

THE COUNTY COMMISSION
OF
STONE COUNTY, MISSOURI

March 9, 2021

STATE OF MISSOURI |
COUNTY OF STONE |

Be it remembered that a session of the County Commission of Stone County was held in the courthouse at Galena, on March 9, 2021. Those in attendance today were Presiding Commissioner Mark Maples, Southern Commissioner Hank Smythe and Northern Commissioner Wayne Blades.

Morning Session:

10:00 AM

Presiding Commissioner Mark Maples and Southern Commissioner Hank Smythe opened the meeting with the pledge of allegiance to the flag. Following the pledge of allegiance, Presiding Commissioner Mark Maples delivered the prayer. Those present for this meeting today are as follows: Sammie Thompson and Joy Wilson, Planning and Zoning; James Dillard; Robert and Shauna Carter; John "JP" Hulett; Amanda Parton, Stone County Clerk's office & Bill McCullah County Counselor.

Approval of Commission Minutes

The matter to approve the minutes for Stone County Commission meeting dated March 4, 2021 was brought to decision by a roll call vote: Smythe – abstained; Maples – yes; Blades – yes. Minutes ordered approved.

Schedule of Bills - 1

Presiding Commissioner Mark Maples presented a schedule of bills that have been submitted to him from the County Clerk's office in the amount of \$32,896.75. This matter to accept the bills for payment was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Order to pay carried.

Schedule of Bills - 2

Presiding Commissioner Mark Maples presented a schedule of bills that have been submitted to him from the County Clerk's office in the amount of \$59,600.52. This matter to accept the bills for payment was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Order to pay carried.

Planning & Zoning board recommendations

RR-21-002- James and Veronica Dillard are requesting to re-zone their property located off of Carico Road, Galena, MO (parcel #08-5.0-16-000-000-005.005) from A-1 to C-3 for a Gunsmith Shop. (3.3 acres) The Board voted unanimously (10 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. James Dillard came forward to speak for the recommendation, no-one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #08-5.0-16-000-000-005.005) from A-1 to C-3 for a Gunsmith Shop was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Matter carried, Re-Zone **Approved**.

RR-21-003- Robert and Shauna Carter are requesting to re-zone their property located at 8956 State Hwy 13, Lampe, MO (parcel #14-5.0-21-000-000-050.000) from A-1 to C-3 for Boat & RV Storage Units. (57.80 acres) The Board voted unanimously (10 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. Robert Carter came forward to speak for the recommendation, no-one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #14-5.0-21-000-000-050.000) from A-1 to C-3 for a Boat and RV Storage Units was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Matter carried, Re-Zone **Approved**.

RR-21-004- John & Karen Hulett are requesting to re-zone their property located off of Avery Road, Blue Eye, MO (parcel #18-4.0-17-000-000-010.000) from A-1 to C-3 for a Wedding Chapel & Reception Area. (92.50 acres) The Board voted unanimously (10 to 0) to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. John Hulett came forward to speak for the recommendation, no-one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #18-4.0-17-000-000-010.000) from A-1 to C-3 for a Wedding Chapel & Reception Area was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Matter carried, Re-Zone **Approved**.

RR-21-005- James and Susan Simek are requesting to re-zone their property located off of Meltons Peninsula Road, Cape Fair, MO (parcel #10-2.0-09-001-003-020.015) from A-1 to C-2 for a Golf Course and Commercial Development. (15.26 acres) The Board voted 8 to 2 to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came forward to speak for the recommendation, no-one came forward opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-09-001-003-020.015) from A-1 to C-2 for a Golf Course and Commercial Development was brought to decision by a roll call vote: Smythe – No; Maples – No; Blades - No. Matter carried, Re-Zone **Denied**.

RR-21-006- James and Susan Simek are requesting to re-zone their property located off of Semik Lane, Cape Fair, MO (parcel #10-2.0-10-000-000-007.000) from A-1 to C-2 for a Golf Course and Commercial Development. (13.90 acres) The Board voted 8 to 2 to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came forward to speak for or opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-10-000-000-007.000) from A-1 to C-2 for a Golf Course and Commercial Development was brought to decision by a roll call vote: Smythe – No; Maples – No; Blades - No. Matter carried, Re-Zone **Denied**.

RR-21-007- Western Land Developers, LLC are requesting to re-zone their property located off of Meltons Peninsula Road, Cape Fair, MO (parcel #10-2.0-10-002-001-001.000) from A-1 to C-2 for a Golf Course and Commercial Development. (48.10 acres) The Board voted 8 to 2 to recommend APPROVAL of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came forward to speak for or opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-10-002-001-001.000) from A-1 to C-2 for a Golf Course and Commercial Development was brought to decision by a roll call vote: Smythe – No; Maples – No; Blades - No. Matter carried, Re-Zone **Denied**.

RR-21-008- Western Land Developers, LLC are requesting to re-zone their property located at 115 Semik Lane, Cape Fair, MO (parcel #10-2.0-03-000-000-075.000) from A-1 to C-2 for a Golf Course and Commercial Development. (102.00 acres) The Board voted 8 to 2 to recommend **APPROVAL** of the Re-zoning. Presiding Commissioner Mark Maples allowed time for anyone to speak for or against the recommendation. No one came forward to speak for or opposed. The matter to approve the recommendation of the Planning and Zoning Board on the request to re-zone (parcel #10-2.0-03-000-000-075.000) from A-1 to C-2 for a Golf Course and Commercial Development was brought to decision by a roll call vote: Smythe – No; Maples – No; Blades - No. Matter carried, Re-Zone **Denied**.

TIF Redevelopment Agreement- Indian Point Road tax increment financing district order directing 2020 TIF payment to Herschend Family Entertainment corporation and bookkeeping entries concerning Branson/Lakes area tourism community enhance district. This matter to accept the Indian Point Road Tax Increment Financing District was brought to decision by a roll call vote: Smythe – yes; Maples – yes; Blades - yes. Matter Carried. Agreements signed.

IN THE COUNTY COMMISSION
OF STONE COUNTY, MISSOURI

INDIAN POINT ROAD TAX
INCREMENT FINANCING DISTRICT

ORDER DIRECTING 2020 TIF PAYMENT TO HERSCHEID
FAMILY ENTERTAINMENT CORPORATION AND BOOKKEEPING
ENTRIES CONCERNING BRANSON/LAKES AREA TOURISM COMMUNITY
ENHANCEMENT DISTRICT

IT IS HEREBY ORDERED:

- That the Treasurer make the following payments to Herschend Family Entertainment Corporation:

2020 General Revenue Fund	\$ 6,173.82
2020 Road & Bridge Fund	6,173.82
2020 Law Enforcement Fund	6,173.83
Total	\$18,521.47
- That the Treasurer make bookkeeping entries to reflect that, under the Agreement Establishing Base Year for Branson/Lakes Area Tourism Community Enhancement District Concerning Indian Point Road Tax Increment Financing District, Branson/Lakes Area Tourism Community Enhancement District received the following funds:

2020	\$12,347.65
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Done at the Courthouse in Galena, Missouri on March 9 2021.

COUNTY COMMISSION OF
STONE COUNTY, MISSOURI

Mark W. Maples
MARK W. MAPLES
PRESIDING COMMISSIONER

Wayne Blades
WAYNE BLADES
COMMISSIONER



March 1, 2021

Stone County Missouri
Attn: Kristi Simpson, Treasurer
Post Office Box 307
Galena, MO 65656

RE: Indian Point Road TIF Redevelopment Agreement

Dear Kristi:

Our auditors, BKD, LLP, Certified Public Accountants, P.O. Box 1190, Springfield, MO 65801-1190, are conducting their annual examination of our books and records for the year ending December 31, 2020. To aid them in this examination, would you please confirm the following TIF agreement as of December 31, 2020:

Date of Agreement:	November 15, 2007
Maturity of Agreement:	January 23, 2030
2020 TIF Tax Due	\$18,521.47
2020 TCED Tax Due	\$12,347.65

If the above is in agreement with your records, please give our auditors a confirmation thereof by signing in the space at the bottom of this letter and mailing it directly to them. If the above is not in agreement with your records, please give details of all differences. A postage-paid envelope is enclosed for your convenience.

Thank you very much for your aid in this matter. Your prompt attention is appreciated.

Sincerely,

Silver Dollar City, LLC

Chris Kesterson
Chris Kesterson
Vice President of Finance

Enclosure

The above information is in agreement with Stone County Missouri records as of December 31, 2020.

By: *[Signature]* Date: _____

307 Silver Dollar City Plaza • Mainstay 3rd Division • Bear, Mo., MO 65616 • 417/438-8777

Commission met at Talking Rocks Road today at 12:30 to review petition to vacate a portion of the road.

Adjournment:

The adjournment of the Stone County Commission meeting was brought to decision by roll call vote: Smythe – yes; Maples – yes; Blades – yes. Meeting adjourned at 11:25 AM.

