



QUARTERLY STATUS REPORT

QUARTERLY STATUS REPORT

FIRST QUARTER 2018
JANUARY through MARCH

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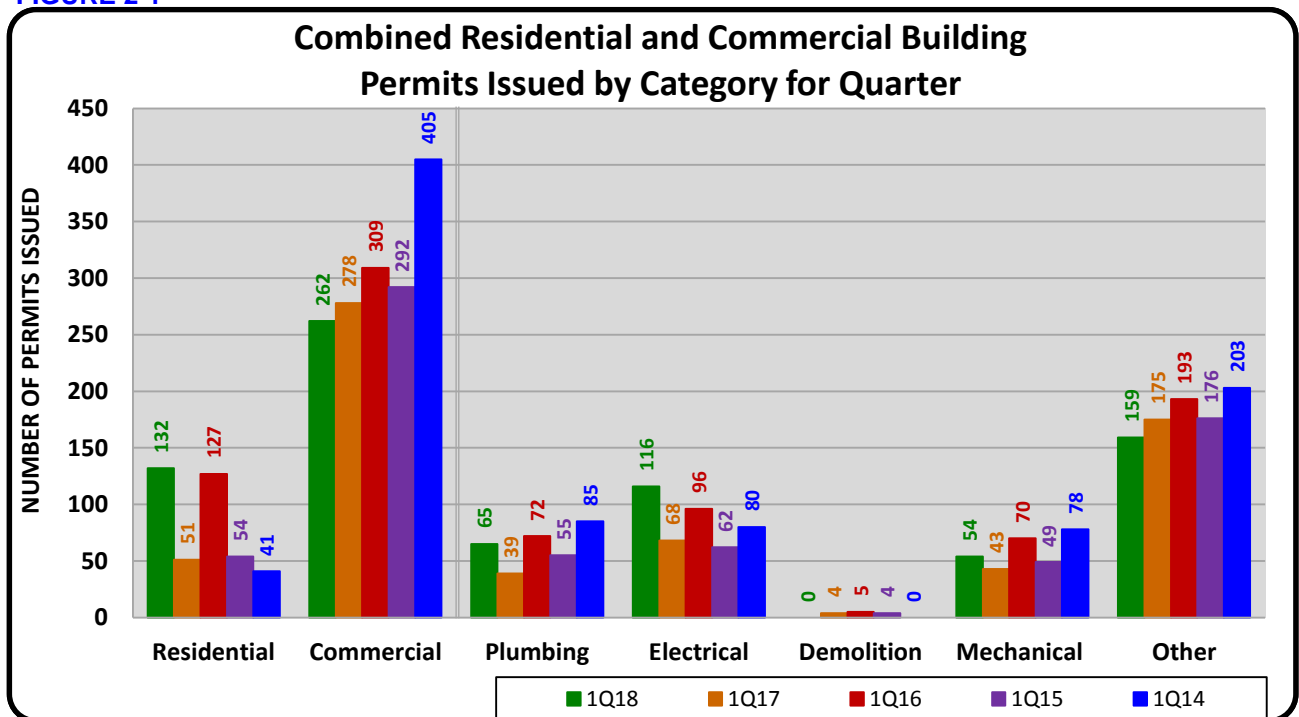
SECTION 1: BUILDING DIVISION ACTIVITY

TABLE 1-1: Building Division Quarterly Status

Activity	1Q18	2Q18	3Q18	4Q18	Total
Working w/o a Permit Assessed	4				4
Plan Reviews Completed	163				163
Projects completed	198				198
Residential Permits Issued	132				132
Commercial Permits Issued	262				262

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

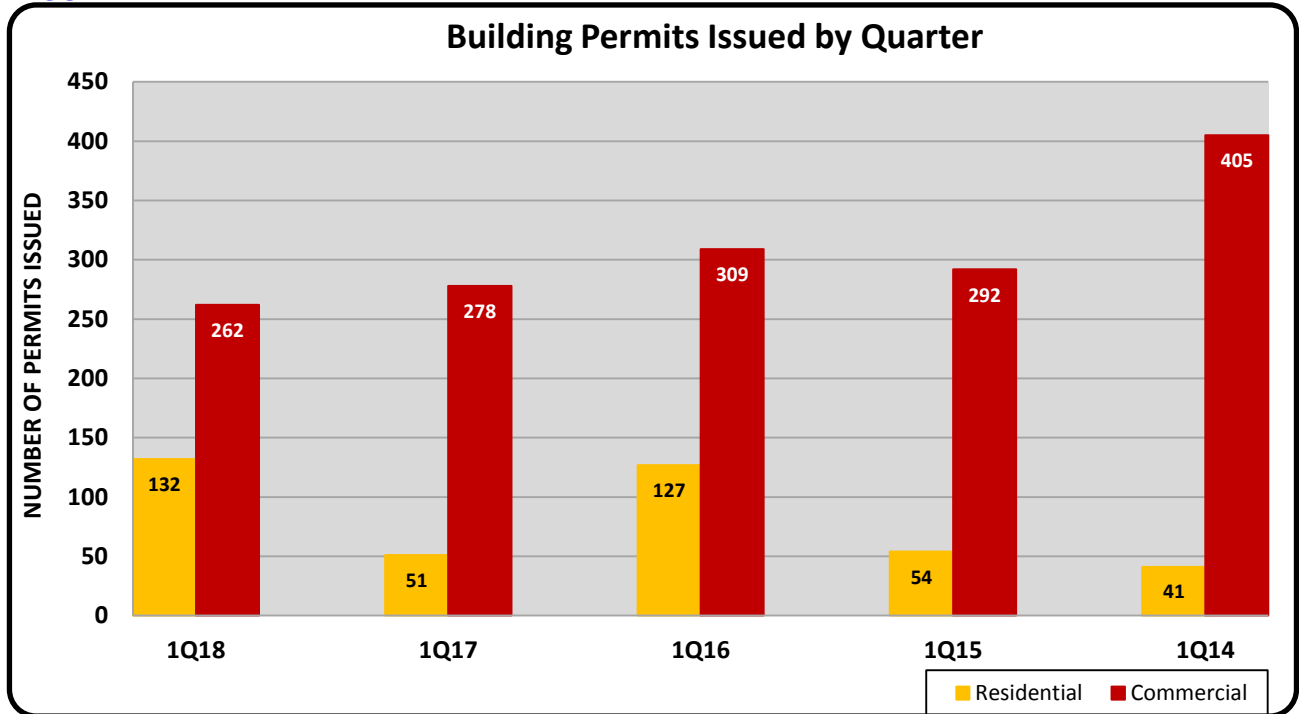


FIGURE 2-3

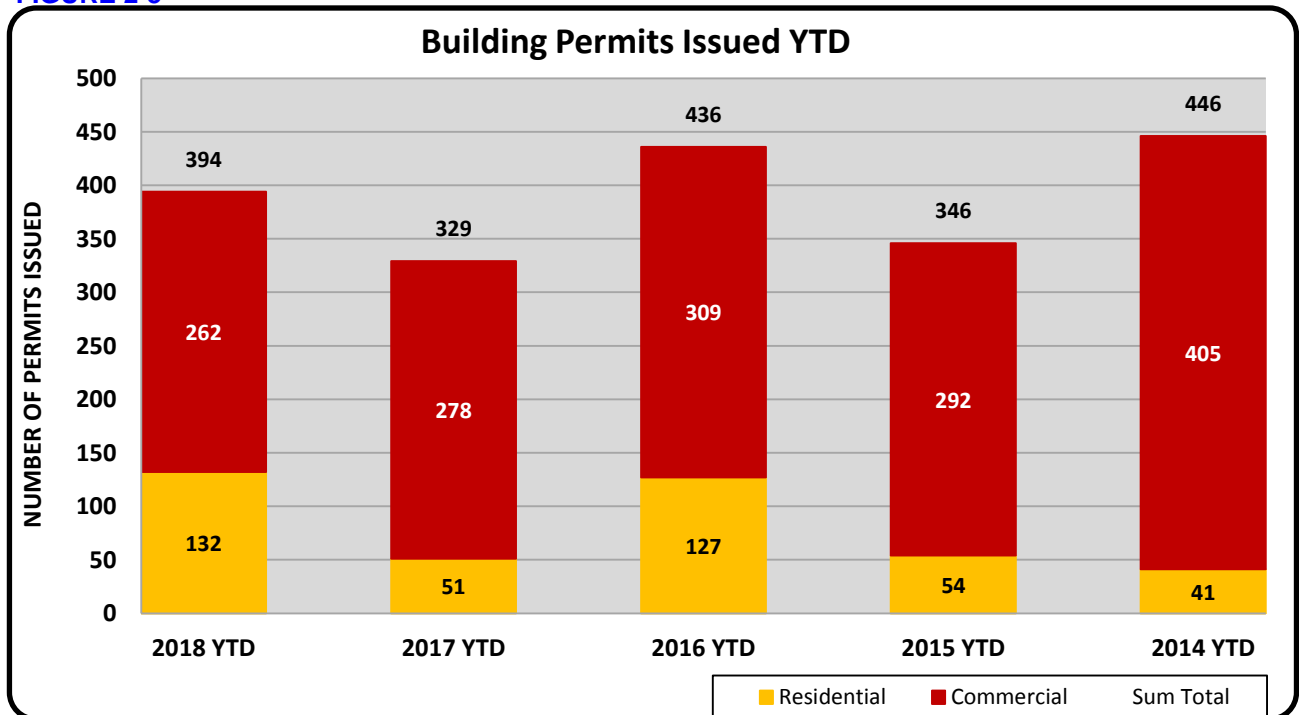


FIGURE 2-4

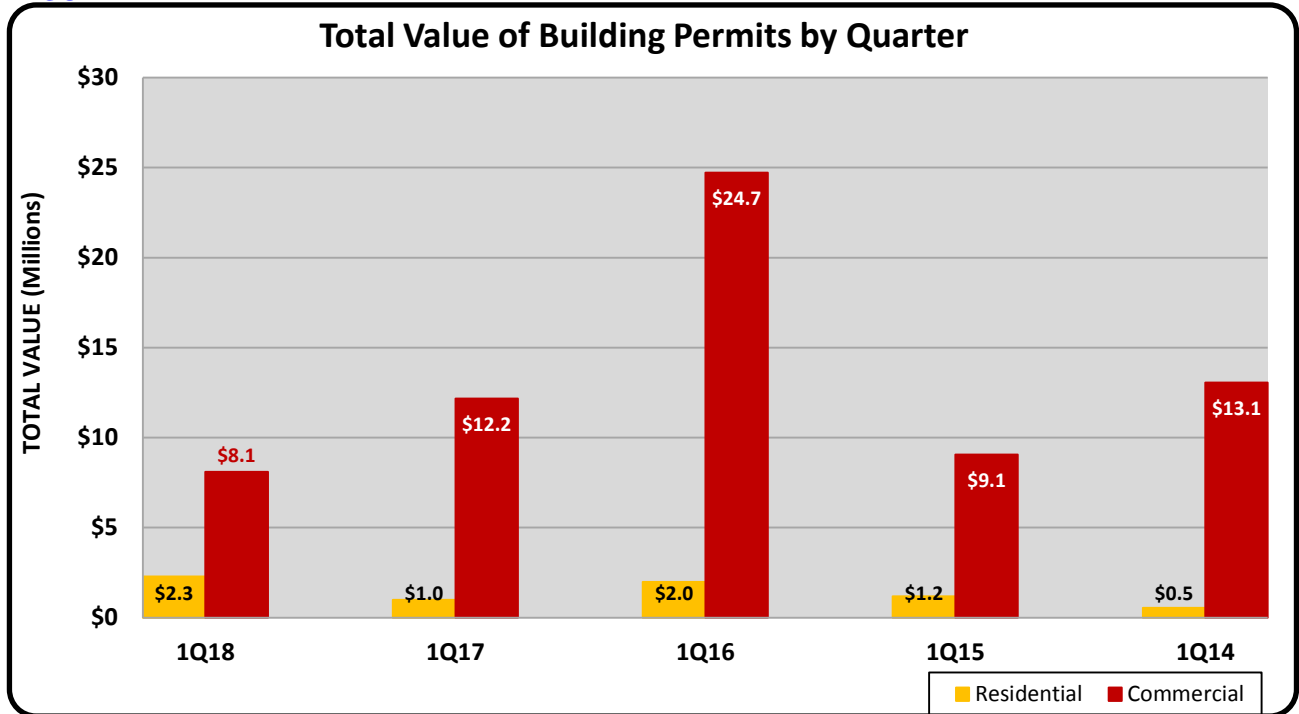


FIGURE 2-5

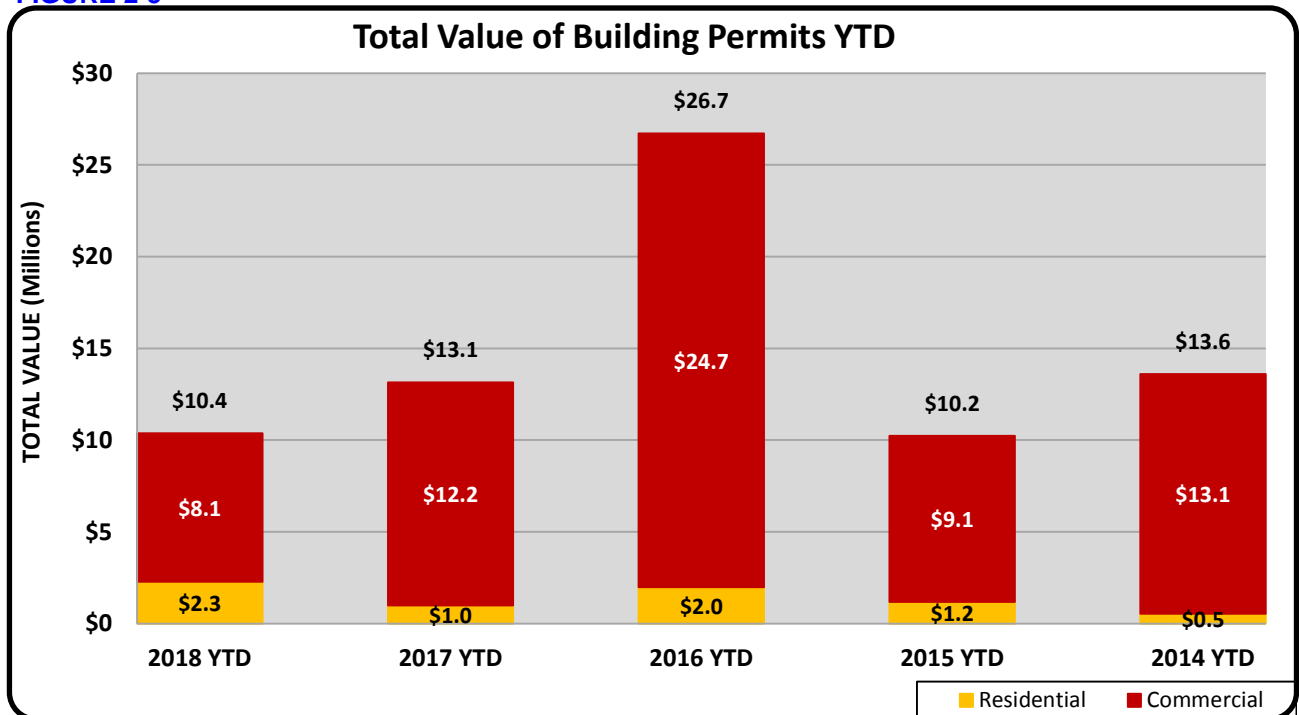


FIGURE 2-6

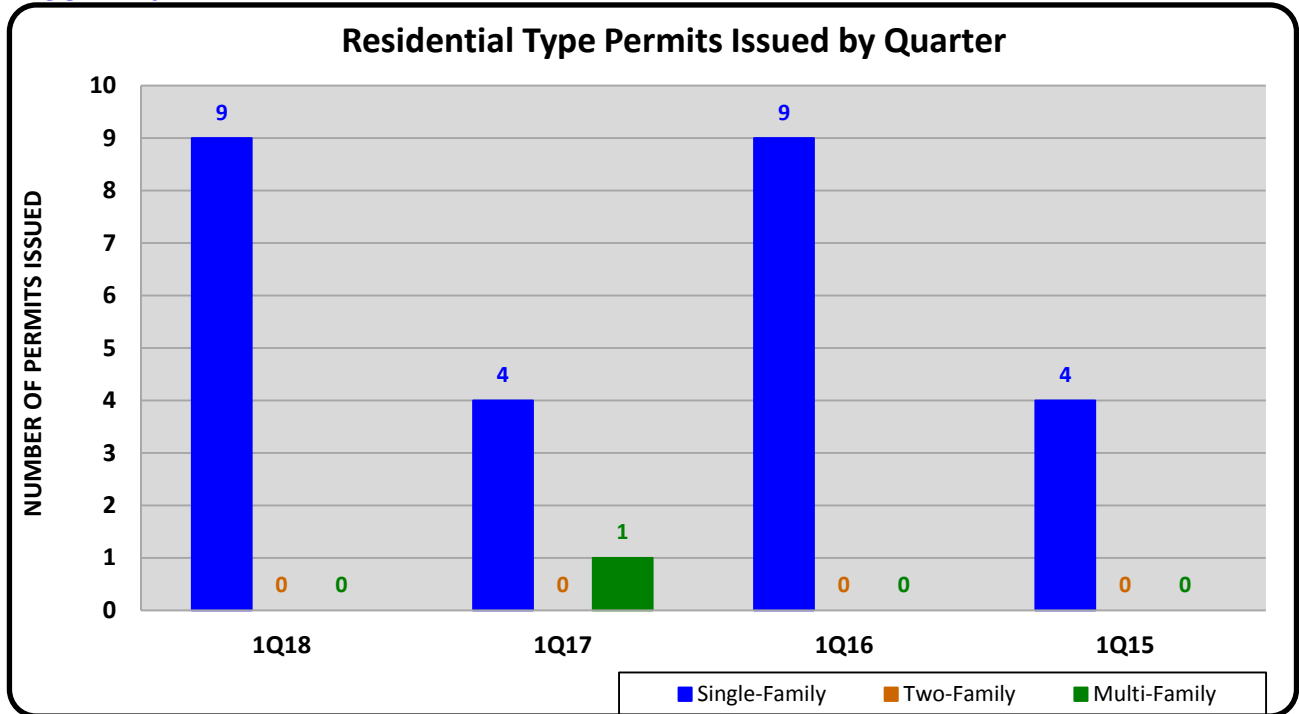


FIGURE 2-7

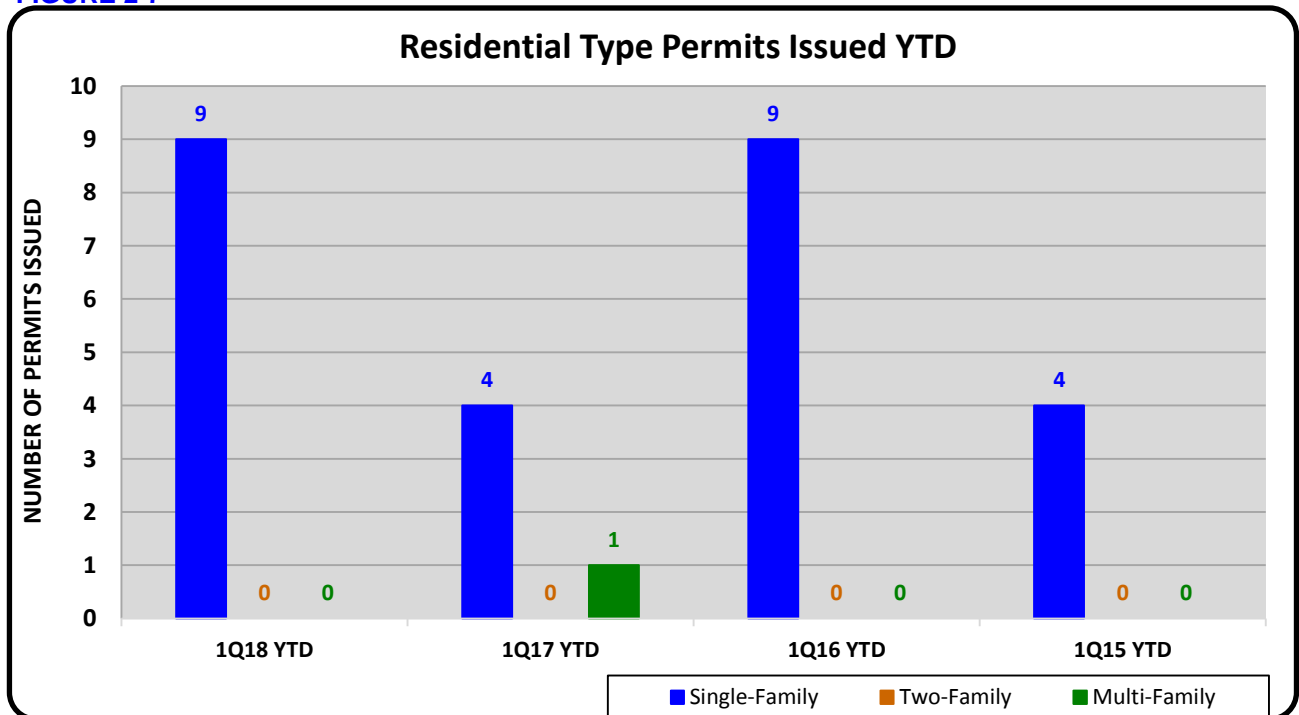


FIGURE 2-8

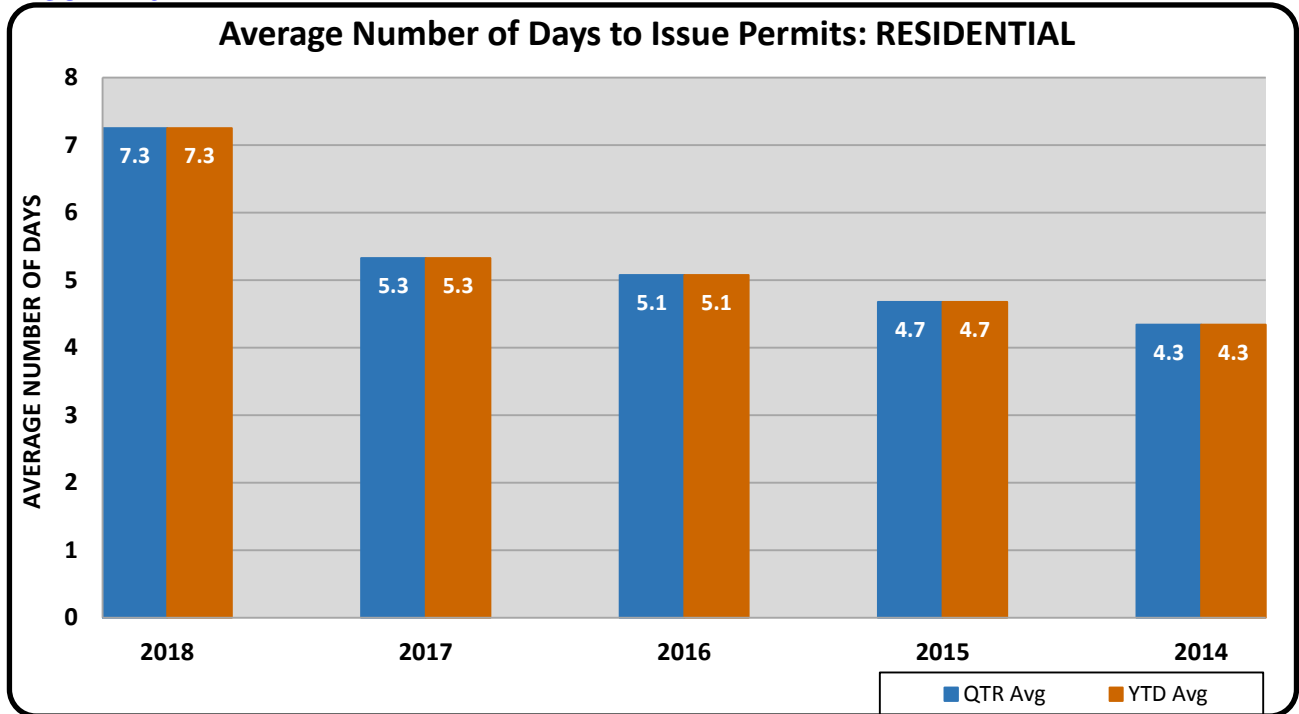
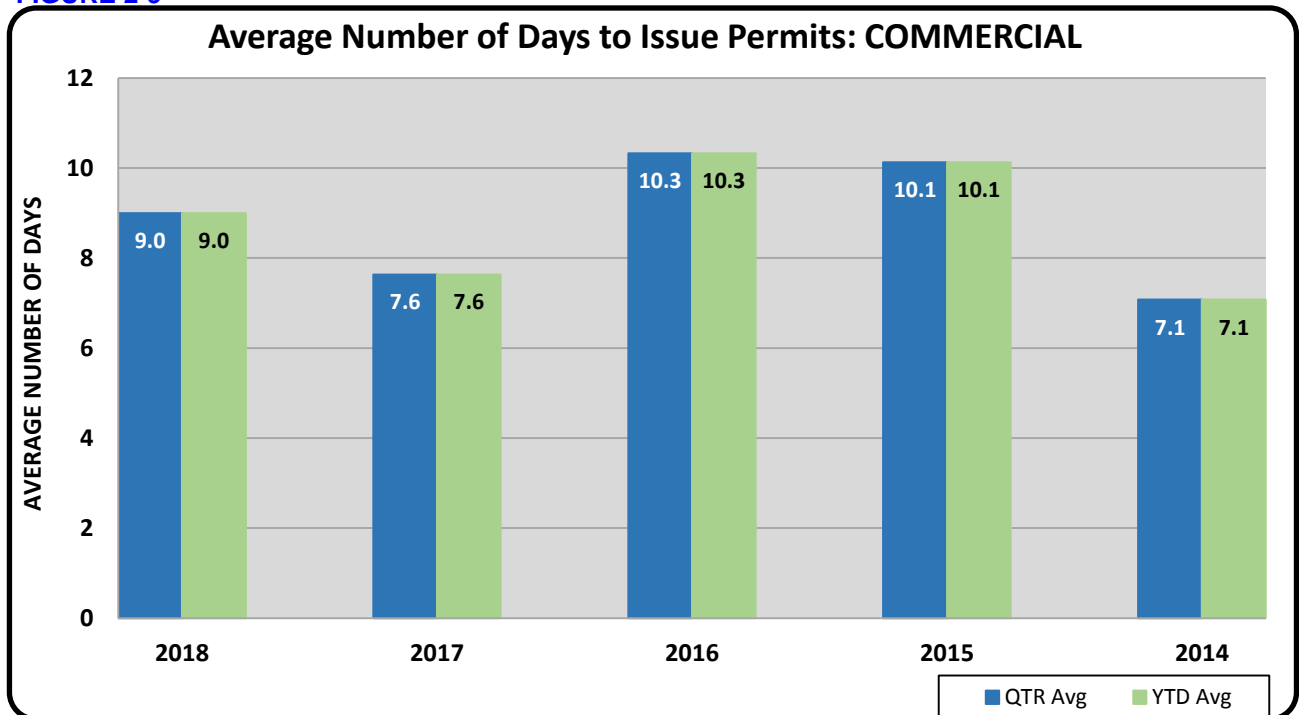


FIGURE 2-9



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FIGURE 2-10

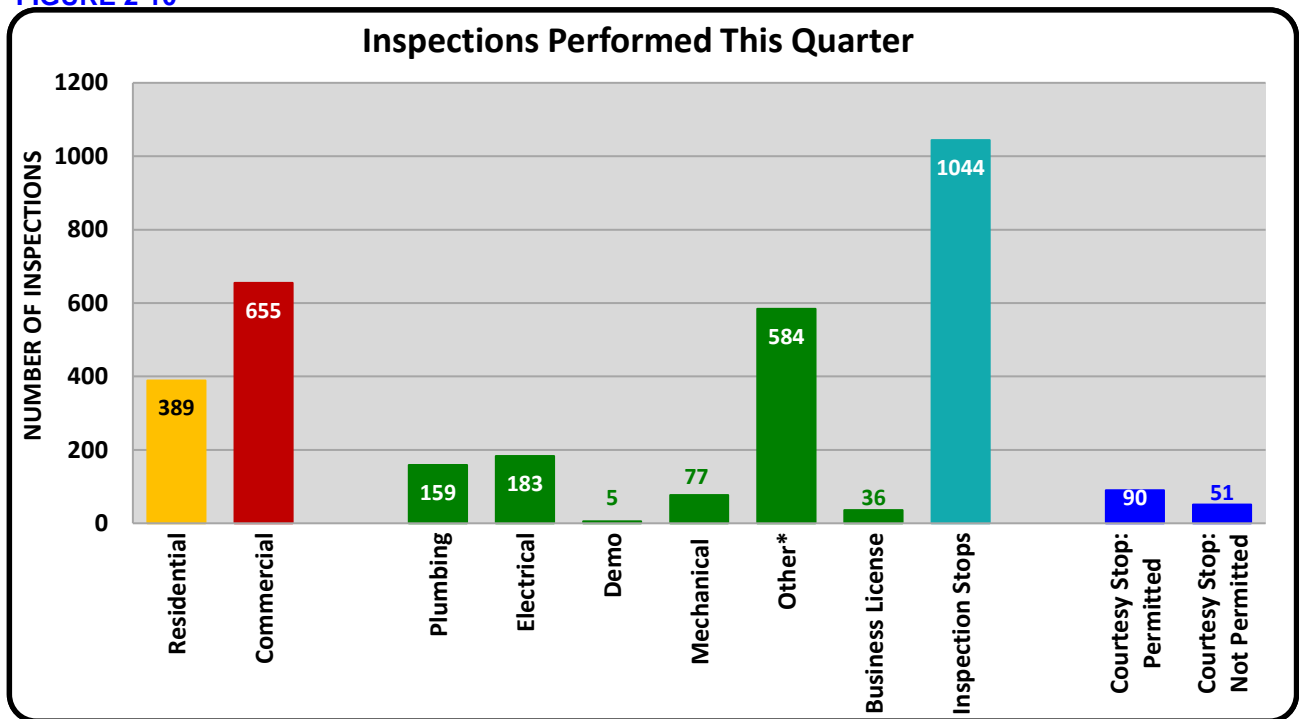
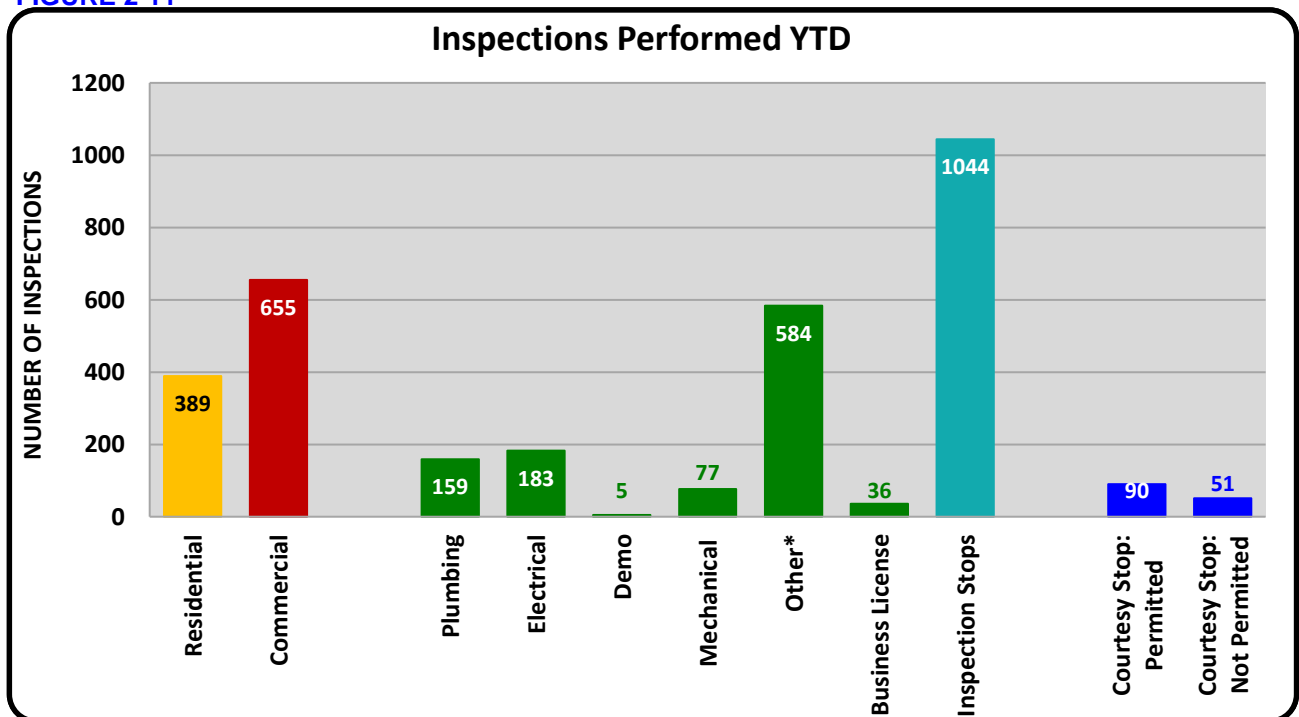


FIGURE 2-11



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

FIGURE 2-12

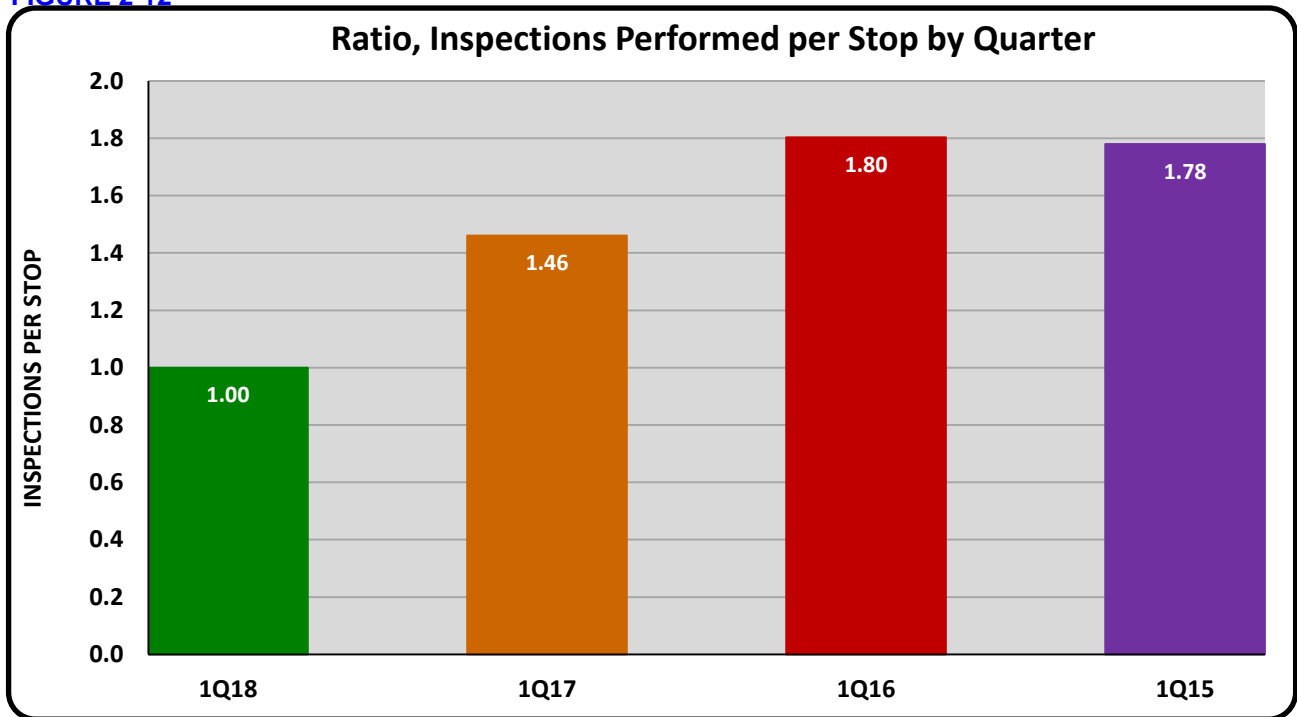
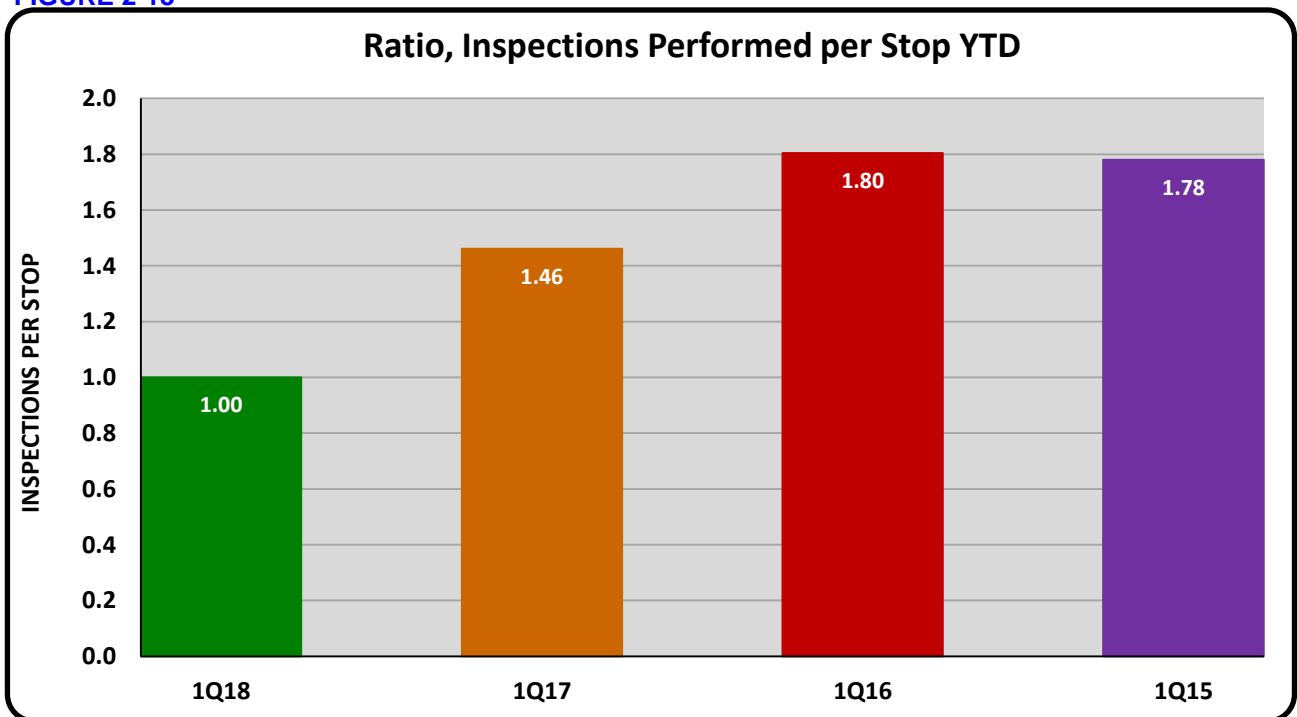


FIGURE 2-13



QUARTERLY STATUS REPORT

TABLE 2-1: 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

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SECTION 3: CODE ENFORCEMENT ACTIVITY

ENFORCEMENT SUMMARY

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

146 Total Files Opened	34% of Closed Complaints Resolved Verbally*
139 Total Confirmed Violations	33% of Closed Complaints Resolved via Courtesy
95% Confirmed Complaints	33% of Closed Complaints Resolved via Notice &
34 Violations Currently Open	1% of Closed Complaints Resolved via Citation*
105 Confirmed Violation Files Closed	
76% 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	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files	Change Prior Yr	Number of Files
Weeds	opened	0	-100%	2	-86%	14	1400%	0		0
	closed	0	0%	0	0%	0	0%	0		0
Signs	opened	29	-29%	41	24%	33	-15%	39	-25%	52
	closed	24	-8%	26	-4%	27	-16%	32	-18%	39
Trash / Rubbish	opened	32	52%	21	-16%	25	0%	25	-4%	26
	closed	20	18%	17	-26%	23	188%	8	-50%	16
Vehicles	opened	14	17%	12	71%	7	-56%	16	300%	4
	closed	3	-73%	11	83%	6	-54%	13		0
Property Maint.	opened	20	-33%	30	25%	24	14%	21	133%	9
	closed	13	30%	10	0%	10	0%	10	67%	6
Multiple Issues	opened	1	-50%	2	-67%	6	600%	0		1
	closed	0	-100%	1	0%	1	100%	0		1
Safety	opened	0	0%	0	-100%	1	-75%	4	300%	1
	closed	0	0%	0	-100%	1	-50%	2	100%	1
Zoning, general	opened	9	80%	5	-55%	11	-31%	16	-27%	22
	closed	7	75%	4	-60%	10	-29%	14	-30%	20
Building, general	opened	0	0%	0	0%	0	0%	0	0%	0
	closed	0	0%	0	0%	0	0%	0	0%	0
Weekly Rental	opened	0	-100%	1	100%	0	0%	0	0%	0
	closed	0	-100%	1	100%	0	0%	0	0%	0
TOTALS	opened	105	-8%	114	-6%	121	0%	121	5%	115
	closed	67	-4%	70	-10%	78	-1%	79	-5%	83

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TABLE 3-2: Confirmed Violations by Type and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Weeds													0
Signs	12	6	11										29
Trash	7	10	15										32
Safety													0
Vehicles	1		13										14
Nightly / Weekly Rental													0
Multiple			1										1
Zoning, general	4		5										9
Building, general													0
Property Maint., general	5	7	8										20
Total Violations	29	23	53	0	0	0	0	0	0	0	0	0	105

FIGURE 3-1

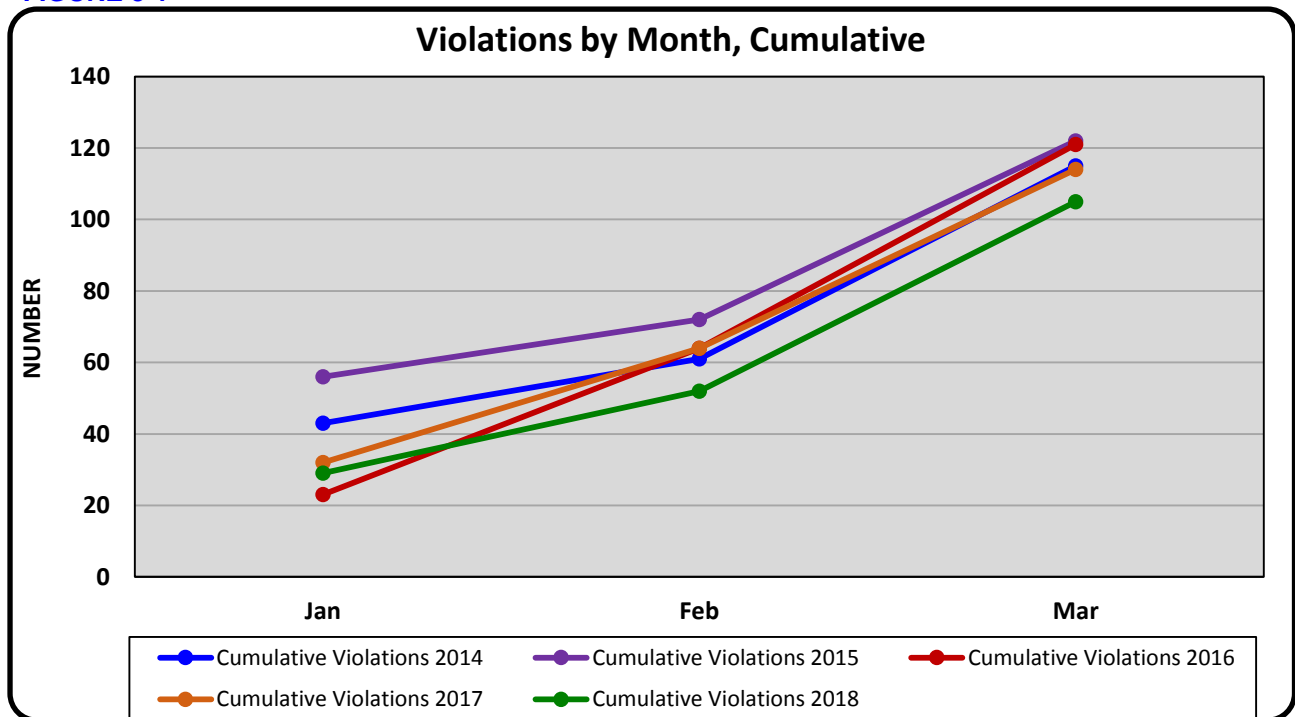


FIGURE 3-2

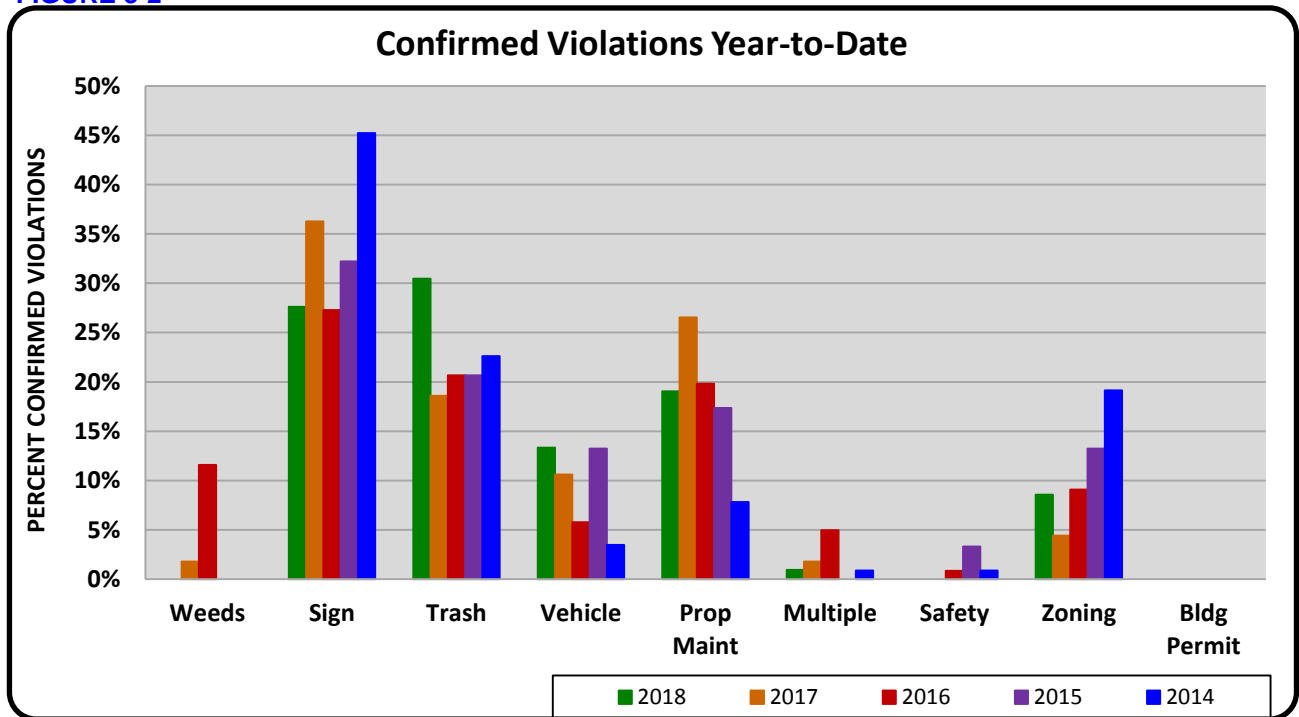


FIGURE 3-3

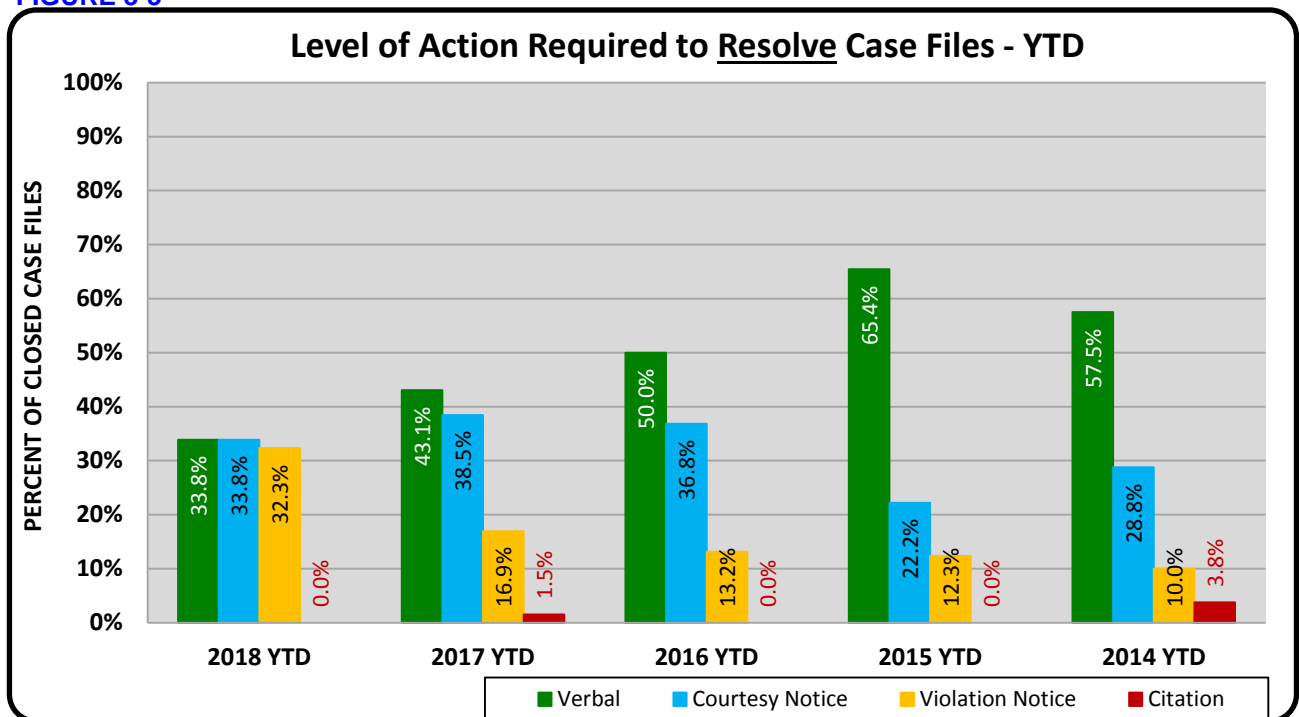
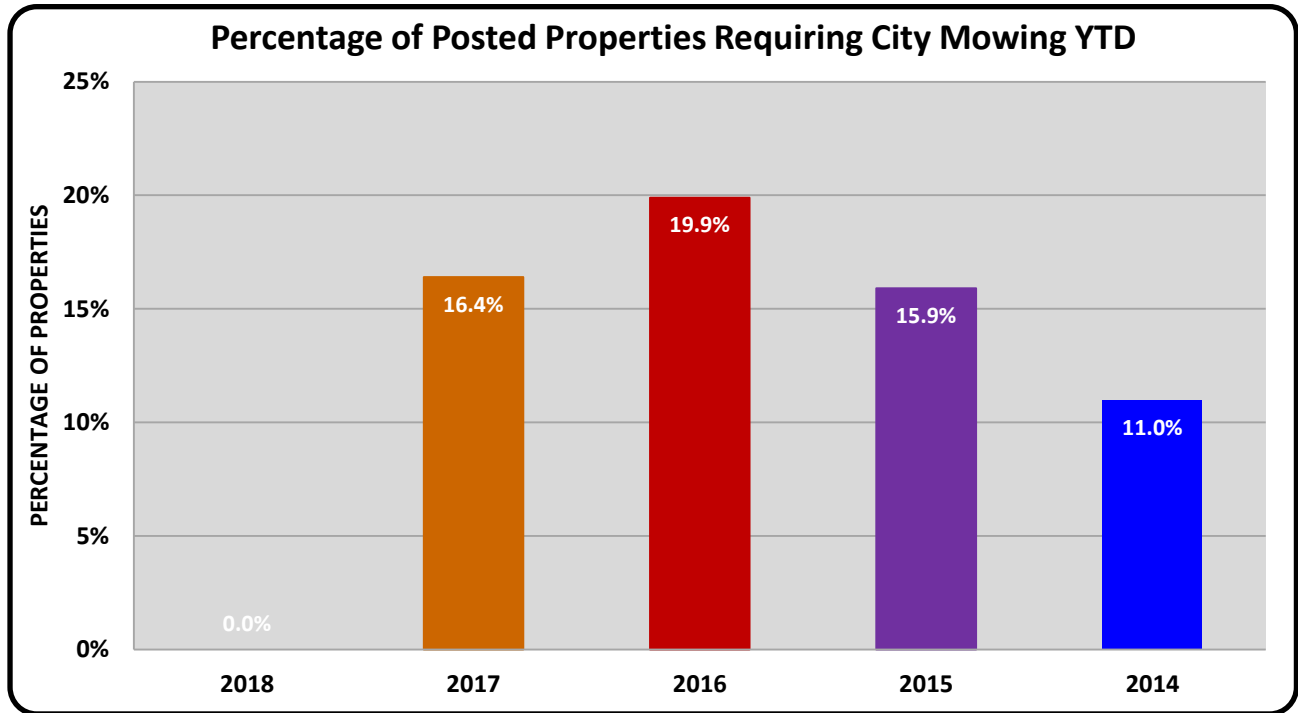


TABLE 3-3: Weed Abatement

Total Weed Violations	0	
No Violation	0	RESOLUTION
Verbal Request to Mow	0	
Courtesy Notice Issued	0	
Notice & Order Issued	0	
Mowed by City	0	

FIGURE 3-4



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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
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
408 JUDY ST	Branson Apartment Partnership, Bldg B	Property Maintenance, general	5
3506 W STATE HWY 76	Branson's Nantucket	Sign	1

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

Property Address	Violations
3510 W STATE HWY 76	3
2849 GRETNA RD	3
975 BRANSON HILLS PKWY	3
417 W COLLEGE ST	2
4740 GRETNA RD	2
1447 STATE HWY 248 A-1	2
618 W MADDUX ST	2
615 EISERMAN AVE	2
1926 W STATE HWY 76	2
533 PARNELL DR	2
272 PLAZA DR	2
3520 W STATE HWY 76	2

TABLE 3-5:
3510 W. State Hwy 76 is the Queen Ann I motel where there had been numerous property maintenance violations. 2849 Gretna Rd. is the Majestic Steakhouse building with violations for property maintenance, inoperable vehicles, and rubbish. 975 BHP is the shopping center where people have been parking vehicles for sale.

TABLE 3-6:
210 S. Wildwood Dr. is the old Knights Inn that has been vacant for several years having on-going weed, graffiti and swimming pool issues. 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. B17 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 "Livin' On Main" apartment complex with many violations for a major lack of property maintenance with citations having been issued, and poor living conditions. 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 (2015 - present)

Property Address	Violations
210 S WILDWOOD DR	31
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
1031 W MAIN ST	18
907 W MAIN ST	17
2210 W STATE HWY 76	17
1129 W STATE HWY 76	17
3305 W STATE HWY 76	16
1166 W STATE HWY 76	16
505 GRETNA RD	16
706 S SECOND ST	16
2855 W STATE HWY 76 #101	16
1425 W STATE HWY 76	16
1447 STATE HWY 248 A-1	15
3506 W STATE HWY 76	15
3115 W STATE HWY 76	15
707 S SYCAMORE ST	15
1107 W STATE HWY 76	15
302 VETERANS BLVD	14
416 S BUS 65	14
903 CANAL ST	14
503 S OLD COUNTY RD	14
3470 KEETER ST	14
2821 W STATE HWY 76	14

FIGURE 3-5

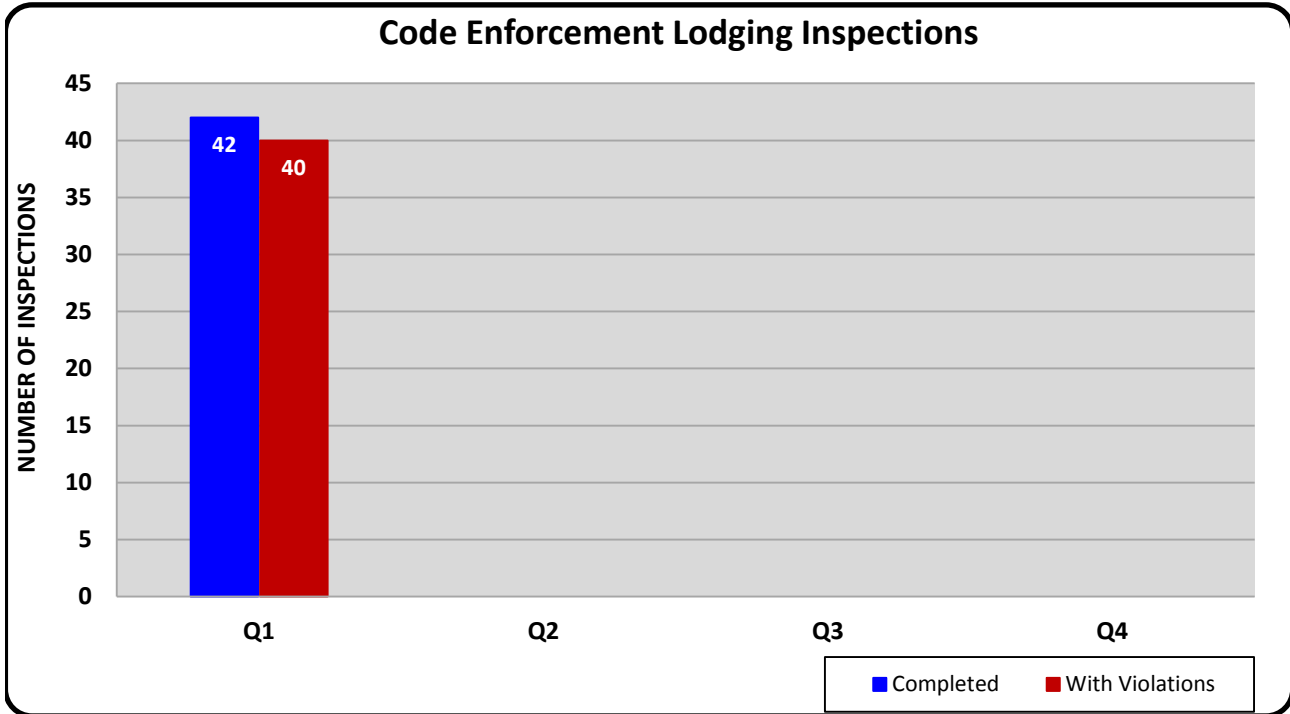
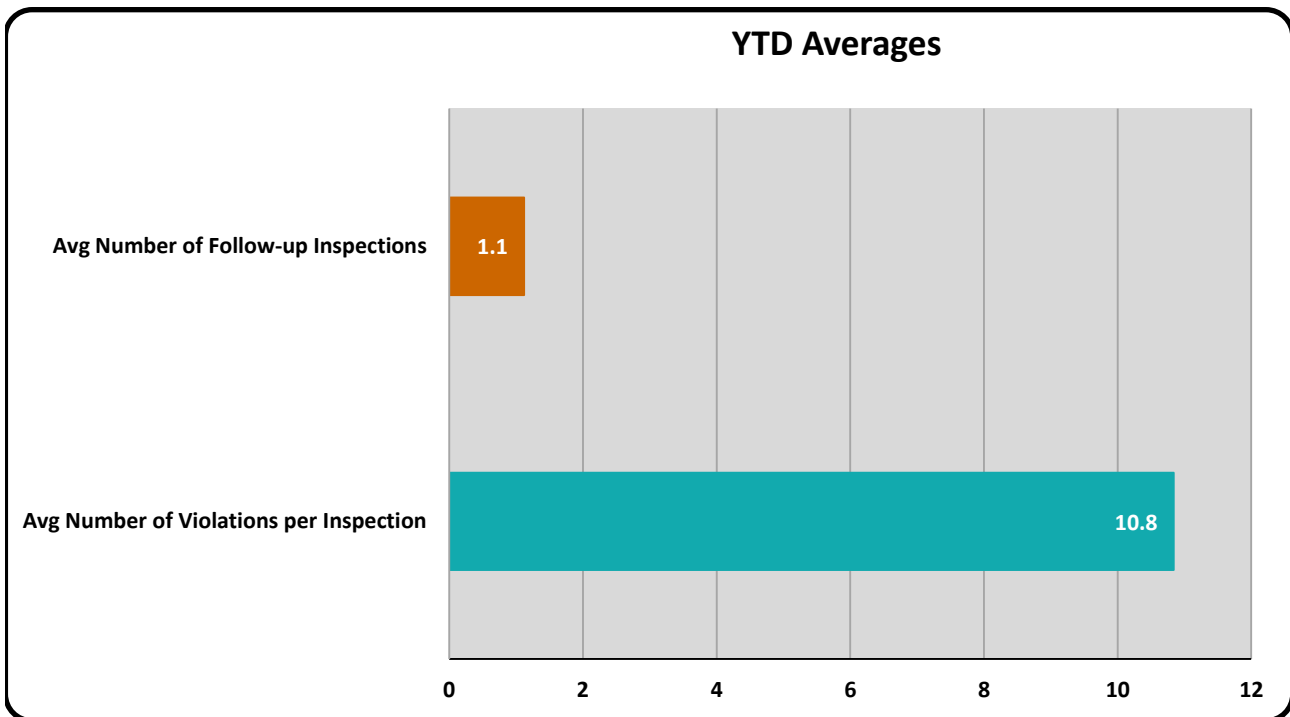


FIGURE 3-6



SECTION 4: CODE ENFORCEMENT PERFORMANCE MEASUREMENTS

FIGURE 4-1

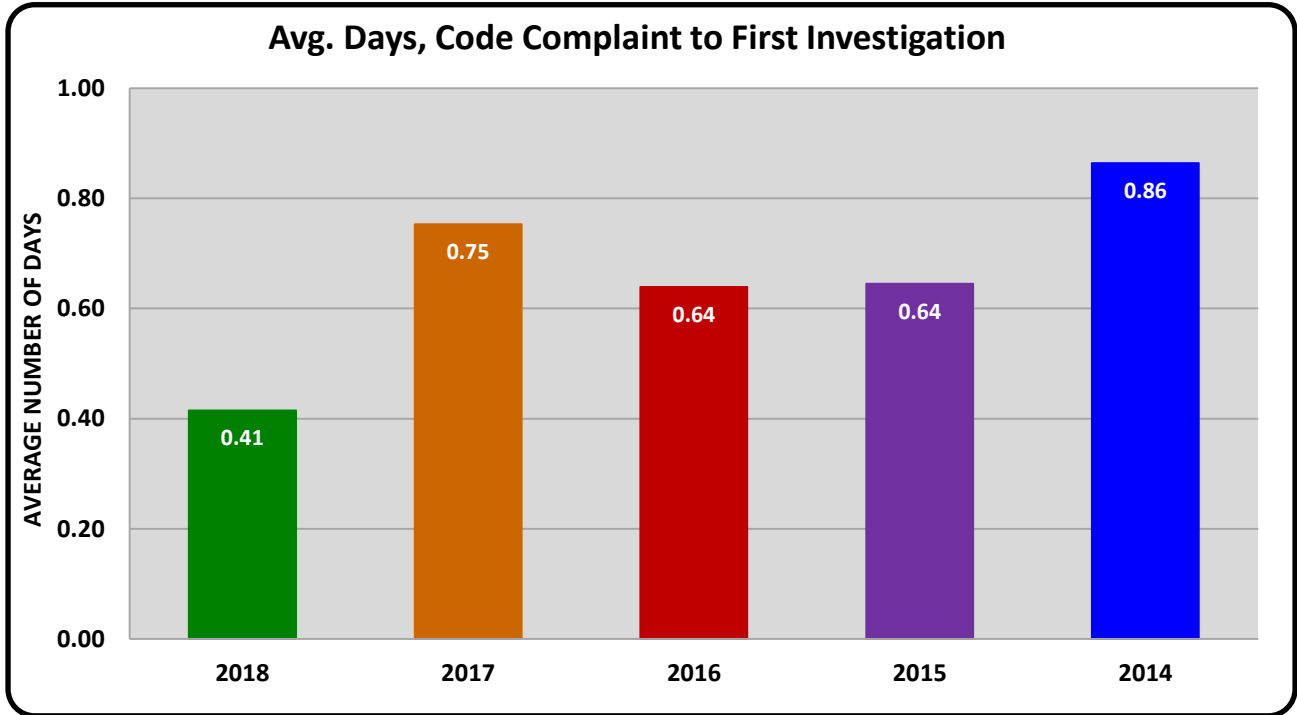


FIGURE 4-2

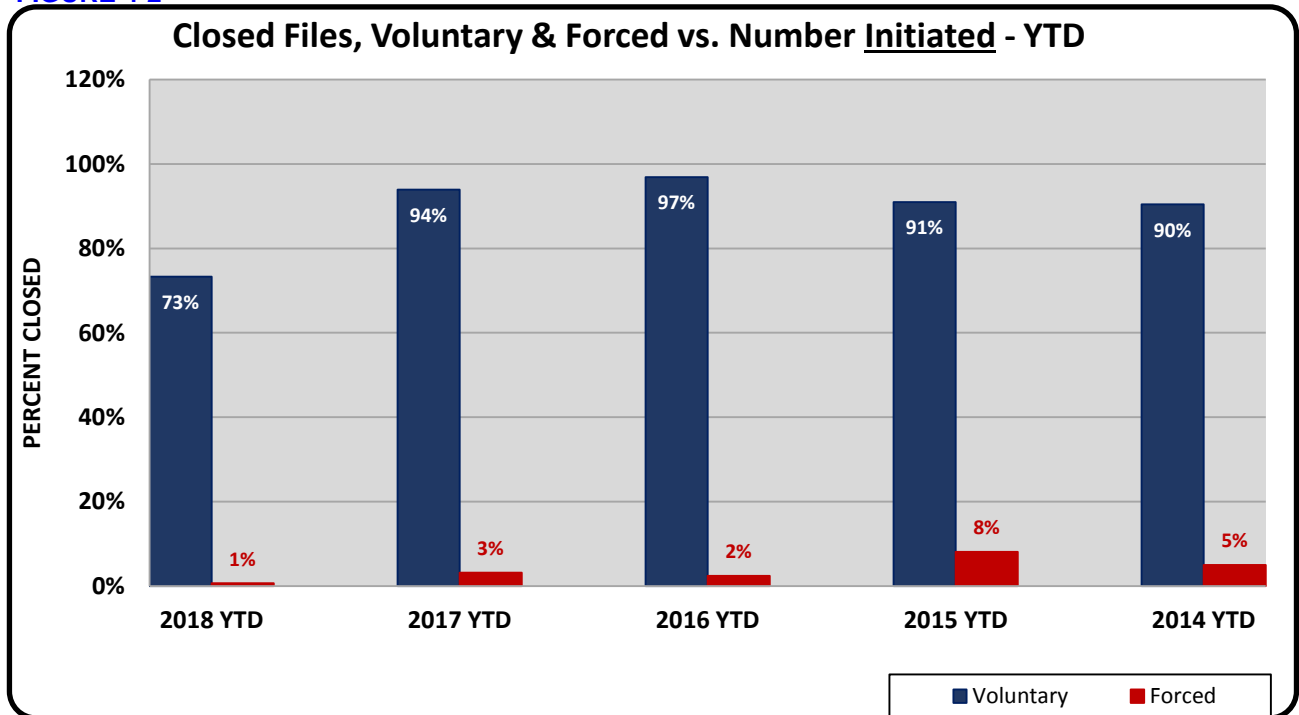


FIGURE 4-3

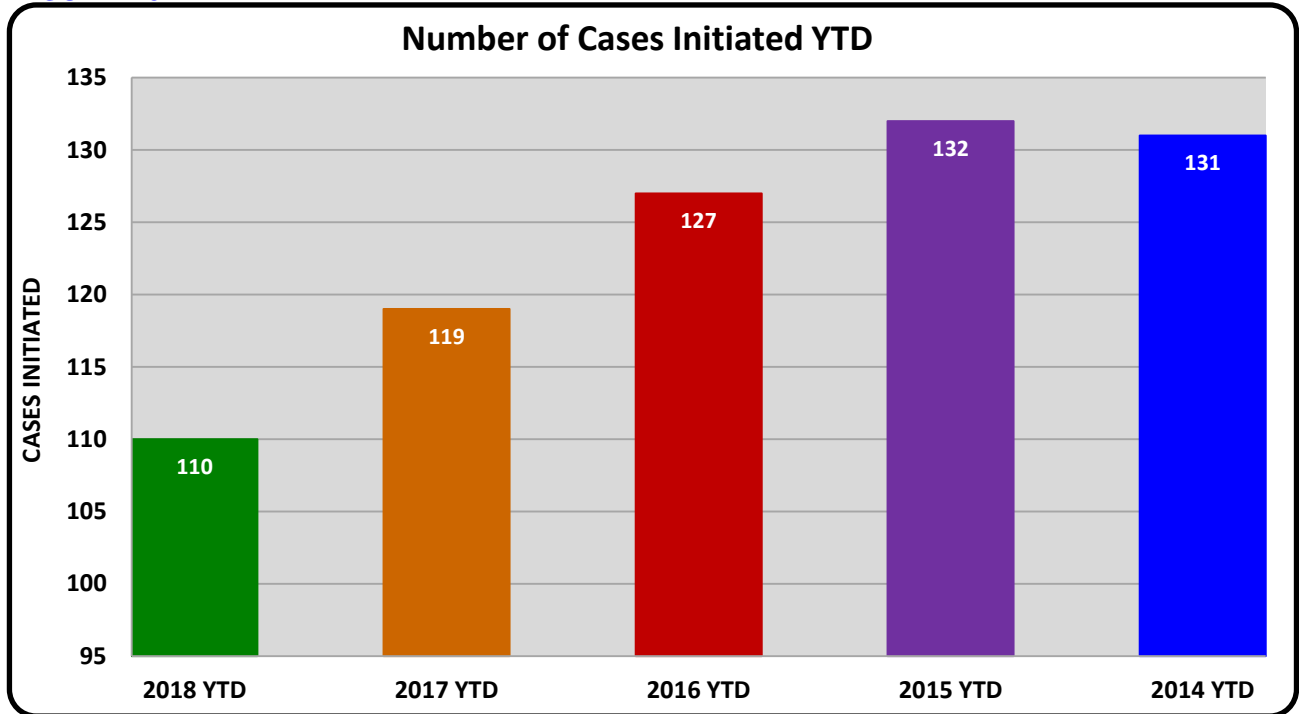
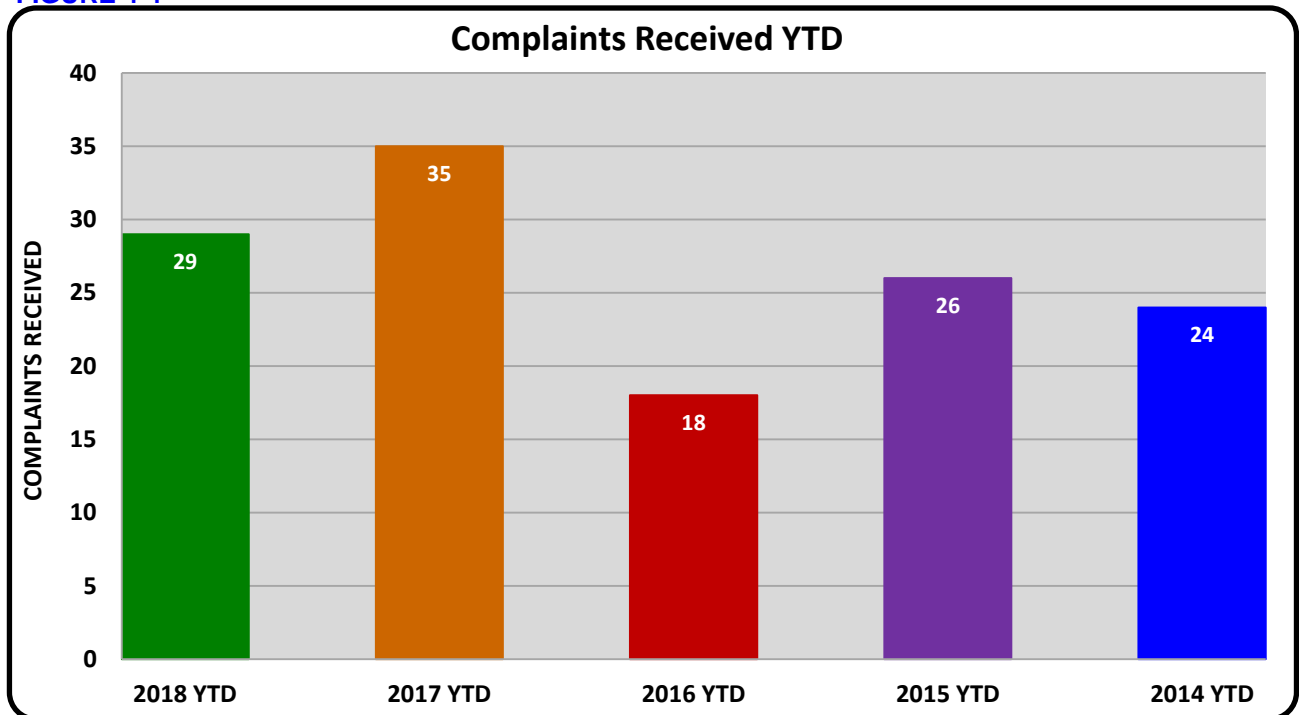


FIGURE 4-4



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		25										26
Real Estate		6	6										12
Political			2										2
Business Advertisement	3	1											4
Employment / Hiring													
Moving Sale													
Other													
TOTALS	4	7	33										44

FIGURE 5-1

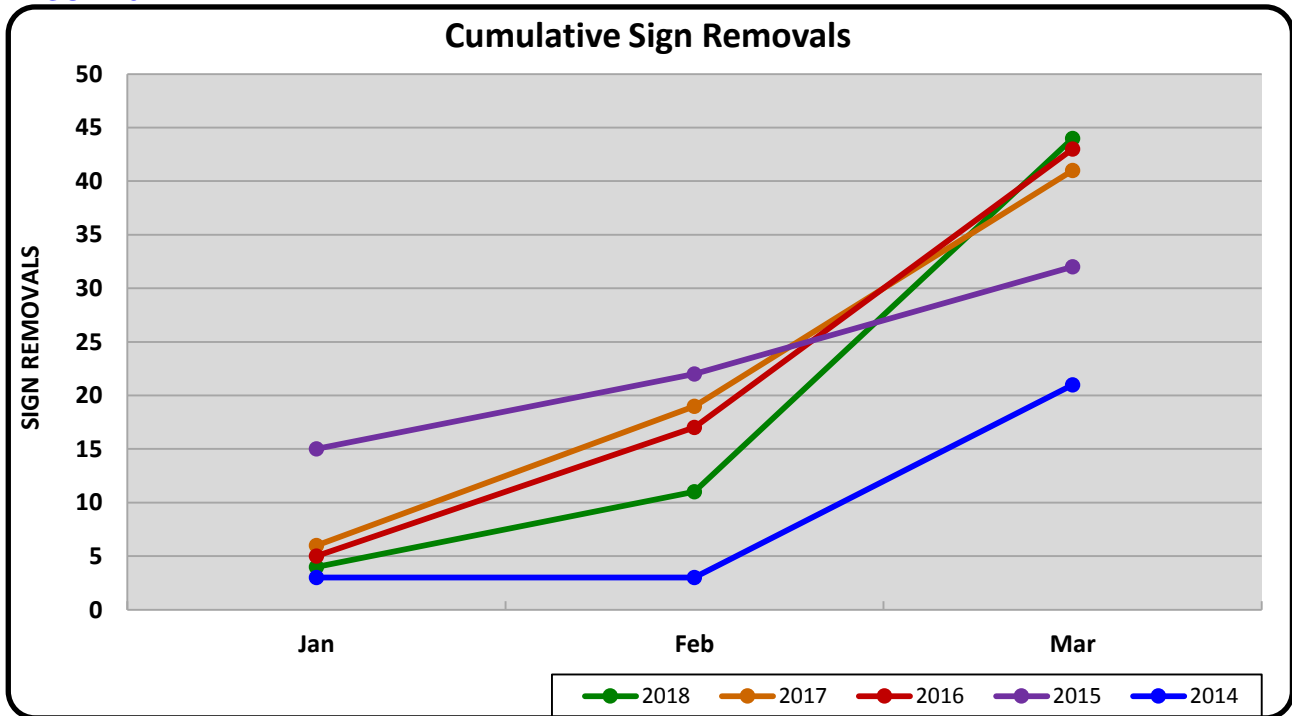


FIGURE 5-2

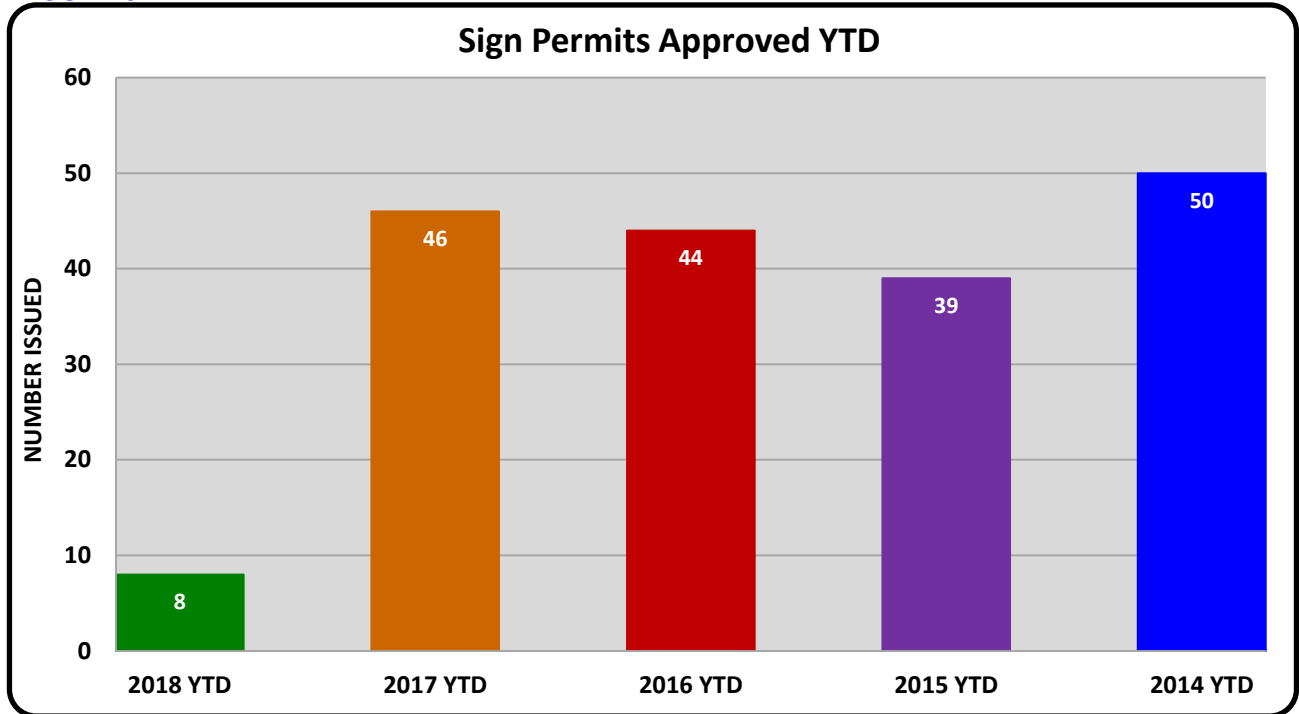


FIGURE 5-3

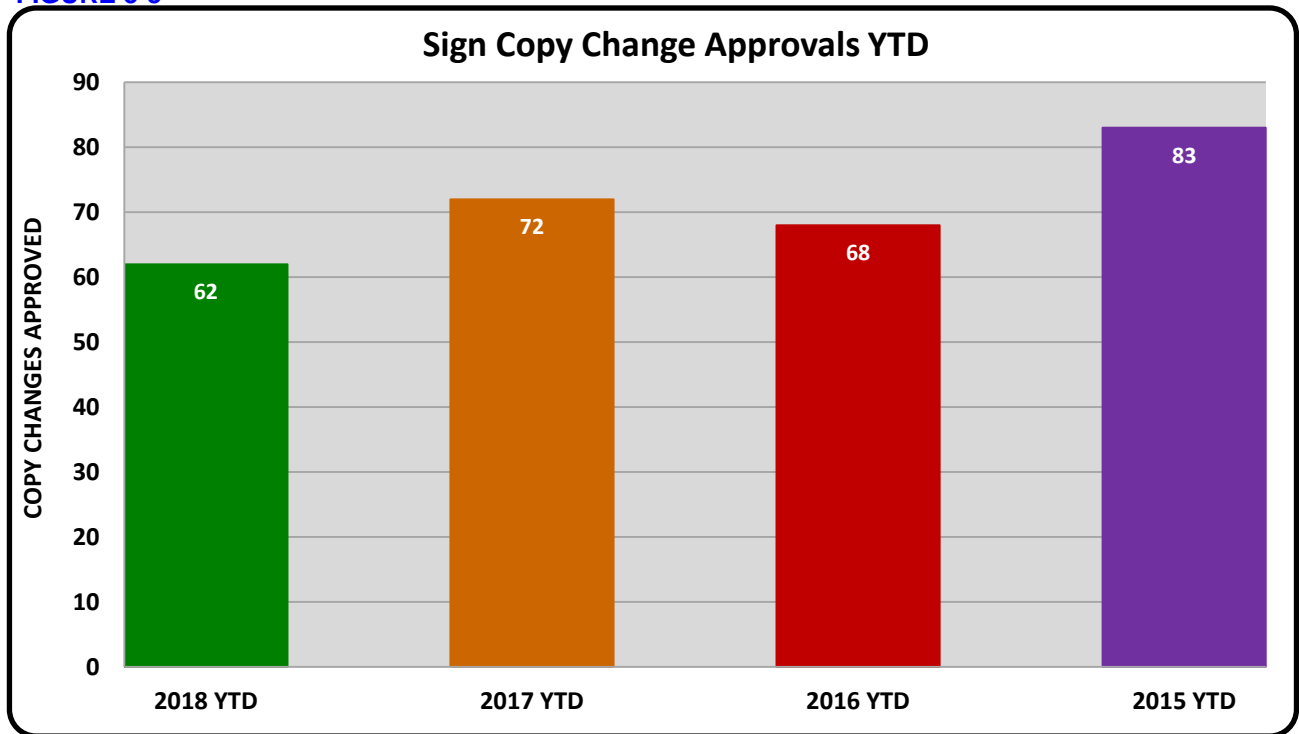


FIGURE 5-4

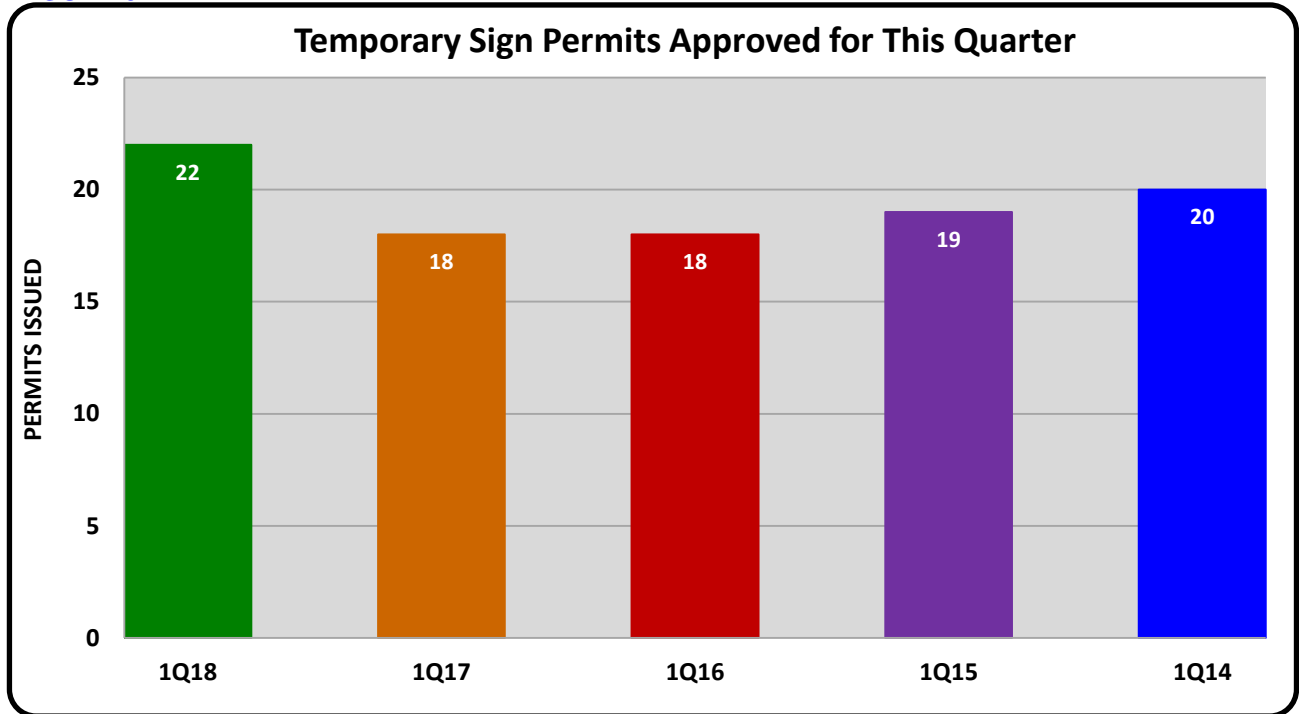
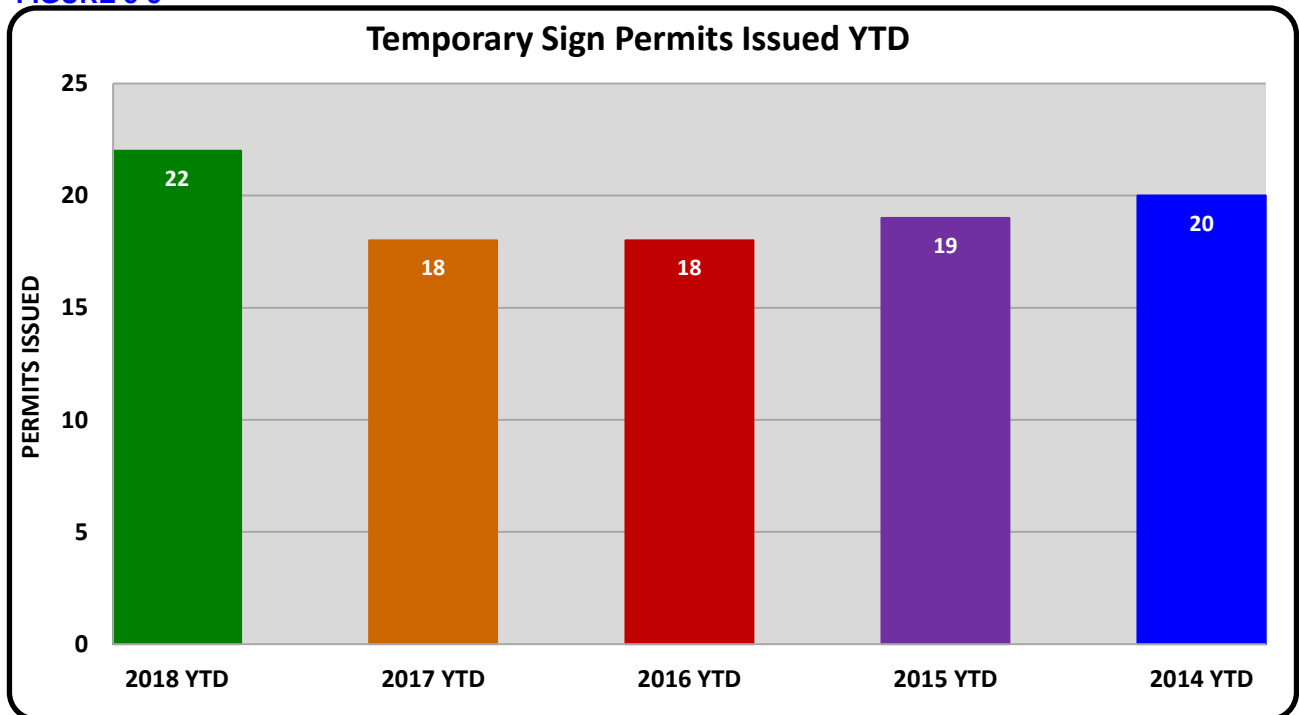


FIGURE 5-5



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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													0
Condominium Split			1										1
Easement Vacation													0
Final Subdivision Plat													0
Final Subdivision Replat													0
General Application													0
Minor Subdivision Replat	1		2										3
Municipal Code Amendment	1												1
Planned Development													0
PD Amendment													0
Preliminary Subdivision Plat													0
Preliminary Subdivision Replat													0
Special Events			1										1
Special Events - Street Closure		1											1
Special Permit													0
Special Use		1	1										2
Street Vacation													0
Variance													0
Zoning Request													0
Zoning Change													0
Tree Removal Requests	1	7	6										14
Open for Business	1	1	5										7
Home Occupation													0
Charitable Dropbox													0
Garage / Yard / Estate Sale		1	5										6
Portable Storage Unit													0
Recycling Drop-off Center													0
Searchlight													0
Temporary Vehicle Wash													0
Construction Office / Storage													0
Farmer's Market													0
Food Truck		1	3										4
Outdoor Sales / Promo Event													0
Public Event	1	2	6										9
Seasonal Sale			1										1
Temporary Office Facility													0
TOTALS	5	14	31										50

FIGURE 6-1

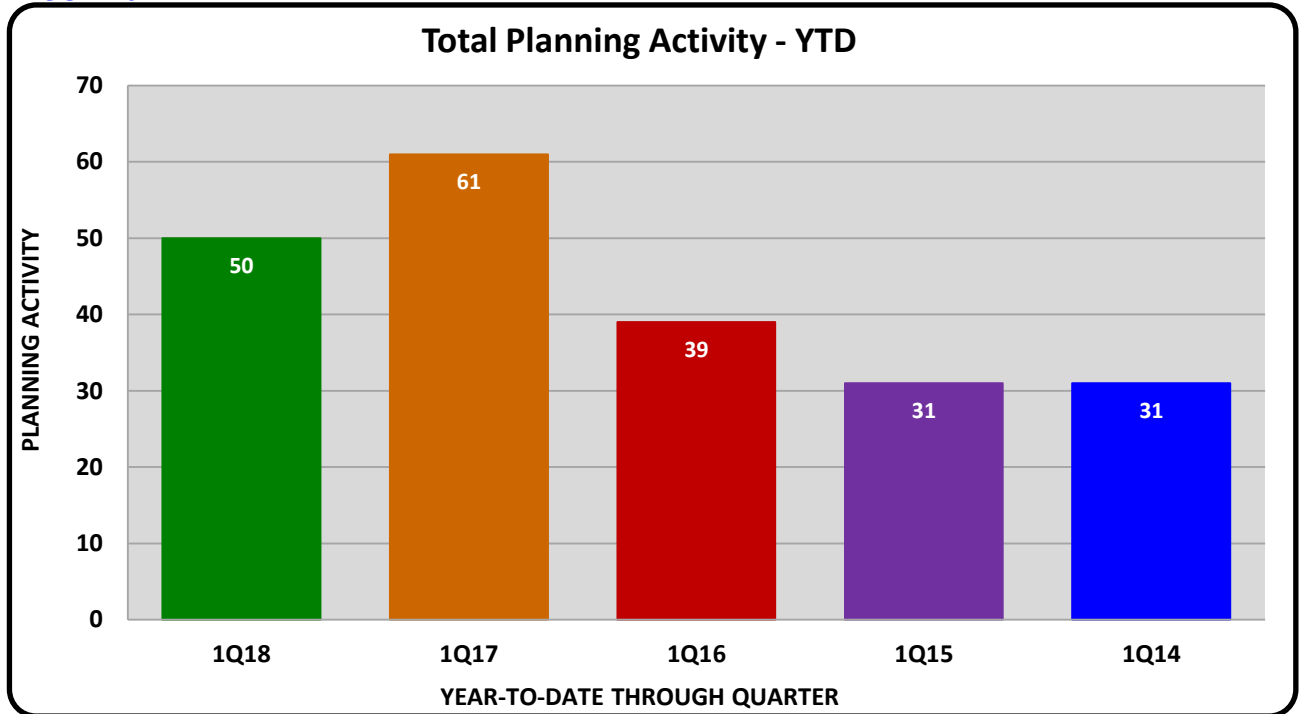


FIGURE 6-2

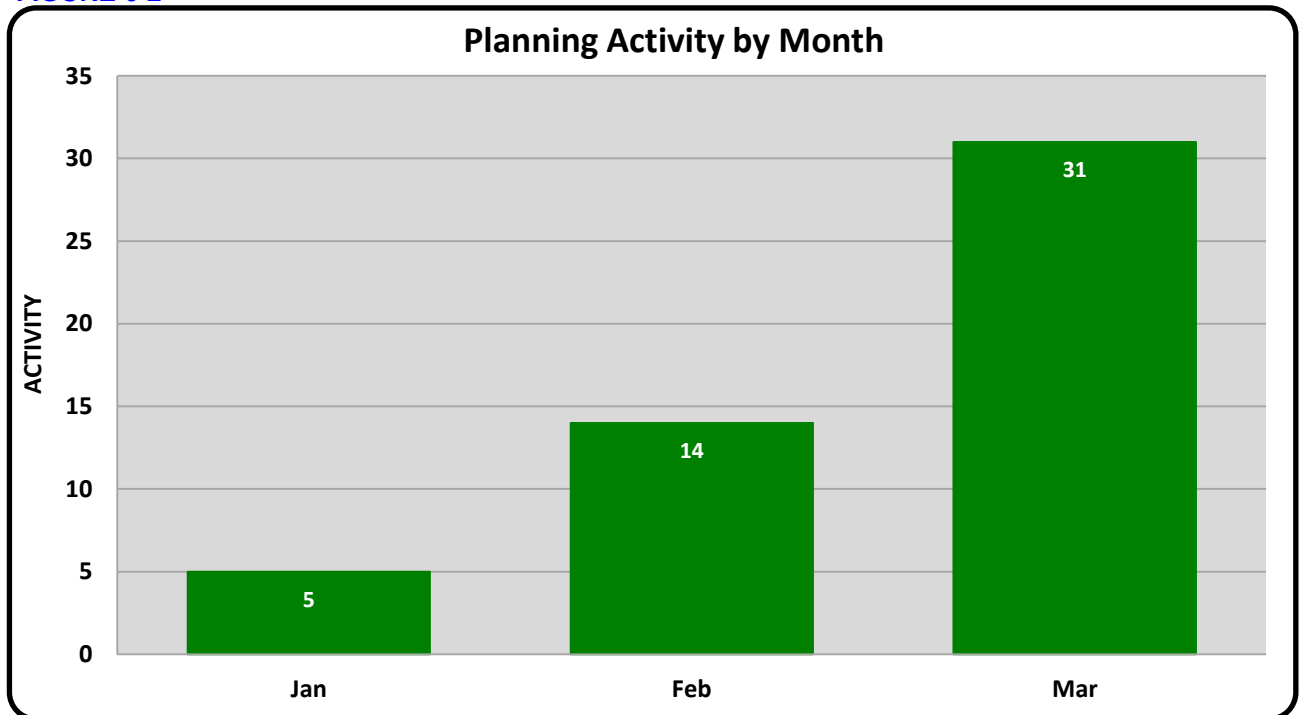
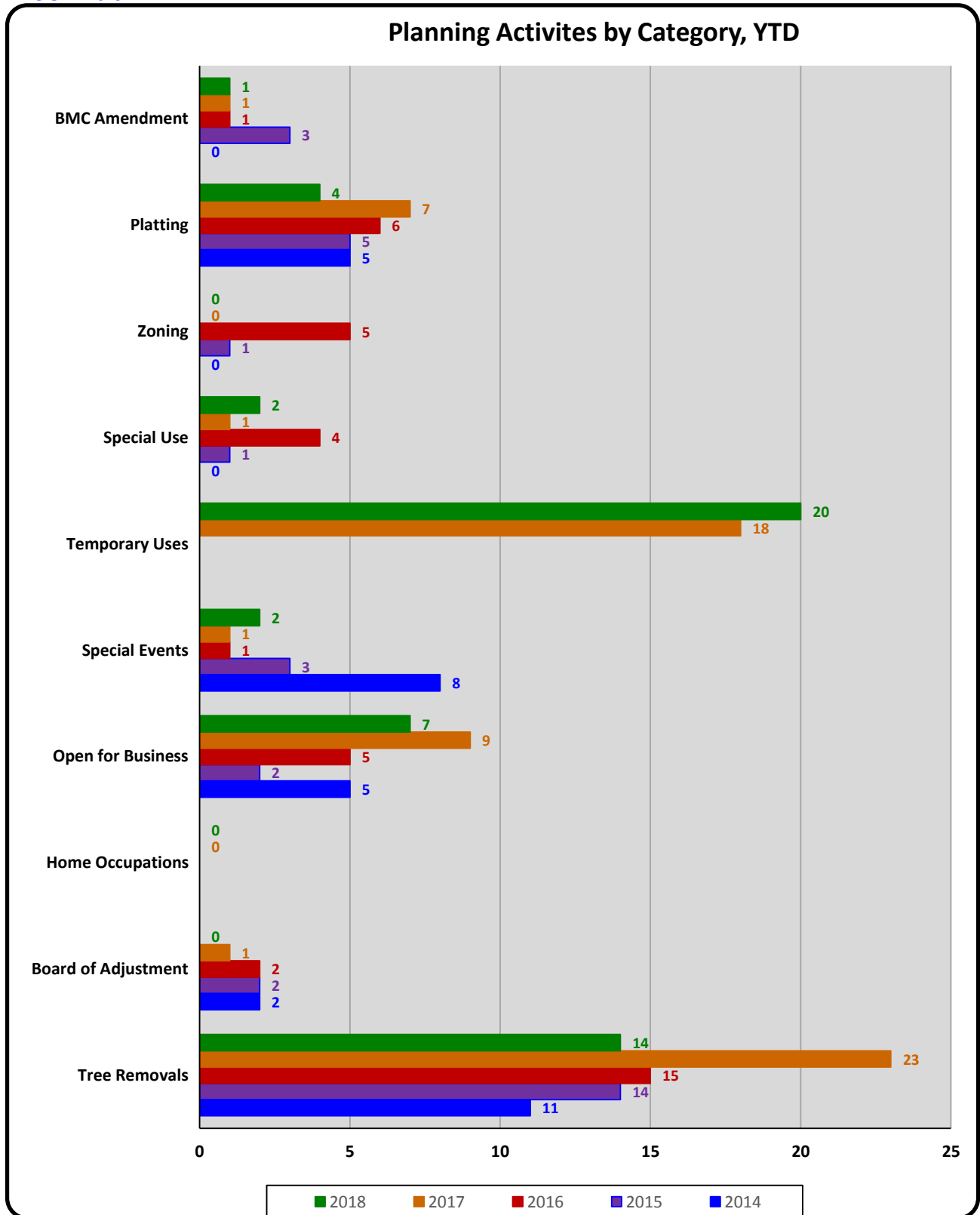


FIGURE 6-3



SECTION 7: PLANNING DEPARTMENT SURVEYS

SURVEY SUMMARY

116 Surveys Issued
21 Surveys Returned
18% Return Rate

TABLE 7-1: Survey Question Responses, YTD

Question	Responses	Respondent Assessments					
		Excellent	Good	Fair	Poor	Bad	NA*
Explanation of the permit process	21	57%	14%	14%	5%	5%	5%
Clarity and helpfulness of information received	21	52%	19%	14%	0%	5%	10%
Timeliness of the permit process	21	48%	29%	0%	10%	14%	0%
Explanation of the inspection process	21	67%	14%	10%	5%	5%	0%
Timeliness of inspections performed	20	70%	15%	5%	0%	10%	0%
Consistency and fairness in applying codes	21	62%	24%	5%	0%	5%	5%

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

TABLE 7-2: Department Division Performance Assessments, YTD

Division	Experience	
	Positive	Negative
Building	97.5%	2.5%
Planning	100%	--
Signs	85.7%	14.3%