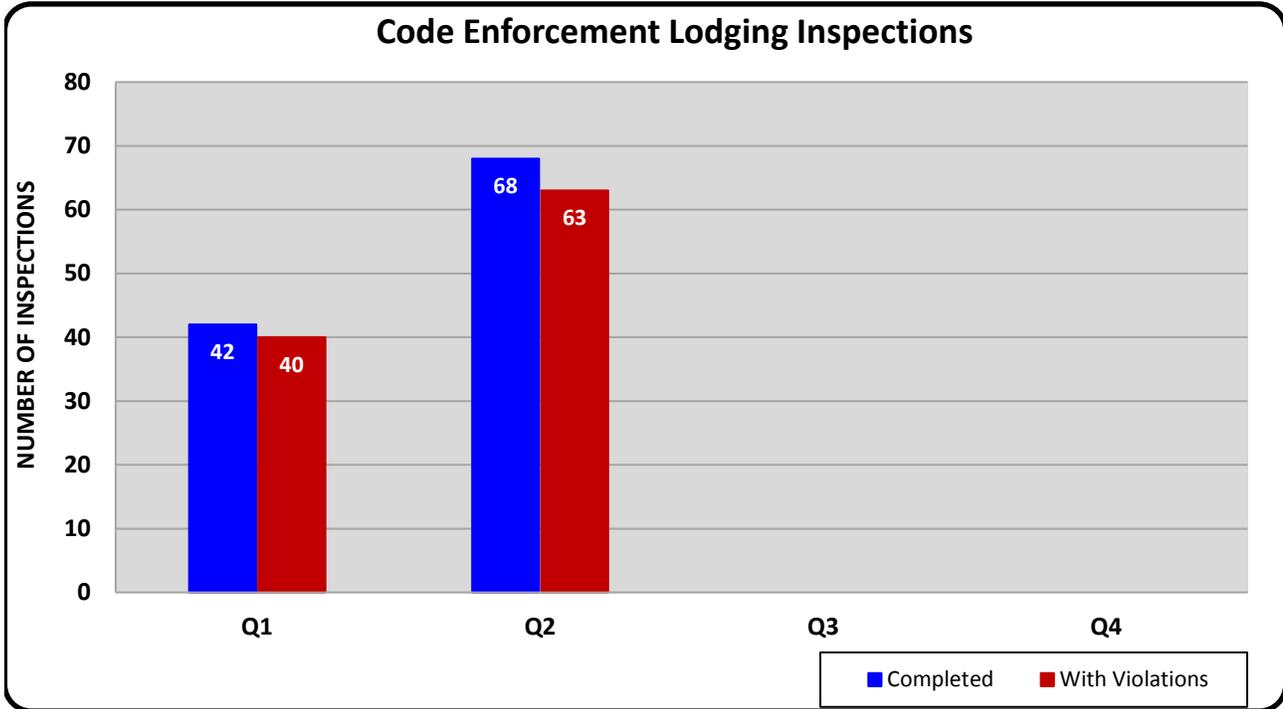
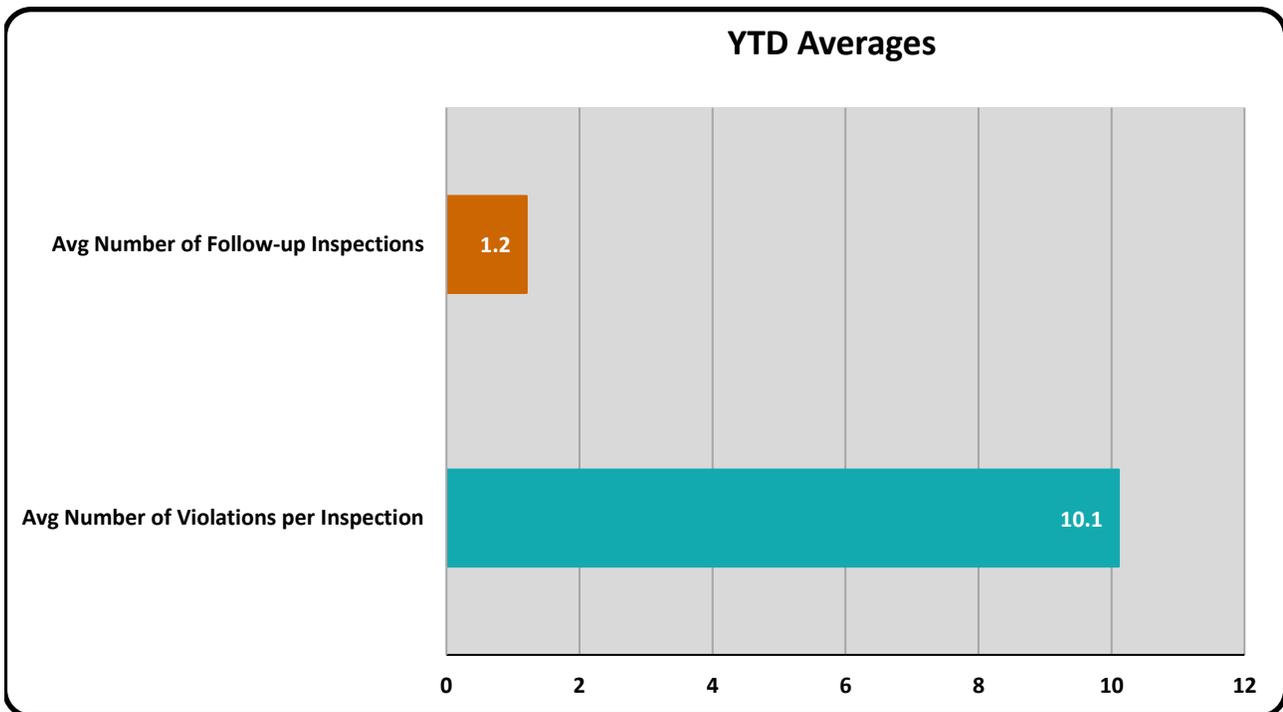


FIGURE 3-6



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

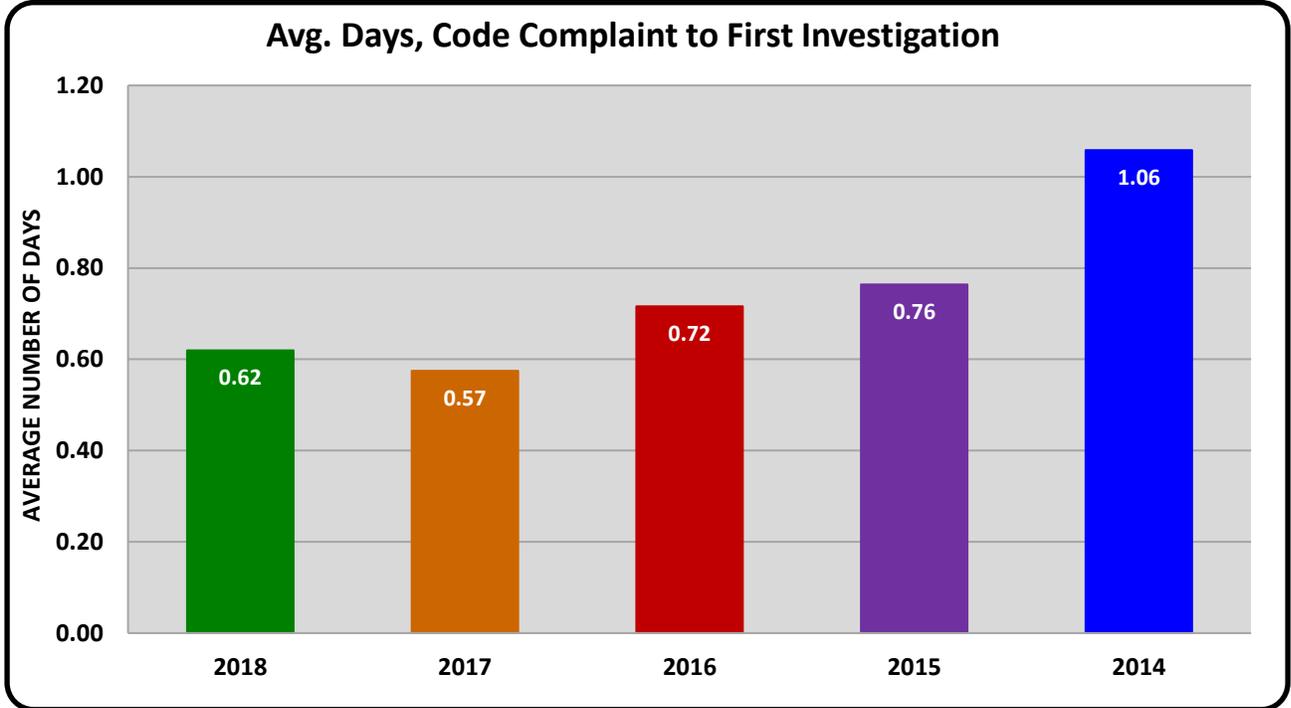


FIGURE 4-2

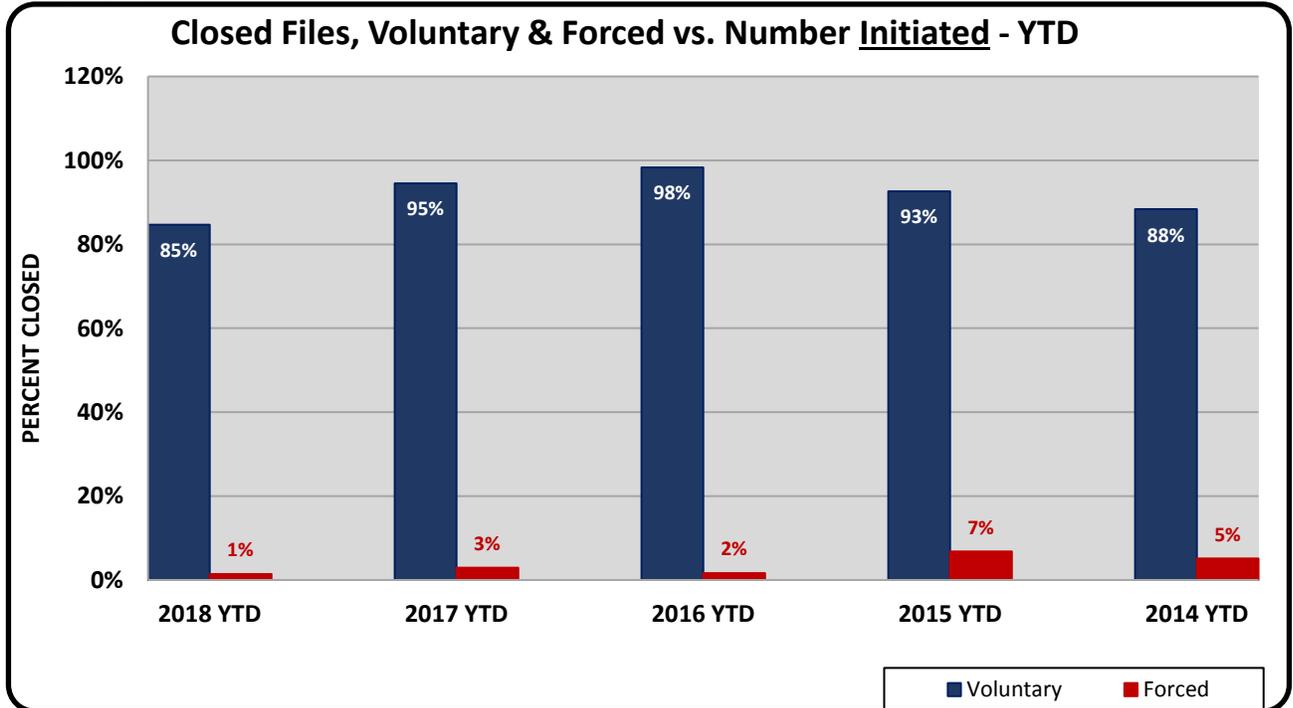


FIGURE 4-3

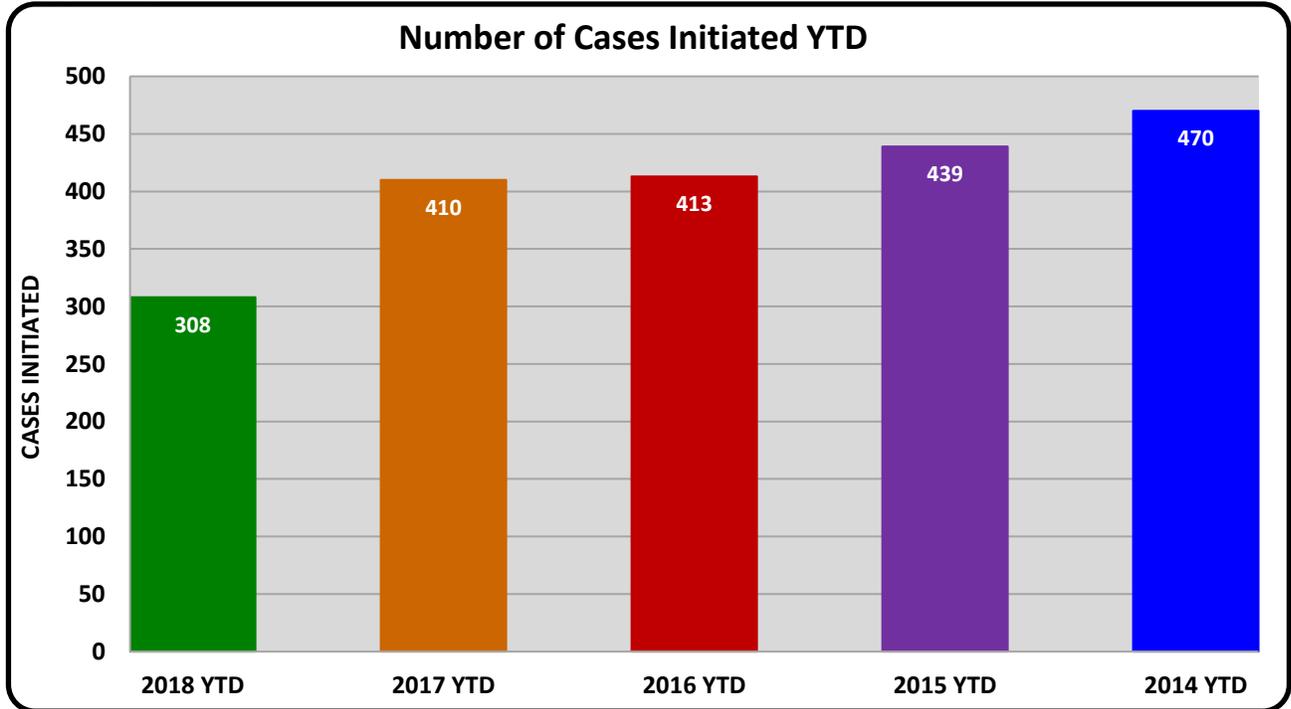
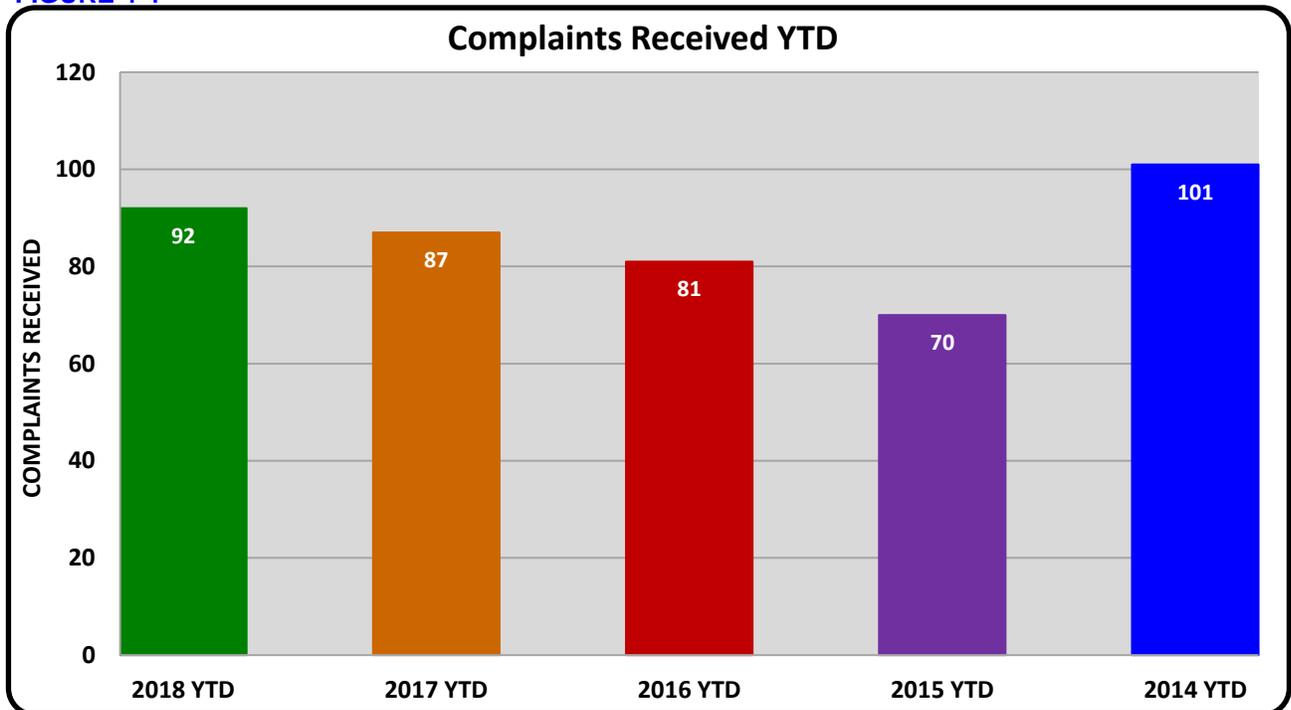


FIGURE 4-4



SECTION 5: SIGN ACTIVITY

TABLE 5-1: Sign Removals

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Garage Sale	1		29	7	13	9							59
Real Estate		6	6	1	3	5							21
Political			2										2
Business Advertisement	3	1			2	2							8
Employment / Hiring													
Moving Sale													
Other													
TOTALS	4	7	37	8	18	16							90

FIGURE 5-1

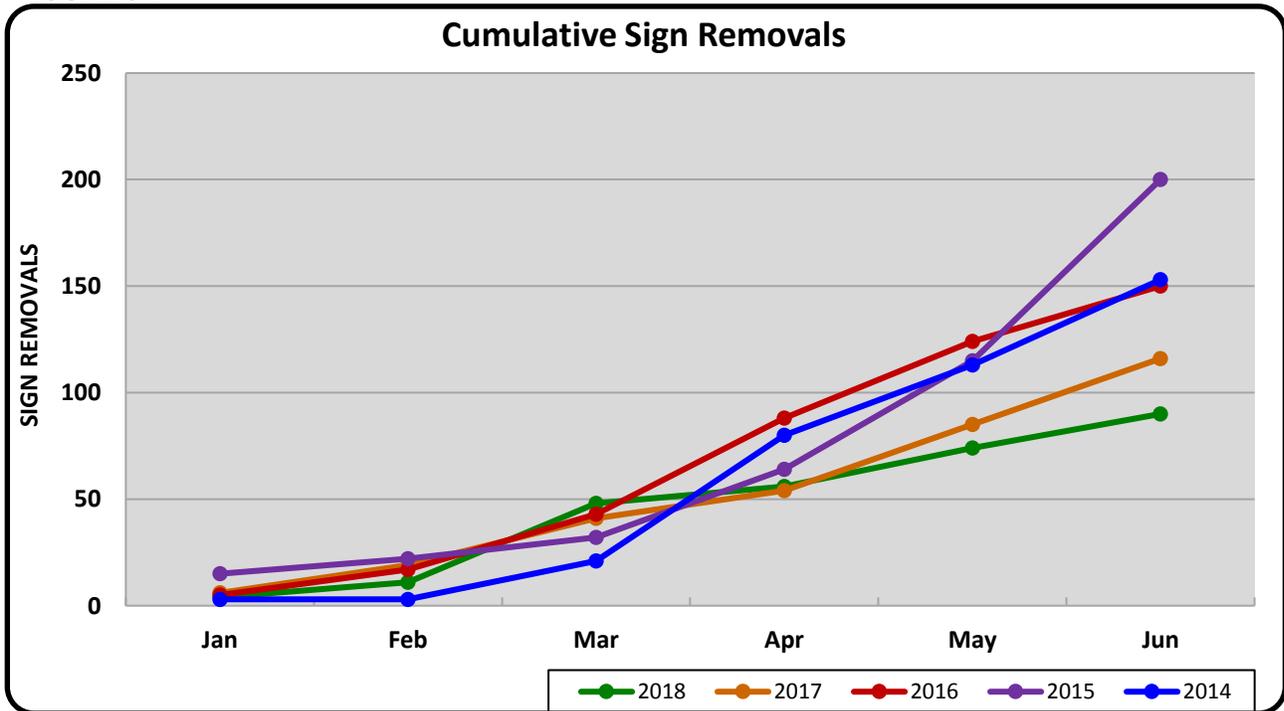


FIGURE 5-2

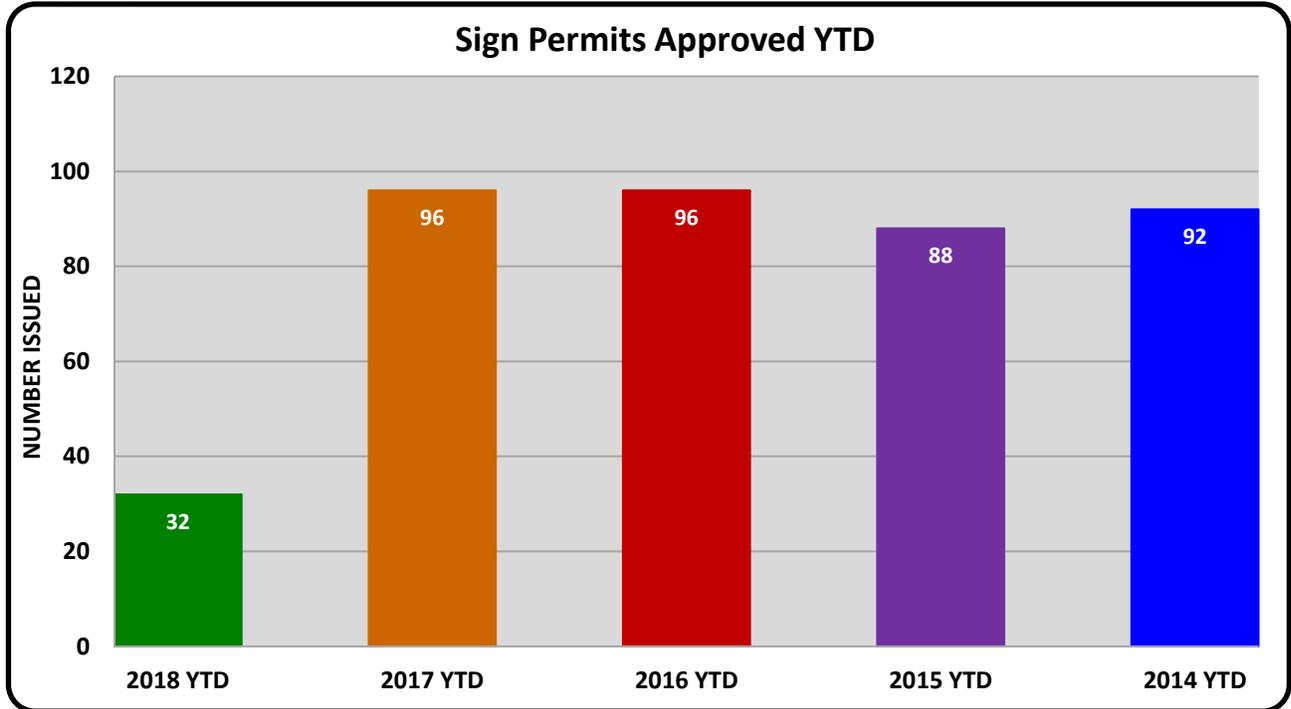


FIGURE 5-3

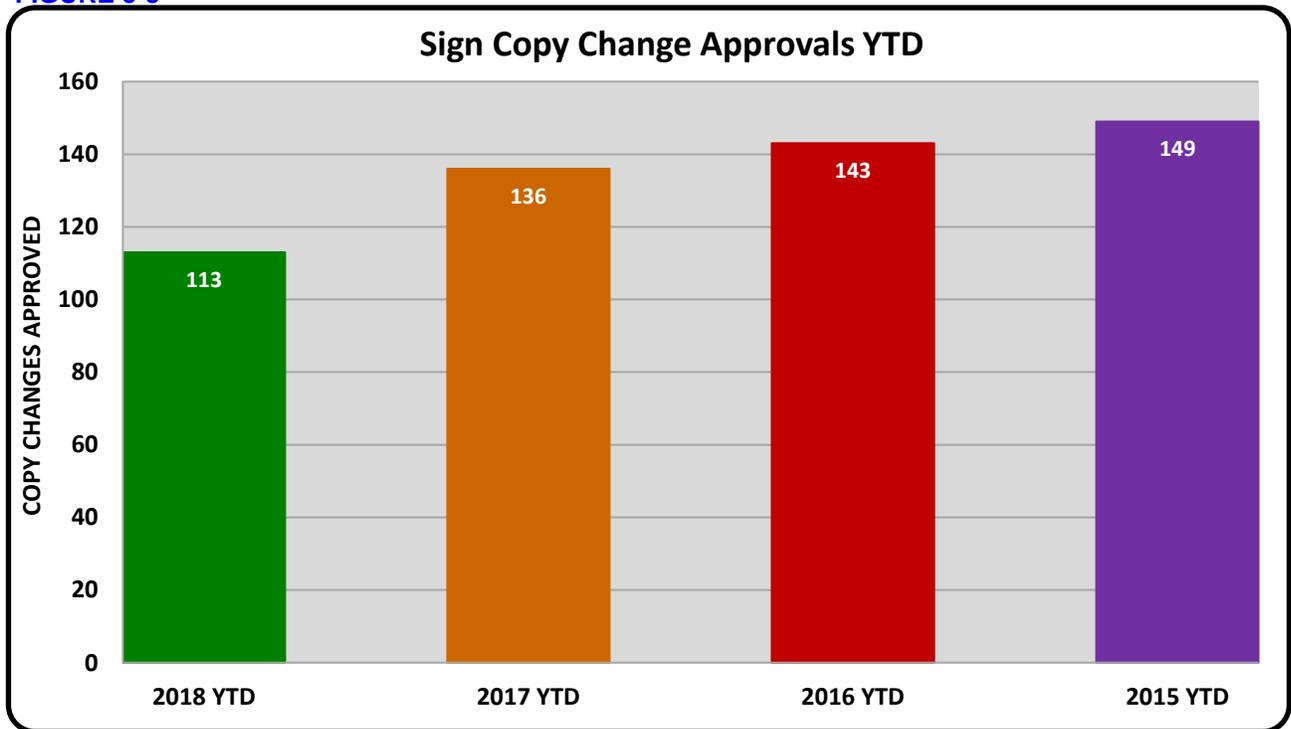


FIGURE 5-4

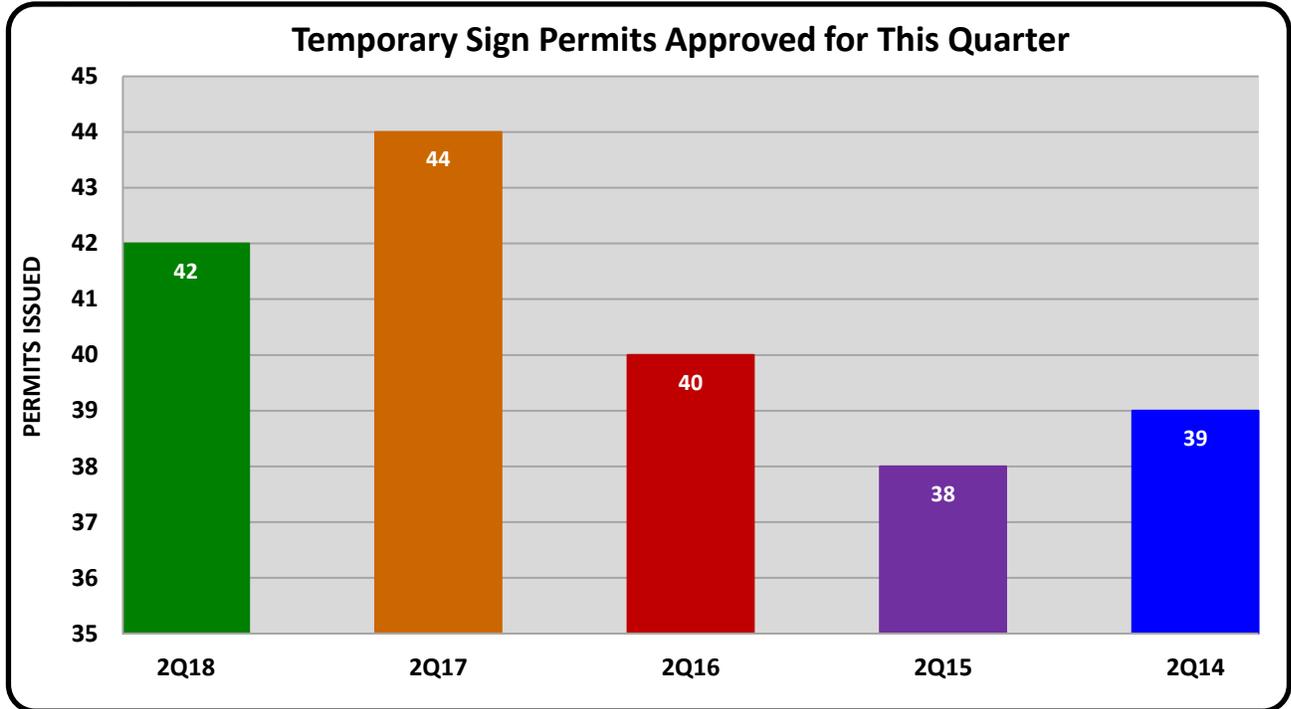
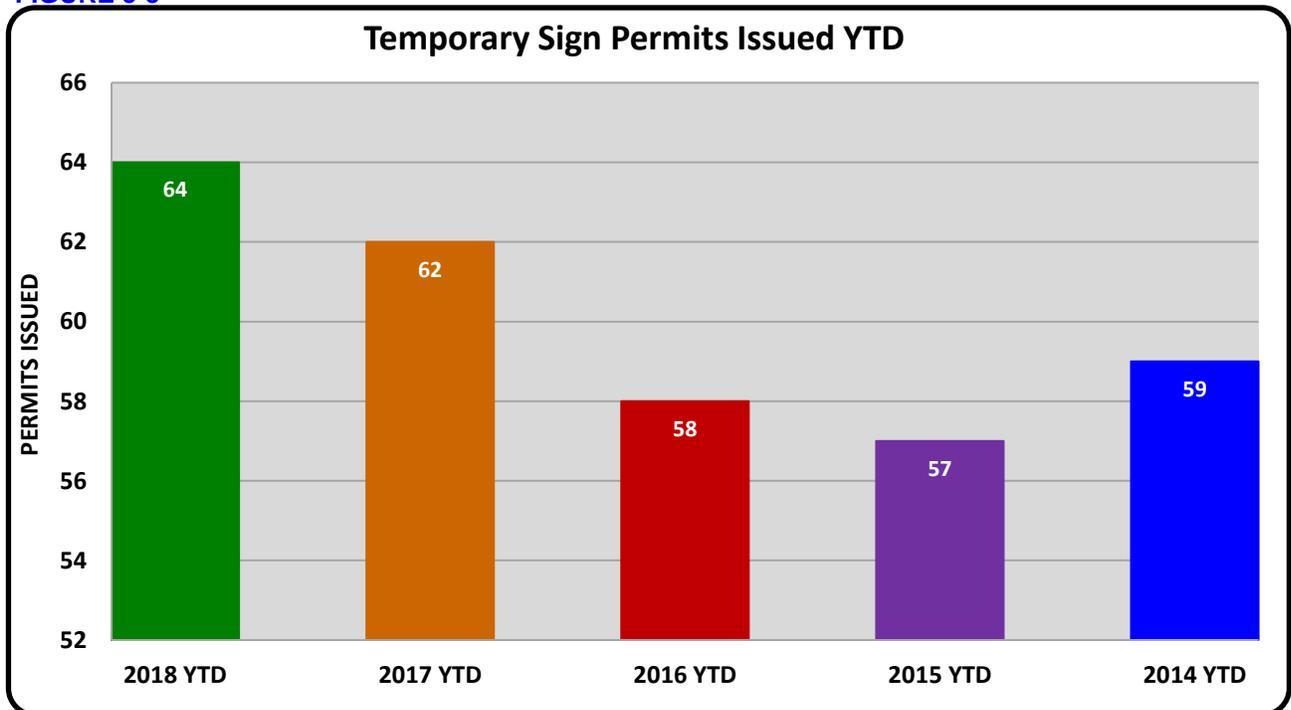


FIGURE 5-5





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SECTION 6: PLANNING ACTIVITY

TABLE 6-1: Planning Activity

Activity	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative Review													0
Annexation				1									1
Condominium Split			1	1									2
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application													0
Minor Subdivision Replat	1		2		3								6
Municipal Code Amendment	1				2								3
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events			1	2	1	1							5
Special Events - Street Closure		1		1	2	2							6
Special Permit													0
Special Use		1	1	2									4
Street Vacation													0
Variance													0
Zoning Request				1									1
Zoning Change				1		1							2
Tree Removal Requests	1	7	6	7	10	11							42
Open for Business	1	1	5		4	1							12
Home Occupation				1									1
Charitable Dropbox													0
Garage / Yard / Estate Sale		1	5	12	93	17							128
Portable Storage Unit				1									1
Recycling Drop-off Center													0
Searchlight													0
Temporary Vehicle Wash													0
Construction Office / Storage													0
Farmer's Market				1									1
Food Truck		1	3	1	3	4							12
Outdoor Sales / Promo Event			1		1								2
Public Event	1	2	6	3	8	1							21
Seasonal Sale			1		1	4							6
Temporary Office Facility													0
TOTALS	5	14	32	35	128	42							256

FIGURE 6-1

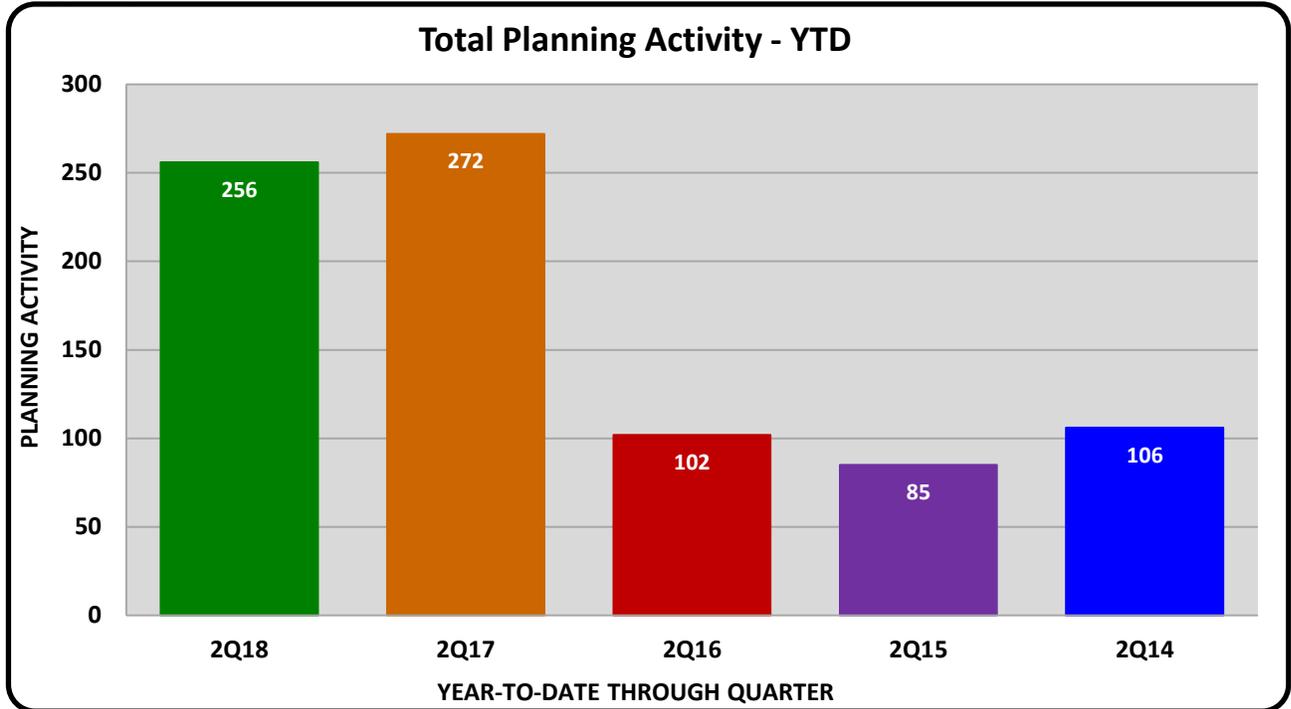


FIGURE 6-2

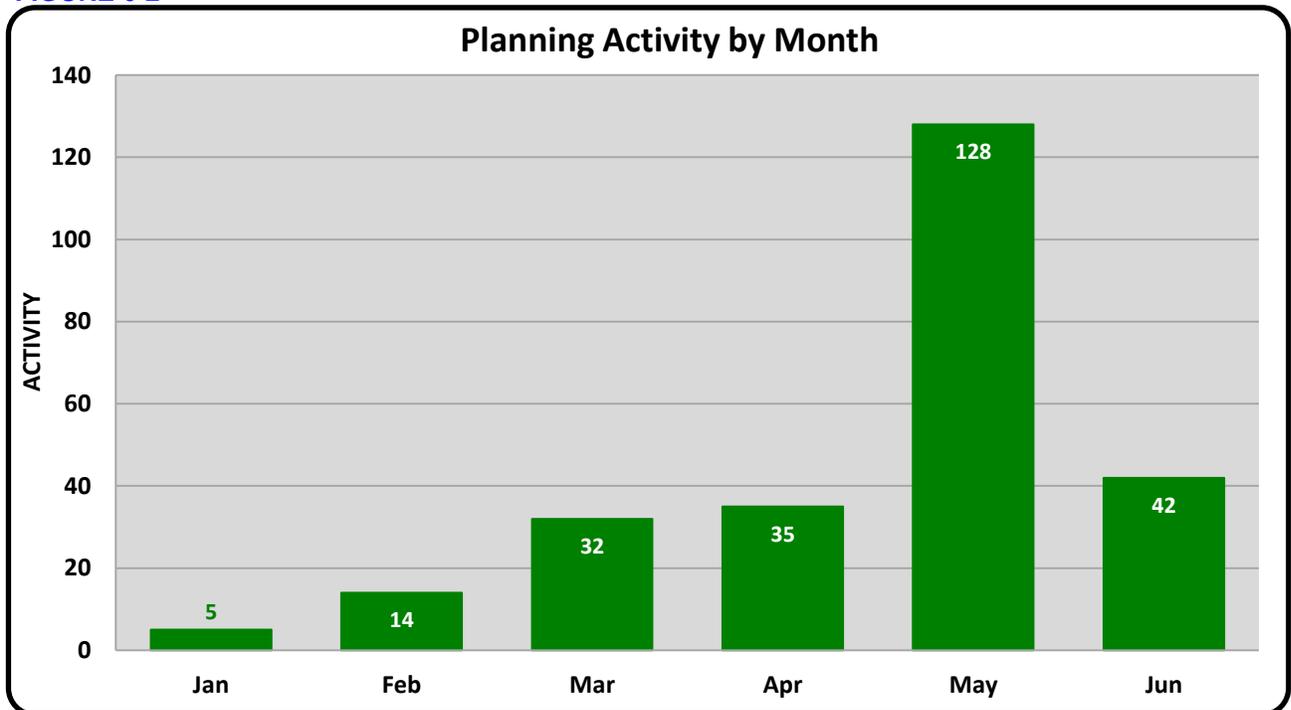
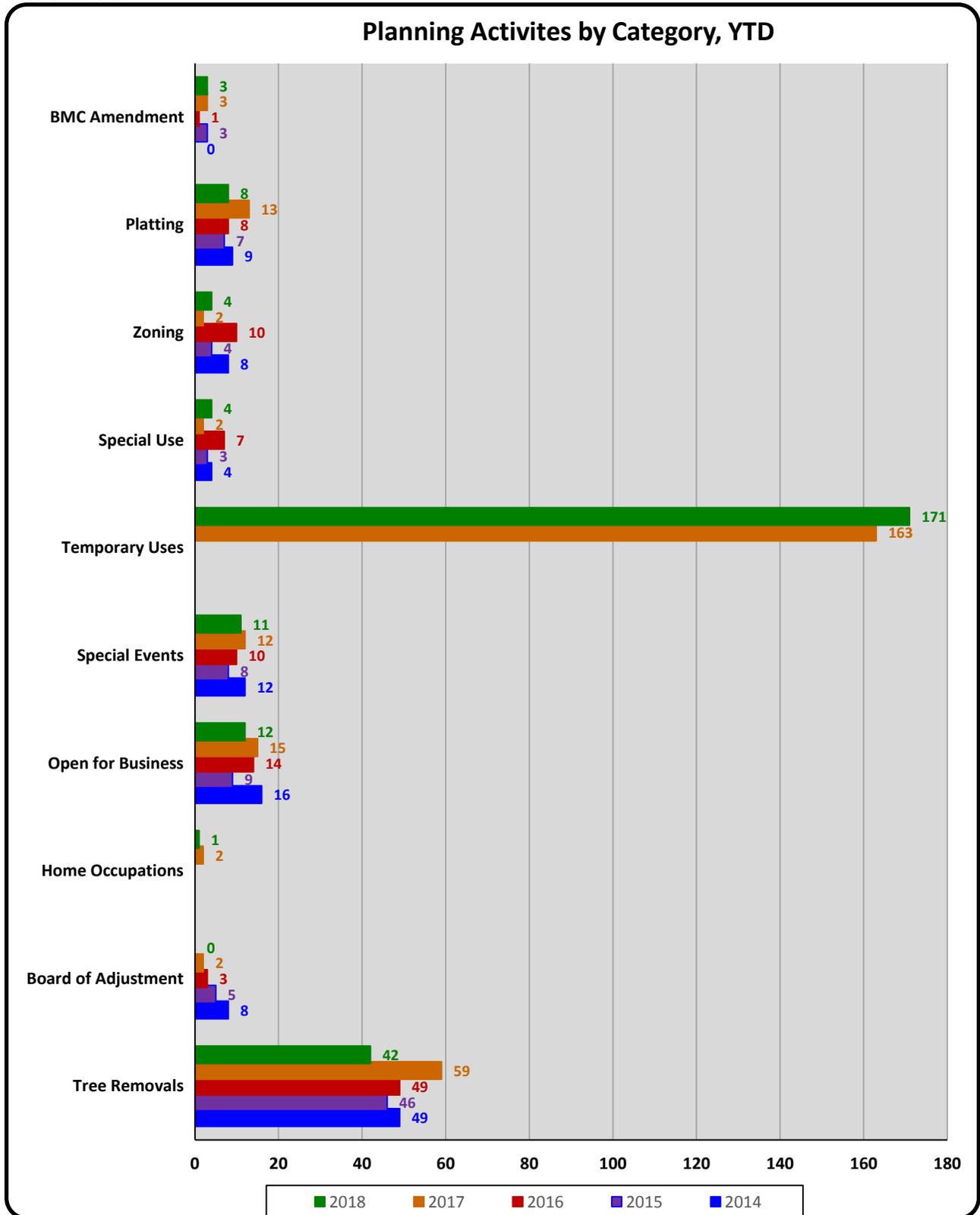


FIGURE 6-3



SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

289 Surveys Issued
59 Surveys Returned
20% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Responses	Respondent Assessments					
		Excellent	Good	Fair	Poor	Bad	NA*
1. Explanation of the permit process	58	72%	17%	5%	2%	2%	2%
2. Clarity and helpfulness of information received	59	66%	22%	7%	0%	2%	3%
3. Timeliness of the permit process	59	69%	19%	3%	3%	5%	0%
4. Explanation of the inspection process	58	78%	12%	7%	2%	2%	0%
5. Timeliness of inspections performed	56	80%	11%	5%	0%	4%	0%
6. Consistency and fairness in applying codes	58	72%	16%	3%	3%	3%	2%

*Note: "NA" means no answer was provided by the respondent.

FIGURE 7-1: Survey Question Response Comparisons

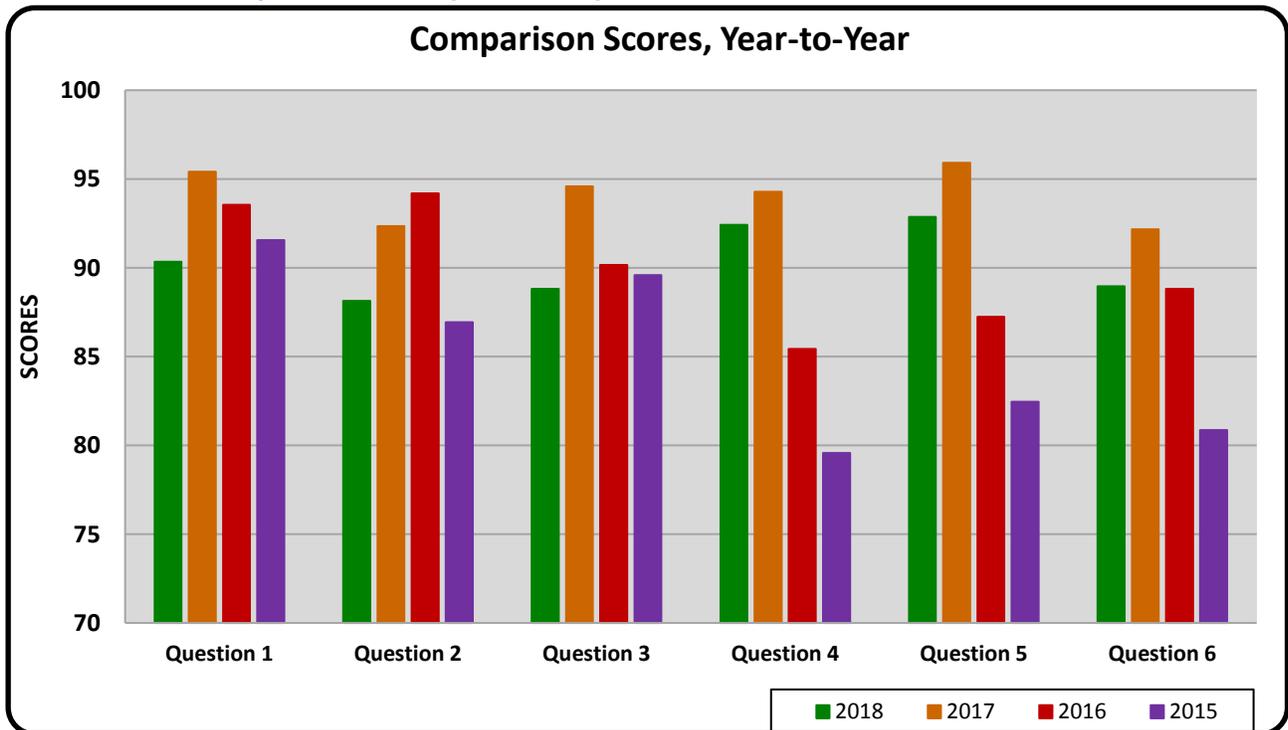


TABLE 7-2: Department Division Performance Assessments, YTD

Division	Experience	
	Positive	Negative
Building	99.1%	0.9%
Planning	95.0%	5.0%
Admin	100.0%	--