

MINUTES

REGULAR MEETING OF THE BOARD OF ALDERMEN CITY OF BRANSON, MISSOURI MAY 13, 2025

CALL TO ORDER

The Board of Aldermen of the City of Branson, Missouri, met in Regular Session in the Council Chambers of the City Hall on May 13, 2025 at 6:00 PM. Mayor Milton called the meeting to order.

PLEDGE OF ALLEGIANCE

INVOCATION

An invocation was provided by Alderman Howden.

OATH OF OFFICE

City Clerk Hillary Briand gave the Oath of Office to Ruth Denham, Alderman Ward III.

Alderman Denham read a statement: "Thank you for electing me to represent you, my Ward III family and friends, as one of your City leaders. I'm deeply humbled and honored to have your trust and support. I remain eager to serve and work together with you and this Board and Staff to achieve Branson's shared goals. Please continue to feel free to reach out to me with your comments and concerns, because what matters to you truly matters to me, I love serving you. This election took place while my best friend, my husband Brian, was transitioning to heaven and my gratitude runs even deeper. There are no words to convey my deep heartfelt thanks for all the selfless love and kindness I've received from family, Cathy and Alex, Directors and Staff, the Fire Department, Police Department, Planning Commission, my Mayor, my fellow Aldermen, friends and amazing residents who have reached out to me and my family at this most difficult and emotional time. I will never forget how your kind words, texts, phone calls, cards, flowers, gifts and hugs made me feel. I'm truly blessed to have all of you in my life and I am being carried and held by your prayers. I'm in awe and extremely grateful for each and every one of you."

ROLL CALL

City Clerk Briand called roll. Present: Mayor Milton, Alderman Artie Lucas, Alderman Marshall Howden, Alderman Clay Cooper, Alderman Ruth Denham, Alderman Ralph LeBlanc, Alderman Glenn Schulz. Absent: none.

AWARDS/RECOGNITIONS:

EMPLOYEE OF THE MONTH:

- A. RECOGNIZING AMBER EDIE OF THE POLICE DEPARTMENT AS THE EMPLOYEE OF THE MONTH FOR MAY, 2025 TO BE PRESENTED BY DIRECTOR ERIC SCHMITT.

Police Chief Eric Schmitt presented the Special Commendation Employee of the Month.

PROCLAMATIONS:

- A. A PROCLAMATION DECLARING MAY 11-17, 2025 AS NATIONAL POLICE WEEK IN BRANSON PRESENTED BY MAYOR LARRY MILTON.**

Mayor Milton presented the proclamation.

- B. A PROCLAMATION DECLARING MAY 18, 2025 AS HEAD START DAY IN BRANSON PRESENTED BY MAYOR LARRY MILTON.**

Mayor Milton presented the proclamation.

SPECIAL RECOGNITIONS:

- A. CITY ADMINISTRATOR WILL PROVIDE SPECIAL COMMENDATION TO FIREFIGHTERS.**

City Administrator Cathy Stepp presented the Special Commendation.

- B. REMARKS FROM BRANSON SCHOOLS' SUPERINTENDENT NATE MOORE.**

Nate Moore introduced himself as the new Superintendent of Branson Schools starting in July and thanked the Board for the approval of the Branson Pirates Logo on the water tower.

- C. UPDATE FROM HEARTLAND SUMMIT.**

Mayor Milton provided a presentation.

PUBLIC COMMENT:

Mayor Milton began the Public Comments section of the Board of Aldermen meeting by stating the Board would hear citizens who signed up in the order they are listed.

Speakers:

Frank Webber discussed "Navilens". He introduced Navilens to the Board and explained it works for blind, low vision communities as well as people who have trouble speaking English. He shared statistics and how he believes Branson might benefit from this proactive tool as it could help many veterans. He provided a handout to the Board. (See attached handout)

Mike Evans discussed "CID." He talked about the Branson Hills Community Improvement District. As a resident in the district, he expressed concerns regarding the difficulty he's experienced trying to get questions answered and the CID's lack of notification for meetings. He requested more oversight and he would like to see it end in 2027.

Debbie Redford signed up to discuss "The Butterfly Palace Project." She declined the opportunity to speak during Public Comment.

Naomi Mink discussed “Road construction.” She addressed the Downtown construction and shared about her communication with the City regarding the construction. She explained her business is struggling to make rent and asked for the City to show some compassion on Downtown businesses.

William Doughty discussed “Downtown.” He shared how his business is new to Downtown and he asked for the City’s support as the businesses are seeing a 40%-70% decrease in sales. He requested the City use tourism tax dollars to make a commercial or do something outside of what it’s currently doing to help these businesses.

Stasia Brennan discussed “Downtown.” She introduced herself as a Downtown business owner and explained she can’t afford to pay her rent and her business is her only source of income. She reported over the last five days, no one has worked on the Downtown and she requested financial assistance from the City.

Gary Groman signed up to discuss “It depends.” He declined the opportunity to speak during Public Comment.

Miriam Merrifield discussed the construction Downtown and how she hasn’t seen any workers for several days. She inquired when the construction would end as the Downtown is losing a lot of businesses and she expressed concerns about her store.

CONSENT AGENDA:

Mayor Milton asked if any member of the Board had any items they wished to have removed from the Consent Agenda for further discussion. City Administrator Cathy Stepp requested Item Number 6 and Alderman Glenn Schulz requested Item Number 3 be removed from the Consent Agenda and placed on the Regular Agenda after Item Number 10. The following items were read by title:

1. APPROVAL OF BOARD OF ALDERMEN MINUTES FOR APRIL 22, 2025 SPECIAL MEETING AND APRIL 22, 2025 REGULAR MEETING.
2. ACKNOWLEDGE RECEIPT OF ADVISORY PARK BOARD MINUTES FOR THE MARCH 18, 2025 REGULAR MEETING.
3. ACKNOWLEDGE RECEIPT OF FINANCE COMMITTEE MINUTES FOR THE MARCH 20, 2025 REGULAR MEETING.

This item has been removed from the Consent Agenda and placed after Item Number 10 on the Regular Agenda. (Note: Alderman Denham was absent for this item)

Alderman Schulz moved to acknowledge receipt of the Finance Committee Minutes for the March 20, 2025 Regular Meeting, seconded by Alderman Howden.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

4. ACKNOWLEDGE RECEIPT OF MONTHLY CONTRACT REPORT FROM APRIL 14, 2025 TO MAY 4, 2025.

5. FINAL READING OF BILL NO. 6541 AN ORDINANCE APPROVING AN EASEMENT AGREEMENT WITH ANDREW PROPERTIES, LLC FOR THE WEST 76 COUNTRY BOULEVARD STREETScape IMPROVEMENT PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT.

Ordinance No. 2025-0027 was duly enacted.

6. FINAL READING OF BILL NO. 6542 AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, SECTION 18-2 FEES OF THE BRANSON MUNICIPAL CODE TO REVISE PERMIT FEES AND APPENDIX A – FEE SCHEDULE TO REFLECT A FAIR DETERMINATION OF THE FEES BASED ON THE COMPLEXITY OF THE PERMIT REVIEW AND INSPECTION PROCESS.

Bill No. 6542 has been removed from the Consent Agenda and placed on the Regular Agenda after Item Number 3. (Note: Alderman Denham was absent for this item)

The item was read by title. The floor was opened for a motion approving FINAL READING OF BILL NO. 6542 AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, SECTION 18-2 FEES OF THE BRANSON MUNICIPAL CODE TO REVISE PERMIT FEES AND APPENDIX A – FEE SCHEDULE TO REFLECT A FAIR DETERMINATION OF THE FEES BASED ON THE COMPLEXITY OF THE PERMIT REVIEW AND INSPECTION PROCESS. Alderman Schulz so moved, seconded by Alderman Lucas.

Alderman Schulz moved to amend Bill No. 6542 to incorporate the amendments indicated in red on the document titled Redlined Proposed Amendment (see attached), seconded by Alderman Cooper.

Vote on the amendment. Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Vote on Final Reading of Bill No. 6542 as amended. Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Ordinance No. 2025-0028 was duly enacted.

No discussion.

Alderman LeBlanc left the meeting at 7:30 p.m.

The floor was opened for a motion to approve all items on the Consent Agenda as amended. Alderman Denham so moved, seconded by Alderman Cooper.

Voting aye: Lucas, Howden, Cooper, Denham, Schulz. Nays: none. Motion Carried.

Alderman LeBlanc returned to the meeting at 7:33 p.m.

REGULAR AGENDA:

7. FIRST READING OF BILL NO. 6544 AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT FOR THE EXPANSION OF THE BUTTERFLY PALACE BETWEEN THE CITY AND R B D MARKETING, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS RELATED THERETO.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6544 AN ORDINANCE APPROVING THE DEVELOPMENT AGREEMENT FOR THE EXPANSION OF THE BUTTERFLY PALACE BETWEEN THE CITY AND R B D MARKETING, LLC AND AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS RELATED THERETO. Alderman Cooper so moved, seconded by Alderman Lucas.

Speaker:

Debbie Redford inquired how 25 years was determined as the appropriate time in terms of the taxing subdivisions. She asked about the applicant paying it off in less time and if the tax base would ever increase for the subdivisions during the 25 years. She expressed concerns about future growth while still operating on the same tax base from 2024 and taxes going to help fund private developers. She inquired if this would include personal property taxes and she provided a handout for the Board. (See attached handout)

Voting aye: Lucas, Howden, Cooper, Denham, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

8. PUBLIC HEARING AND FIRST READING OF BILL NO. 6545 AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT AND ESTABLISHING THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT.

The item was read by title. Mayor Milton opened the public hearing and asked if anyone wished to speak in favor of or opposing this matter. Hearing none, Mayor Milton closed the public hearing.

The floor was opened for a motion approving FIRST READING OF BILL NO. 6545 AN ORDINANCE APPROVING THE PETITION TO ESTABLISH THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT AND ESTABLISHING THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT. Alderman LeBlanc so moved, seconded by Alderman Cooper.

Voting aye: Lucas, Howden, Cooper, Denham, LeBlanc, Schulz. Nays: none. Motion Carried.

No discussion.

Alderman Lucas left the meeting at 8:05 p.m.

9. FIRST READING OF BILL NO. 6546 AN ORDINANCE APPROVING THE COOPERATIVE AGREEMENT WITH THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT RELATING TO THE DEVELOPMENT AGREEMENT FOR THE EXPANSION OF THE

BUTTERFLY PALACE AND AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS RELATED THERETO.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6546 AN ORDINANCE APPROVING THE COOPERATIVE AGREEMENT WITH THE BUTTERFLY PALACE COMMUNITY IMPROVEMENT DISTRICT RELATING TO THE DEVELOPMENT AGREEMENT FOR THE EXPANSION OF THE BUTTERFLY PALACE AND AUTHORIZING THE MAYOR TO EXECUTE THE DOCUMENTS RELATED THERETO. Alderman LeBlanc so moved, seconded by Alderman Schulz.

Voting aye: Howden, Cooper, Denham, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

Alderman Lucas returned to the meeting at 8:08 p.m.

10. FIRST READING OF BILL NO. 6547 AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE BUTTERFLY PALACE EXPANSION PROJECT; AUTHORIZING THE CITY TO ENGAGE BOND COUNSEL FOR THE ISSUANCE OF INDUSTRIAL REVENUE BONDS; AND AUTHORIZING ALL OTHER ACTIONS NECESSARY TO ISSUE BONDS.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6547 AN ORDINANCE APPROVING A PLAN FOR AN INDUSTRIAL DEVELOPMENT PROJECT FOR THE BUTTERFLY PALACE EXPANSION PROJECT; AUTHORIZING THE CITY TO ENGAGE BOND COUNSEL FOR THE ISSUANCE OF INDUSTRIAL REVENUE BONDS; AND AUTHORIZING ALL OTHER ACTIONS NECESSARY TO ISSUE BONDS. Alderman Denham so moved, seconded by Alderman Lucas.

Speaker:

Bobbie Wydeen commented when she thinks about the Downtown businesses that are struggling, it bothers her that the City's bending over backwards for a very famous family in town.

Voting aye: Lucas, Howden, Cooper, Denham, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

The meeting recessed at 8:12 p.m. and reconvened at 8:32 p.m.

Alderman Denham left the meeting at 8:20 p.m.

11. PRESENTATION OF THE ANNUAL WATER PRODUCTION AND QUALITY REPORT FOR 2024.

A presentation was provided by Utilities Director Kendall Powell.

No discussion.

12. FIRST READING OF BILL NO. 6548 AN ORDINANCE APPROVING PAYMENT OF INCENTIVE FEES TO ASM GLOBAL (FORMERLY SMG), BRANSON CONVENTION CENTER'S MANAGEMENT COMPANY, IN ACCORDANCE WITH THE TERMS OF THE MANAGEMENT SERVICES CONTRACT.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6548 AN ORDINANCE APPROVING PAYMENT OF INCENTIVE FEES TO ASM GLOBAL (FORMERLY SMG), BRANSON CONVENTION CENTER'S MANAGEMENT COMPANY, IN ACCORDANCE WITH THE TERMS OF THE MANAGEMENT SERVICES CONTRACT. Alderman Lucas so moved, seconded by Alderman Howden.

Speaker:

Alex Williams commented as a member of the committee, he feels the convention center did a great job fixing what the committee asked them to. He expressed appreciation for a convention center that's able to provide significant economic development, impact and it listens to feedback.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

13. A RESOLUTION APPROVING THE DISPOSITION OF SURPLUS PROPERTY.

This item was read by title. The floor was opened for a motion to adopt A RESOLUTION APPROVING THE DISPOSITION OF SURPLUS PROPERTY. Alderman Schulz so moved, seconded by Alderman Lucas.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Resolution No. 2025-R011 was adopted.

No discussion.

14. FIRST READING OF BILL NO. 6549 AN ORDINANCE APPROVING A STREETSCAPE PROJECT FUNDING CONTRIBUTION AGREEMENT WITH THE HISTORIC DOWNTOWN BRANSON COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6549 AN ORDINANCE APPROVING A STREETSCAPE PROJECT FUNDING CONTRIBUTION AGREEMENT WITH THE HISTORIC DOWNTOWN BRANSON COMMUNITY IMPROVEMENT DISTRICT AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT. Alderman LeBlanc so moved, seconded by Alderman Howden.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

15. FIRST READING OF BILL NO. 6550 AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ADDING SECTION 18-10 BUILDING/STRUCTURE DEMOLITION OF THE BRANSON MUNICIPAL CODE TO REGULATE THE DEMOLITION PROCESS.

The item was read by title. The floor was opened for a motion approving FIRST READING OF BILL NO. 6550 AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, ADDING SECTION 18-10 BUILDING/STRUCTURE DEMOLITION OF THE BRANSON MUNICIPAL CODE TO REGULATE THE DEMOLITION PROCESS. Alderman Schulz so moved, seconded by Alderman Howden.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

No discussion.

APPOINTMENTS:

16. APPOINTMENTS TO THE ADVISORY PARK BOARD AND PLANNING COMMISSION.

City Clerk Hillary Briand stated this appointment process is in accordance with the Board and Committee Appointments Procedure for Category 1, appointments made by the Mayor with approval by the Board of Aldermen. The Board will be voting on a slate of appointments. Mayor Milton announced his slate of appointments to be voted on.

Appointment to the Advisory Park Board with terms expiring June 2028:

- Donald Dehart – Re-appointment to the Advisory Park Board with a term expiring June 2028.
- Scott McCaulley – Re-appointment to the Advisory Park Board with a term expiring June 2028.

Appointment to the Planning Commission with terms expiring April 2027 and April 2029:

- Matthew Kendrick – Appointment to the Planning Commission with a term expiring April 2027.
- Daniel Seitz – Appointment to the Planning Commission with a term expiring April 2029.
- Derik Frederiksen – Appointment to the Planning Commission with a term expiring April 2029.
- Billy Ong – Appointment to the Planning Commission with a term expiring April 2029.

Alderman Schulz moved to approve the slate of appointments for Category 1 as presented, seconded by Alderman Howden. Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

No discussion.

17. APPOINTMENTS TO THE FINANCE COMMITTEE.

City Clerk Hillary Briand stated due to the way Section 2-28 – Administrative/supervisory committees of the Branson Municipal Code is written, there is not an established number of positions on the Finance Committee. The Code states “the mayor and the board may appoint citizens to serve on each of the committees.” The Mayor and Board will need to determine the number of positions they would like

to have on this committee. We will first vote on the number of positions, then vote on the appointees.

Alderman Howden moved to fill 3 positions on the Finance Committee, seconded by Alderman Schulz. Voting aye: Lucas, Howden, Cooper, Milton, LeBlanc, Schulz. Nays: none. Motion Carried.

City Clerk Hillary Briand stated the Mayor and Board will now be voting on the following applicants for Finance Committee with terms expiring April 2026:

- Michael Pinkley
- Alex Williams,
- Clarke McBratney II

Alderman Schulz so moved, seconded by Alderman Lucas. Lucas, Howden, Cooper, Milton, LeBlanc, Schulz. Nays: none. Motion Carried.

No discussion.

18. APPOINTMENTS TO THE BRANSON HILLS INFRASTRUCTURE FACILITIES AND BRANSON COMMERCE PARK COMMUNITY IMPROVEMENT DISTRICTS.
(Postponed during the March 25, 2025 Board of Aldermen Meeting)

City Clerk Hillary Briand stated this item was postponed during the March 25, 2025 Regular Meeting. It is ready for additional discussion.

Alderman Schulz moved to direct the City Clerk to open applications for CID Board members on all CIDs with current vacancies and to follow this same process for CID appointments moving forward, seconded by Alderman Lucas.

Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: None. Motion Carried.

Alderman Schulz moved to postpone this item indefinitely, seconded by Alderman Cooper. Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Discussion.

This item was postponed indefinitely.

REPORTS

Alderman Lucas had the opportunity to go to Kansas City last week to visit family and when he came back he felt it was good to be back home again.

Alderman Howden dedicated his time to Brian Denham, Ruth Denham's husband who recently passed away. He shared how the Aldermen's spouses sacrifice and put in a lot of time as well, and how he's had genuine friendship moments with every Board member's spouse. He shared how he frequently would see Brian several times a week since his Ward abuts Alderman Denham's Ward and he thought he was a wonderful guy with a beautiful spirit.

Alderman Cooper reported having a big Randy Travis concert at his theater Sunday night which was fun to see all the people who are starving for real country music. He mentioned people have asked for more acts like his and he explained the reason for bringing Randy Travis to Branson is his desire to have more of what Branson had in the 1990s; people who were later in their music careers who still had the power to draw crowds. He announced Randy Travis will be back in September.

Alderman LeBlanc reflected on the time he first ran for Alderman and Alderman Denham was also running. This is when he met her husband Brian Denham. He shared how he became good friends with Ruth and Brian and how Brian supported her in everything and showed up for life in general. He took pride in his profession and Alderman LeBlanc stated it was an honor and he's humbled to call him a friend.

Alderman Schulz congratulated Alderman Howden for obtaining his master's degree and Dr. Alex Williams for passing his dissertation. He mentioned recently driving the highway past the City of Bolivar where he saw a huge monument sign that welcomes people to Bolivar and he suggested the City inquire how they were able to do that on state-owned property. He feels Branson needs several signs like it around Branson really soon.

City Administrator Cathy Stepp thanked the firefighters who were able to join the meeting this evening for the special commendation. She shared some had experienced injuries and she's thankful to see them here tonight. She thanked Public Works Director and City Engineer Michael Woods, his Staff and the Downtown business owners who attended the meeting this evening. She shared about the Downtown Streetscape Project and how the City's goal is to replace crumbling, broken infrastructure. She discussed the importance of upgrading and maintaining the Downtown's infrastructure such as water, sewer and accessible sidewalks and understands there's no good time to do it, but the City hasn't stopped supervising. She discussed the construction schedule and feels the investment will pay off for years to come, with Downtown business owners being the people who will most likely benefit. She announced future projects on 76 Country Boulevard that will affect entrances and encouraged everyone to get through it for the betterment of the long-term health of the community. She congratulated Bruce Herschend and Billy Ong on their Butterfly Palace Project and thanked them for choosing to invest in Branson.

Mayor Milton commented a piece of his heart will be missing due to the passing of Brian Denham and he shared how he and his wife are close with Alderman Denham and healing will take time. He reported last week was City Clerk Week and next week is Public Works, Engineering and Utilities Week. He mentioned attending the Ozark Mountain Prayer Breakfast on May 1st and he greeted Purple Heart recipients who were in town that have been coming here for over 17 years. Mayor Milton shared how there was a reunion of Vietnam Gold Medal recipients who flew helicopters in Vietnam and rescued the wounded along with the Purple Heart recipients and they all received special recognition at the Clay Cooper Show. He expressed appreciation for everyone who comes to the Board of Aldermen meetings and the input received from the community. He thanked City Administrator Cathy Stepp, Chief of Staff Alex Girard and the City's Directors for helping keep things on track.

ADJOURN

The floor was opened for a motion to adjourn. Alderman Howden so moved, seconded by Alderman Cooper. Voting aye: Lucas, Howden, Cooper, LeBlanc, Schulz. Nays: none. Motion Carried.

Meeting was adjourned at 9:20 p.m.

Larry D. Milton
Mayor

Hillary Briand
City Clerk



To Potential NaviLens Users:

Mary's Braille International is proud to be the authorized USA Partner of **NaviLens**. MBI was exclusively created to Introduce, Educate, and Implement **NaviLens** throughout the United States and beyond.

Mary's Braille International offers guidance and consultation throughout the entire process of initial evaluation for the implementation and placement of **NaviLens** codes wherever our clients need them.

NaviLens is a state-of-the-art technology that improves lives, promotes independence and gives a renewed sense of hope.

We welcome you to the **NaviLens** family and we look forward to working with you to make the world more accessible and welcoming for all.

If you are interested in learning more, please schedule a time with us to show you the capabilities of **NaviLens** and what it can do for you. If you need more information, go to our website: www.marysbraille.org, or call or email us at the information below.

Respectfully,

Mary Weber, CEO/President
Authorized USA Partner of NaviLens
marysbrailleinternational@yahoo.com
316-722-9299

"To Empower the Blind and Low Vision Through Innovative Technology."



NaviLens Unique Attributes

'NaviLens is special, it is not just 'another' code that provides access to information, it is so much more.'

Here is a list of our unique attributes that show why NaviLens is the optimum choice in the world of accessible signage:

1. NaviLens can be detected at more than 12 times the distance of a QR code. This is incredibly unique as it ensures BPS (Blind and Partially Sighted) users can detect the code from far away, solving the last few meters wayfinding issue.
2. NaviLens can be detected at wide angles. Our codes are detectable within a 160 degrees angle. This eliminates the need for the camera to be directly in front of the code, so again ensuring that users who do not know exactly where the code is can still detect it easily.
3. Detection on the move. Other codes require the user to know where the code is, frame the code and then focus on it before you are prompted to access the information. With NaviLens, the code is announced to the user as soon as it is detected by the camera, you are then provided with a few different experiences, one is to be attracted to the code like a magnet through voice, sound or haptic prompts, the second is to announce the option to access more information. In the case of multi code detection, you can filter and locate to ensure you receive the information you require.
4. Multiple code reading. NaviLens will announce multiple codes at a time. This will ensure the user is aware of more codes in the area, providing a selection and ultimately choice of information. When a particular code is being searched for, our filter and locate option also comes in very handy. This will eliminate all other codes and only indicate the code that the user requires.
5. Detected in all lighting conditions. NaviLens does not require any special lighting. Due to our unique high-density design, cameras are able to detect the codes in all kinds of lighting conditions. Obviously, some lighting would be required to ensure the camera can see the code.
6. Automatic language translation. NaviLens currently provides text (both written and audible) in 37 languages. This ensures that the user receives the information in their preferred language, without the need to change anything in settings. Although the language preferences CAN be changed on the mobile device, in our experience the end users benefit greatly from this feature, particularly anyone who is traveling and does not speak the local lingo. This feature also highlights the NaviLens inclusivity mission, making our technology work for everyone.

7. High level of security. Not only has NaviLens been awarded the highest certification possible for the protection of information; **ISO 27001**. The security and privacy of our end users is of the utmost importance to us and we continuously work to ensure this security is upheld.
8. Ultra Accurate distance provision. NaviLens technology is incredibly accurate and will provide you with your exact distance from the code, right down to the very last inch. This enables the users to safely find and arrive at their destination.
9. Incredibly fast detection. As soon as the camera detects a code it is automatically announced, and this all happens in only 0.03 seconds.
10. Search and Locate- In the case where multiple codes are present, our search and locate feature can be activated to help the user find the code/item/location that they want and then be directed to the exact location through voice instructions, chimes or haptics. Haptics have proven very useful to people who are Deaf/Blind.
11. NaviLens can also be used in conjunction with tactile paving to provide contextualized information at decision points. So, depending on the direction you arrive at the code; you will receive orientation specific details of what is in each direction.
12. Offline Feature- In the case of locations with patchy or no Wi-Fi or cell coverage, codes can be set to 'Off-Line', this means that when the user scans any other code within the facility where coverage is available, it will download that information into the application and when the end user scans that code, they will already have that information available on their device.
13. Invisibility Feature- This allows you to make a code scannable when the user is only within a certain distance from the code. This is an excellent safety feature that ensures the user can only detect the codes that are relevant to their specific location.
14. Tried, tested and approved, by both users and associations around the world. Approval of our technology is the most important element to our mission, this ensures that we are catering to the needs of our end users and clients.
15. Patented in 54 countries worldwide.
16. The applications are free to download for all users. We also do not ask for any personal information to ensure the privacy of the user is respected.
17. We can provide monthly reports to all organizations detailing the number of scans of each code.



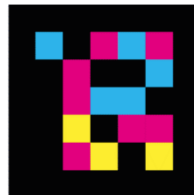
What is **NaviLens**?

Empowering the Blind and Low Vision

Blind/Low vision people have difficulty using traditional signage and therefore cannot be autonomous in unfamiliar environments.

Blind/Low vision users can use NaviLens codes, as they do not need to know precisely where they are placed.

Just scan with your mobile camera and get the necessary information contextualized.



NaviLens is technology developed to empower people who are blind or have low vision and allows them to independently navigate unknown places by translating visual signage into audio messages. The technology consists of two mobile phone applications and an Optical Smart Code consisting of high contrasting multi-colored squares.

The codes can be:

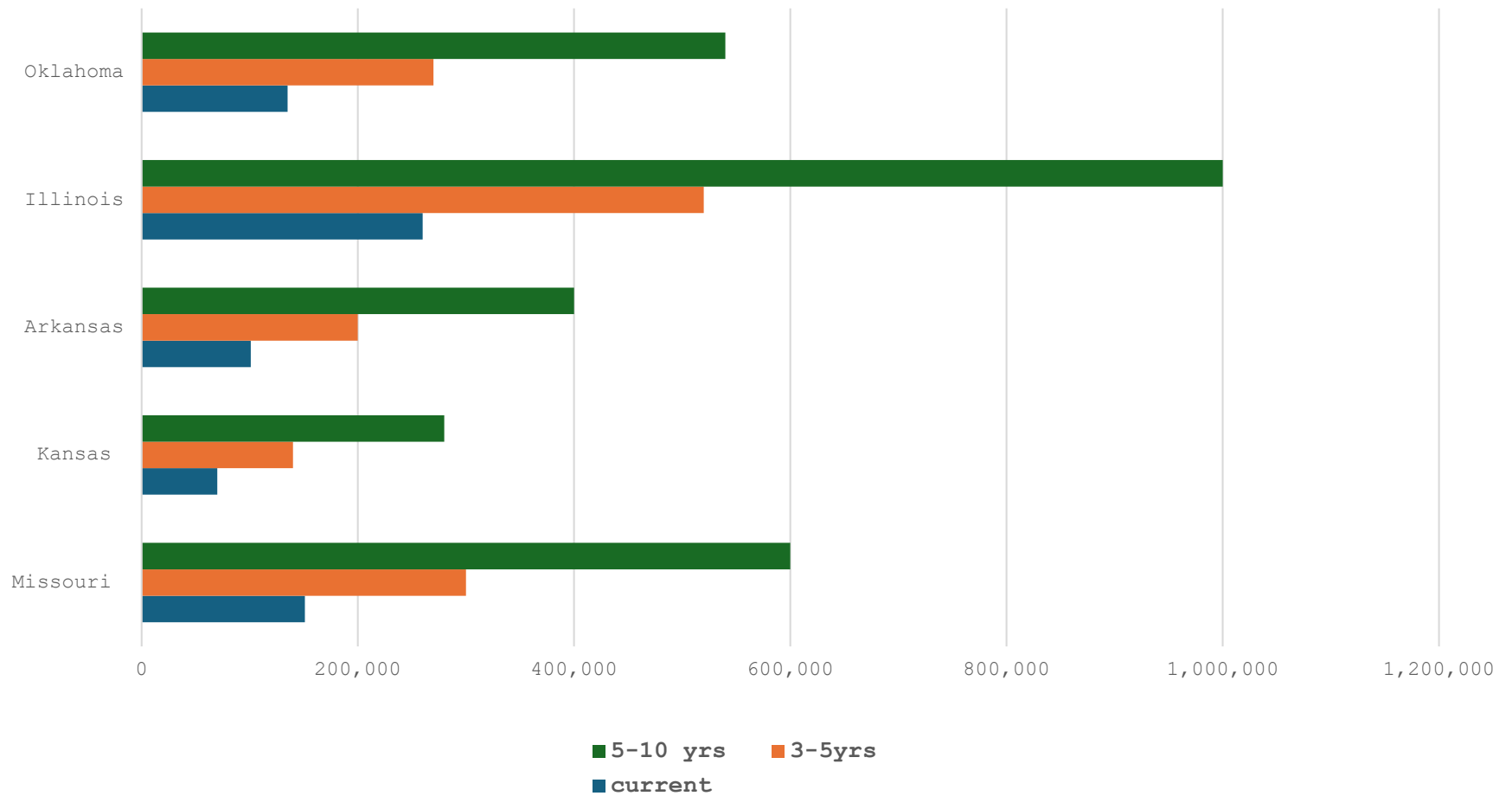
- Detected from up to 40ft away or further.
- Read code in under 0.03 second.
- Read unfocused even when user is unaware a code is within range.
- Read at an angle of 160 degrees.
- Read in all light conditions.
- Provide the user with real-time information or any other information stored in code.
- Provide the user accurate orientation to the code.
- Provide audio or text messages in 37 different languages and utilize the user's preferred phone language setting to deliver messages.



For more information, please go to marysbraille.org

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Blind and Low Vision Numbers as of 2020



REDLINED PROPOSED AMENDMENT

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS, SECTION 18-2 FEES OF THE BRANSON MUNICIPAL CODE TO REVISE PERMIT FEES AND APPENDIX A – FEE SCHEDULE TO REFLECT A FAIR DETERMINATION OF THE FEES BASED ON THE COMPLEXITY OF THE PERMIT REVIEW AND INSPECTION PROCESS.

WHEREAS, the Board of Aldermen is authorized by Section 79.110 of the Revised Statutes of Missouri to enact ordinances expedient for the good government of the City of Branson and to benefit the trade, commerce, and health of the Branson residents; and

WHEREAS, the Board of Aldermen is authorized by Section 79.450, RSMo. to make all ordinances, not inconsistent with the laws of the state, expedient for maintaining peace, good government, and welfare of the City and its trade and commerce; and

WHEREAS, the Board of Aldermen want to create new permit fees and fee calculations regarding Chapter 18 – Buildings and Building Regulations for an objective determination of the costs for fees based on of the complexity of the review of permit applications and inspections required for building permits in a manner that will be consistent and clear; and

WHEREAS, the Board of Aldermen have determined the ordinance should be adopted to revise and clarify the fees for permits in Chapter 18.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:

Section 1: It is the intention of the Board of Aldermen, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Branson Municipal Code, and the sections of this ordinance may be renumbered to accomplish such intention.

Section 2: That Chapter 18, *Building and Building Regulation*; Article I – *In General*, Sec. 18-2. *Fees* and Appendix A *Fee Schedule* of the Branson Municipal Code are hereby amended to include the following:

CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE I. – IN GENERAL

Sec. 18-2. - Fees.

Shall be in the amount provided in the city fee schedule, Appendix A, unless otherwise provided herein.

(a) *Exemption.* The Branson R-IV School District shall be exempt from any fee in this section.

(b) **Certificate of occupancy. A certificate of occupancy will not be issued until all fees are paid.**

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(1) Change of use/occupancy permit is subject to a permit fee in the amount provided in the city fee schedule. If work is performed that is subject to a separate permit, the change of certificate of occupancy permit fee will be waived.

(2) Temporary certificate occupancy may be issued for a reasonable period but no more than 60 days. No more than three temporary certificates of occupancy may be issued. The temporary certificate of occupancy fees shall be in the amount provided in the city fee schedule.

~~[(b)]~~(c) *Fees.* ~~[(1) Shall be in the amount provided in the city fee schedule,]~~ An application fee and a technology fee are assessed for all applications and is non-refundable.

(1) Building plan review fee: Except for stand-alone permits, the plan review fee for all permits pursuant to this chapter, shall be 50 percent of the applicable building permit fee. Stand-alone permit fees are subject to plan-review addendum fees.

(2) Addendum fee:

- a. Will be assessed for repeated comments from the city plan reviewers to the applicant due to an inadequate response to the comments of the plan reviewer.
- b. Will be assessed for any change to the approved plan because of failure to follow the approved plan; changes in material; changes of the size, shape or footprint of the structure; or failure to follow Branson Municipal Code~~[-International Code Council (ICC), and National Electrical Code (NEC).]~~
- c. Will not be assessed for:
 1. The applicant's first response to comments from the city.
 2. Architectural supplemental instructions required by the building inspector or contractor for details in the approved plan.
 - ~~[3. Changes due to unforeseen conditions as determined by the planning and development director for those plans reviewed under the ICC Existing Building Code.]~~

~~[(3) Inspection fee:~~

- a. ~~An additional fee will be assessed for the following required reinspections:~~
 - ~~1. Work not ready for inspection at the time of request (i.e., not installed or constructed when inspector arrives on-site).~~
 - ~~2. Inspection of work that has not been corrected.~~
 - ~~3. Jobsite not accessible when contractor has control of access.~~
 - ~~(i) First time: Warning.~~
 - ~~(ii) Second and all future times: Reinspection fee will be assessed.~~

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(e) ~~Certificate of occupancy. A certificate of occupancy will not be issued until all fees are paid.]~~

(3) Building permit fees:

a. Definitions:

- 1. Local Multiplier. The local multiplier variable employed within the formulas contained herein shall be reviewed annually by the planning and development director and if an adjustment is deemed necessary such recommendation shall be forwarded to the board of aldermen for their consideration. The required local multiplier shall be in the fee schedule. The multiplier shall be determined according to careful evaluation and projection of the ensuing fiscal year in order to determine a multiplier that, based upon projections, will adequately fund the building services program of the planning and development department.**
- 2. Square Foot Construction Cost. The square foot construction cost variable employed within the formulas as provided shall be determined according to the Building Valuation Data Table published by the International Code Council (ICC). The Building Valuation Data Table version shall be reviewed annually by the planning and development director and if an adjustment is deemed necessary such recommendation shall be forwarded to the board of aldermen for their consideration. The version adopted shall be in the fee schedule. Where buildings contain varied square foot construction costs, the permit formula shall account for varied construction costs for certain areas of the building.**

b. Building fees by type:

- 1. New residential buildings (dwellings) and additions. The fee for a new residential dwelling building or addition permit shall be calculated as follows:**

Fee = Gross Floor Area x Square Foot Construction Cost x Local Multiplier.

- 2. Residential remodels. The fee for residential remodel, alteration, or renovation requiring multiple inspections shall be calculated as follows:**

Fee = Area of Work x Square Foot Construction Cost x Local Multiplier x .75.

- 3. New commercial buildings and additions. The fee for a new commercial building or addition permit shall be calculated as follows:**

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Fee = Gross Floor Area x Square Foot Construction Cost x Local Multiplier.

4. Commercial remodels. The fee for commercial remodel, alteration, renovation or infill requiring multiple inspections shall be calculated as follows:

Fee = Area of Work x Square Foot Construction Cost x Local Multiplier x .75.

5. Accessory Structures.

- i. Residential. The fee for a permit for a structure accessory to a residential use shall be calculated as follows:

Detached, one-story residential accessory structures that are not greater than 200 square feet are exempt from permit requirements.

Greater than 200 square feet or more than one story = Gross Floor Area x Square Foot Construction Cost x Local Multiplier.

- ii. Commercial. The fee for a permit for a structure accessory to a commercial use shall be calculated as follows:

Detached, one-story commercial accessory structures that are not greater than 120 square feet are exempt from permit requirements.

Greater than 120 square feet or more than one story = Gross Floor Area x Square Foot Construction Cost x Local Multiplier.

6. Uncategorized work. The fee for permitted work unable to be appropriately categorized shall be provided for in the fee schedule.
7. Stand-alone permit fees. Permit fees shall be provided for in the fee schedule.
8. Refund of permit fees. An administrative error resulting in a miscalculated or otherwise erroneously collected fee will be eligible for a refund of any fees collected erroneously.
9. Work without a permit fees. Work requiring permitting that is performed prior to the issuance of any necessary permits shall have the permit fee doubled. If the permit fee is less than \$100, the permit

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fee when work is performed prior to the issuance of any necessary permits shall be \$200 for residential or \$250 for commercial.

(4) Inspection Fees.

a. Inspection fees shall be provided for in the fee schedule.

b. Re-Inspection Fees. A re-inspection fee, as provided for in the fee schedule, shall be collected for the re-inspections caused by the following circumstances:

- 1. Work not ready for inspection, including, but not limited to, the work not being installed or constructed when the building official arrives on site.**
- 2. Re-inspecting previously inspected work that has not been corrected.**
- 3. Jobsite not accessible to the building official after second attempt.**
- 4. Failure to have a set of approved plans and specifications on site on two or more occasions.**

Appendix A FEE SCHEDULE

<i>Code Section</i>	<i>Description</i>	<i>Fee</i>
<i>Chapter 18—Buildings and Building Regulations</i>		
<u>CHANGE OF USE/OCCUPANCY PERMIT FEES</u>		
<u>18-2(b)(1)</u>	<u>Change of use/occupancy permit</u>	<u>25.00</u>
<u>TEMPORARY CERTIFICATE OF OCCUPANCY PERMIT FEES</u>		
<u>18-2(b)(2)</u>	<u>Residential temporary certificate of occupancy</u>	<u>250.00</u>
<u>18-2(b)(2)</u>	<u>Commercial temporary certificate of occupancy</u>	<u>500.00</u>
<u>FEES APPLICABLE TO ALL PERMITS</u>		
<u>18-2(c)(1)</u>	<u>Application fee</u>	<u>50.00</u>
<u>18-2(c)(1)</u>	<u>Technology fee; applied to all non-building permit requests</u>	<u>15.00</u>
<u>18-2(c)(1)</u>	<u>Technology fee; applied to requests for a building permit</u>	<u>30.00</u>
[Work commencing before permit issuance:]		
	[•—Commercial]	[228.00]

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	[• Residential]	[119.00]
	[Building permit application, per \$1,000.00 of construction value]	[5.30]
	[Building permit application processing]	[50.00]
<u>BUILDING PLAN REVIEW FEES</u>		
<u>18-2(c)(1)</u>	Building plan reviews fees will be 50 percent of the building permit fee. <u>Stand-alone permit fees are exempt from building plan review fees except stand-alone permit fees are subject to plan review addendum fees.</u>	
[Building plan review addendum:] <u>ADDENDUM FEES</u>		
<u>18-2(c)(2)</u>	<ul style="list-style-type: none">[Commercial] <u>Residential</u> [projects per department] <u>per review type</u>	50.00
<u>18-2(c)(2)</u>	<ul style="list-style-type: none">[Residential] <u>Commercial</u> [projects] <u>per review type</u>	50.00
	[Inspection fees for initial inspection:]	
	[• Inside the city limits] [(Note: For inspections inside the city limits, the inspection fee is included in the building permit fee.)]	
	[• Outside the city limits, per site inspection]	[30.00]
	[Inspection fees, for required reinspection:]	
	[• Mobile home placement]	[35.00]
	[• All other required reinspections]	[94.00]
<u>BUILDING PERMIT FEES</u>		
	<u>See description in 18-2(c)(3)</u>	
<u>18-2(c)(3)</u>	<u>Adopted version of the Building Valuation Data Table published by the International Code Council (ICC).</u>	<u>August 2024</u>
<u>18-2(c)(3)</u>	<u>Local multiplier</u>	<u>.0055</u>
<u>18-2(c)(3)b.6</u>	<u>Uncategorized work</u>	<u>10.00 per \$1,000</u>
<u>STAND-ALONE PERMIT FEE (not included but required additional fees are technology fee and [administrative] application fee above).</u>		
<u>18-2(c)(3)b.7</u>	<u>Stand-alone permit fees are exempt from building plan review fees [except are] but subject to plan-review addendum fees, if required.</u>	
<u>18-154</u>	Boarding permits:	
<u>18-154</u>	<ul style="list-style-type: none">Single-family residential structure	50.00

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<u>18-154</u>	• Commercial structure	100.00
<u>18-154</u>	• Additional processing fee	50.00
	<u>Deck/Porch - residential</u>	<u>175.00</u>
<u>18-910</u>	<u>Demolition:</u>	
<u>18-910</u>	[•Single-family residential structure] *(Remove from Proposed Ordinance Amendment) <u>Structure 1 or 2 stories</u>	<u>200.00</u>
<u>18-910</u>	[•Commercial structure] *(Remove from Proposed Ordinance Amendment) <u>Structure more than 2 stories</u>	<u>500.00</u>
	[•Additional processing fee] *(Remove from Proposed Ordinance Amendment)	
	[Footing and foundation permit additional plan review:]	
	[• Buildings under 10,000 square feet]	[250.00]
	[• Buildings 10,000 square feet and larger]	[400.00]
	<u>Fence greater than 7' in height</u>	<u>100.00</u>
<u>18-6</u>	<u>Foundation / Footer:</u>	
<u>18-6</u>	<u>Foundation / Footer - separate permit < 10,000 sq. ft.</u>	<u>50.00</u>
<u>18-6</u>	<u>Foundation / Footer - separate permit = > 10,000 sq. ft.</u>	<u>400.00</u>
	<u>Hot tub/spa</u>	<u>150.00</u>
	<u>Mechanical/Electrical/Plumbing – residential</u>	<u>100.00</u>
	<u>Mobile home placement</u>	<u>50.00</u>
	Paving, resurfacing or re-strip [p] ing permits of commercial parking lots	40.00
	<u>Re-roof – residential</u>	<u>100.00</u>
	<u>Retaining wall</u>	<u>100.00</u>
	<u>Sign permit (involving IBC/NEC compliance inspections)</u>	<u>100.00</u>
	<u>Solar installation – Residential</u>	<u>150.00</u>
	<u>Swimming pool – Commercial</u>	<u>750.00</u>
	<u>Swimming pool – Residential – in ground</u>	<u>300.00</u>
	<u>Swimming pool – Residential – above ground</u>	<u>150.00</u>
	<u>Temporary structure – max. 600 sq. Ft.</u>	<u>100.00</u>
	<u>Water heater – residential (direct replacement)</u>	<u>50.00</u>
	[Technology fee; applied to requests for a building permit]	[30.00]
	[Technology fee; applied to all non-building permit requests]	[15.00]
<u>Inspection Fees</u>		
<u>18-2(c)(4)</u>	<u>Inspections outside the city limits</u>	<u>30.00/inspection</u>
<u>18-2(c)(4)</u>	<u>Inspection fees for failed re-inspection</u>	<u>100.00/inspection</u>
<u>18-2(c)(4)</u>	<u>Inspection fees for greater than 2 failed re-inspections</u>	<u>150.00/inspection</u>

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<u>Work without a permit fees</u>		
<u>18-2(c)(3)b.</u> <u>[10] 9</u>	<u>Work commencing before permit issuance:</u>	
	<u>• Residential - 2 x permit fee or \$200.00 minimum, whichever is greater</u>	
	[Commercial] <u>• Commercial - 2 x permit fee or \$250.00 minimum, whichever is greater</u>	
Board of appeal application		[100.00] <u>250.00</u>

NOTE: LANGUAGE WHICH IS **BOLD, UNDERLINED** HAS BEEN ADDED; LANGUAGE WHICH IS [BRACKETED, STRICKEN] HAS BEEN REMOVED.

Section 3: This ordinance shall be in full force and effect October 1, 2025.

Section 4: That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.

Section 5: That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

Read, this first time on this ____ day of _____, 2025.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of City of Branson, Missouri this ____ day of _____, 2025.

Larry D. Milton
Mayor

ATTEST:

APPROVED AS TO FORM:

Hillary Briand
City Clerk

City Attorney

TO: Branson Board of Aldermen & Mayor Larry Milton

FROM: Debbie Redford, Hollister Taxpayer, 1462 Carlton Road, Hollister 65672

RE: Butterfly Palace Expansion Project as an Industrial Development Project

As a Hollister resident for the past 40 years, I have happily voted for an increase in my taxes to support the impacted taxing subdivisions as I believe each one provides exceptional value to our community. While I have read the information sent to the taxing jurisdictions along with the two staff reports prepared for the Aldermen, I am here to seek clarification on the fiscal arrangement and its impact on the taxing subdivisions. Since this is outside of my toolbox of experience, I have come here to seek answers to these questions.

Questions

1. How did the city determine the length of time the project would be paid for by the developer as 25 years?
2. Why was this ordinance not publicized through the media for the taxpayers to be made aware of this proposal and this hearing but only emailed to the entities which will be contributing some of their dedicated tax money to the project?
3. The staff reports only mention property tax payments and the notice sent to the taxing entities has the estimated value of the site without improvements in 2027 as \$717,730. But the staff report lists the most recent assessed valuation of real property and personal property of the project site as being \$761,010. Does this mean the Butterfly Palace will depreciate in value by \$43,280 over the next 18 months? Or is this the difference between the site itself and the additional personal property on it? If so, the staff reports only mention property tax abatement. Does this mean the owner would still be paying personal property taxes to the taxing subdistricts?
4. Would you explain how the PILOT payments are determined for the taxing subdivisions and how they work over the 25 years of the project?
5. Is this likely to establish a pattern for future economic development by the city of Branson where projects will be exempt from paying taxing jurisdictions for 25 years?

Thank you for taking the time to listen to and answer my questions.