

MINUTES
CITY COUNCIL MEETING – COLUMBIA, MISSOURI
JULY 16, 2007

INTRODUCTORY

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, July 16, 2007, in the Council Chambers of the City of Columbia, Missouri. The roll was taken with the following results: Council Members WADE, NAUSER, HOPPE, CRAYTON and JANKU were present. Council Members HINDMAN and SKALA were absent. The City Manager, City Counselor, City Clerk and various Department Heads were also present.

APPROVAL OF THE MINUTES

The minutes of the regular meeting of July 2, 2007 were approved unanimously by voice vote on a motion by Mr. Wade and a second by Ms. Nausser.

APPROVAL AND ADJUSTMENT OF AGENDA INCLUDING CONSENT AGENDA

Mr. Wade made the motion to remove B214-07, which dealt with the stormwater ordinance, from the agenda. The motion was seconded by Ms. Nausser.

Mr. Watkins explained Mayor Hindman had left a detailed voice mail for him on Friday afternoon indicating that after receiving a report from staff in terms of what was forthcoming, he felt it would be appropriate for him to withdraw the bill from the agenda since he was the bill's sponsor. If he could not withdraw it, he stated he would recommend his colleagues defeat the bill.

The motion made by Mr. Wade and seconded by Ms. Nausser to remove B214-07 from the agenda was approved unanimously by voice vote.

Mr. Watkins stated staff prepared a report in regard to responding to the County in terms of road requests and road ballot issues, which he thought they might want to add to the agenda as discussed in the recent work session. Mayor Pro tem Janku made the motion to add that report as Report F on the agenda. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

The agenda, as amended, including the Consent Agenda, was approved unanimously by voice vote on a motion by Ms. Nausser and a second by Mr. Wade.

SPECIAL ITEMS

Show-Me Shape Up Award Presentation.

Ms. Buckler explained, for the last two years, the City had been encouraging employees to join in the spring Show-Me Shape Up competition, which was a State-wide competition for weight loss and core activity. In 2006, 128 employees participated on 15 teams and, in 2007, the City had 18 teams with 120 employees participating. This year one of the City's teams took first place in activity level.

Mayor Pro tem Janku understood their team name was the Thick Burg'ers since a majority of their members were from Harrisburg. The five members present, who worked with

the Water & Light Department, were Peggy Larkin, Aaron Ray, Chad Shettlesworth, Karla Strawn and Gary Maiden. He presented them with a plaque in recognition of taking first place in the competition. He also noted another Water & Light Department team finished third in the activity division. He stated the City had done well at the State level and commented that they were great representatives of the community.

American Public Power Association Partners in Education Community Service Award.

Mayor Pro tem Janku stated the Water & Light Department received one of three awards from the American Public Power Association for community service. They were specifically recognized for their Partners in Education program with the Columbia Public Schools. He commented that anyone who had been a Columbia resident for any amount of time would have received a Water & Light calendar with energy conservation tips, which was done by students. They also participated in other programs, such as the Energy Challenge and Saturday Science, to show young people ways of conserving energy and being more efficient users of energy. He noted this program began in 1982, which he felt showed how progressive the Water and Light Department had been over the years because it started long before the issue of global warming was on the horizon. He commented that the Wall Street Journal recently had an article, which addressed things utilities were starting to do, such as turning off air conditioners during summer peak hours. He noted Columbia was already doing that with about 15,000 residents participating in the program. He presented the award to Mr. Dasho, the Director of the Water & Light Department, and thanked him, his staff and his predecessor for their good work.

SCHEDULED PUBLIC COMMENT

John G. Clark – Utility rate and connection fee objectives.

John Clark, 403 N. Ninth Street, provided a handout and stated he was speaking on the recommendations for utility rate and connection fee objectives to equitably recover public capital infrastructure costs from new population growth development. He felt this had a lot to do with fiscal issues, such as wasted money, stupid programs and sloppiness. He commented that as a matter of professional responsibility, being a CPA and JD, it was important for him to provide feedback. He noted he would likely also be a candidate for the First Ward, so he believed it was important to speak on issues that were important for the City and, in particular, the First Ward. He understood the Council had engaged a consultant to do a cost of service study for three public utilities to include recommending utility rates and connection fees for those services to different rate groups. In addition, the consultant had asked the Council to provide rate and connection fee objectives to guide them in making recommendations. He noted the City would ask the voters to approve bond issues in the hundreds of millions of dollars over the next few years to pay for the public capital infrastructure to provide these services to current and new users and the bonds would be repaid with utility and connection fees. He believed over half of these dollars would be used to pay for public capital infrastructure costs serving new residences and businesses. In the past, these capital costs had been repaid by everyone through average rates for each user group. He noted they were always told it was fair because the City's rates were lower than

anyone else's. He did not believe that made a difference. He commented that the way they did it in the past gimmicked the market to produce very bad results. He thought it needed to be done differently. He stated he thought most Columbians believed this pattern should not continue as 66 percent of respondents to the most recent City survey felt the primary financial responsibility for new growth should be born by builders, developers and new home owners. Considerations of economic development, economic growth and public fiscal responsibility and equity supported this conclusion.

Mr. Clark recommended the Council make recovering 80 percent of the system public capital infrastructure costs required to serve new residential development at the current level of service from residential development. He also recommended the Council direct the consultant to strongly prefer effecting such recovery through a connection fee rather than through new residence rate classes. Regardless of method, he felt Council should also direct the consultant to include the recovery of costs for mains, plants, etc. for the water system and sanitary sewer system. If they did not do this, he believed they would continue subsidizing, which would drive them to economic disaster.

Don Stamper – Concerns for the local economy, job creation and retention.

Don Stamper stated he was representing the Central Missouri Development Council (CMDC), 2604 N. Stadium Boulevard, and felt it was prophetic he was following Mr. Clark this evening. He commented that although Mr. Clark was urging the Council to adopt a policy to charge homeowners for the growth associated with new developments, there were multi-millions of dollars worth of system repair and improvements in all of the utilities they were asking all of the citizens in the community to pay for. He felt that position was non-sustainable to a point.

Mr. Stamper noted a concern on the behalf of the CMDC in regard to a group of key economic indicators, which were beginning to show up in the community, were not favorable and warranted Council's attention. They were concerned because there was not one agenda item relating to job creation and retention at the recent Council Retreat, but a lot of items relating to regulation and greater control. He explained there was a consistent decline in the Metropolitan Statistical Area (MSA) ranking. In 1998, they were ranked 32nd out of 361 and in 2006 they had fallen to 130th. This was important because people who were interested in relocating businesses looked at MSA scores as part of their analysis. There was also a drop in the average median income, which he had not experienced in recent years. It was down \$2,300 per individual this last cycle due to loss of jobs. In addition, there was an increase in the cost of housing. In 2005, the average cost of a new home in Columbia was \$154,000, but in 2006, it was \$175,000. In mid-year 2007, it was \$180,000. That cost was going up, but salaries were declining. In regard to sales tax receipts, he understood people were below projections, which meant there would be fewer resources for the future. He also noted one public entity reported they were below what they received last year. He believed that was an indication of the economy and how it was performing. Another issue involved state and federal funding, which he felt the Council needed to engage in. He stated during the most recent legislative session, the University lost potentially \$90 million for a building, caps were put on the tuition limiting the ability for the UMC to grow economically and professors and

physicians were looking to leave the University because their salaries were not competitive. The legislature treated Columbia differently than they treated other communities. In regard to the loss of jobs, he noted it was real and something they needed to focus on. He commented that the real estate market was also off dramatically. He explained he was bringing these issues to Council's attention in hopes they would move them to the front of the agenda. They were asking the Council to have the same value for job creation and retention as they had for community amenities. They felt issues in regard to improving the economic and employment base within the community should be taken on at the Council Retreat. They were asking the Council to focus their target on tech jobs, such as sciences, and the enhancement of UMC technologies. They believed it was the Council's responsibility to lead the charge. The business community, the CMDC, the Board of Realtors and others interested in growth would work hand in hand with the Council in creating an atmosphere where they had better job retention and creation. He noted the CMDC wanted this to have as much attention as sidewalks, parks, etc. because without this, they would not have those things they loved about the community.

PUBLIC HEARINGS

B210-07 Rezoning property located on the south side of Stadium Boulevard (State Route E), 2,000 feet west of Sunflower Street from A-1 to PUD-8; approving the PUD Development Plan for The Village at Monterey Hills.

The bill was given second reading by the Clerk.

Mr. Watkins explained this would rezone this property from A-1 to PUD-8 and approve the associated PUD development plan, which would allow the construction of four 8-unit buildings on the east side of the future Palisades Parkway and a mixture of 1- and 2-unit buildings on the west side of Palisades Parkway. The Planning & Zoning Commission recommended approval.

Mr. Teddy noted the statement of intent called for up to 60 units, but there were 54 on the plan Council was being asked to approve. He pointed out the zoning would allow for more than 60. Both staff and the Commission felt the zoning was appropriate given the topography of the site. Notable features of this plan included green space between the building fronts and the public streets and parking being concentrated behind the buildings. He noted the development agreement addressed the responsibility of construction of Palisades, which was on the Major Roadway Plan and would be a connection to Scott Boulevard someday. It was a ten plus year need in the CIP Plan. Mayor Pro tem Janku asked for clarification. Mr. Teddy clarified the extension of Sorrell's Overpass was on the Major Roadway Plan and its alignment was with future Scott Boulevard. He pointed out the development agreement dealt with the site distance issue.

Mayor Pro tem Janku opened the public hearing.

Tim Crockett, Crockett Engineering Consultants, 2608 N. Stadium Boulevard, stated they concurred with the staff report and explained there was a misunderstanding when this was before the Planning & Zoning Commission in regard to the context of the development agreement. It had since been ironed out with the Public Works Department and MoDOT. He noted the units on the west side would be double front units, so when one drove down the

street, they appeared to be the front of the building. The other side, which could be considered the rear, would also be a front. They pulled the buildings away from the corners to try to open it up and make it a nice intersection. He noted that unlike other developments where the developer was building half of the entire road and leaving the other half, parallel to it, for the City to construct in the future, this developer was proposing to build all of the road to a certain point and leaving the rest of it for the City to construct at a later date. He explained, if they looked at the plan, a large portion of Palisades Parkway, if constructed, would have no purpose for quite some time. Instead of putting pavement on the ground that would sit there and need maintenance, they would allocate the funds they would have put toward that road into this intersection and this section of the roadway so it was a final product. He pointed out it would be designed so it could be modified with turn lanes, etc. without acquiring additional right-of-way and without tearing out the pedway and sidewalk if it became a major intersection.

Mayor Pro tem Janku asked if the 8-unit buildings were planned as rental or condos. Mr. Crockett replied they were originally set up for rental, but they were looking at condominium units due to the big market demand. The units were 1, 2 and 3 bedroom units, so it provided a wide range. Mayor Pro tem Janku stated he was a big fan of Spencer's Crest and was hoping this would be similar. Mr. Crockett thought there was a pull for that if they could do it.

Mr. Wade understood they could assume it would end up being a combination of rental and owner occupied. Mr. Crockett replied they could assume that, but he believed the developer would push toward owner occupied.

There being no further comment, Mayor Pro tem Janku closed the public hearing.

Mr. Wade stated he believed this was well designed and would support the vote with a bit of protest. He commented that the Council had two decisions, not just one. One was a policy decision in regard to land use and the other was an administrative decision on the approval of the plan. Technically, the plan could not be approved until the zoning was in place and by voting on them at the same time, it pre-empted him from having separate votes and different votes on the two issues. He believed these votes should be separate with the land use vote coming first followed by discussion and consideration of the plan. He hoped they would be separated in the future.

B210-07 was given third reading with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bill declared enacted, reading as follows:

(A) Voluntary annexation of property located approximately one-quarter mile east of Oakland Gravel Road, north of the Boone County Fairgrounds.

Item A was read by the Clerk.

Mr. Watkins explained this was a required public hearing involving the voluntary annexation of property jointly owned by the City and the County. It was donated by Mr. Atkins and was currently being developed as a baseball/softball field complex. The development plan had been approved by both the City and the County and as part of the development

agreement, it was agreed it would be brought into the City. He noted the two fields they were working on now were expected to be ready for play in the Fall of 2008.

Mayor Pro tem Janku opened the public hearing.

There being no comment, Mayor Pro tem Janku closed the public hearing.

OLD BUSINESS

B211-07 Approving the Final Plat of The Villages at Arbor Pointe Plat 3 located west of the intersection of Waco Road and Brown Station Road; authorizing a performance contract.

The bill was given second reading by the Clerk.

Mr. Watkins explained this would create 152 R-1 zoned lots in northeast Columbia. It would also include Waco Road, extended, and would be necessary for the School District to move forward on its proposed new elementary school site, which was on the west side of this property. Current standards required two accesses for a final plat of over 100 lots. The second access was Waco Road. This bill had been introduced before the access issue had been discovered. Staff was suggesting this item be tabled in order to work on a development agreement in regard to Waco Road. He noted staff had no problems with the final plat. The second access was just needed.

Mr. Wade made a motion to table B211-07 to the August 6, 2007 Council meeting. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

B215-07 Authorizing an agreement with Vangel Marketing Communication for consulting services for promotion and education of the Non-Motorized Transportation Pilot Program; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Watkins stated this was a proposed contract with Vangel Marketing Communications for approximately \$2 million over two years. It would be paid for by the non-motorized grant and was part of the overall effort to try to move transportation from automobile to non-motorized means. He explained a separate group, including representatives from Federal Highways, MoDOT and other communities, reviewed the proposals and since it did not include anyone locally, there was no bias toward local firms. This group recommended Vangel Marketing. He noted Vangel Marketing was bringing in several national and local groups to help as subcontractors.

Mr. Glascock noted this was one of two contracts. The first one, which was for 18 months, was to try a menu of education options to see what they could get to work in behavior change. Once they had that, a second contract would be brought forward to expand the work into something they could carry forward after the non-motorized grants were gone.

Mr. Wade asked about the oversight the Public Works Department would have on the contract and operation of this project. Mr. Glascock replied they had oversight over the entire contract and would be able to make change orders, similar to an engineering contract for street design. Mr. Wade asked how they would receive data to provide good oversight. Mr. Glascock replied they would continue to have meetings with the consultant to ensure the expectations set out in the contract were being met and the tasks were being completed.

Ms. Hoppe understood the contract was for a little more than \$2 million, but the ordinance was only authorizing \$1.5 million and asked for clarification. Mr. Glascock replied they already had the authorization and an appropriation for part of it.

Ms. Hoppe understood part of the money would create a logo for Bike Walk and Wheel Week, which already existed, and asked for an explanation. Mr. Glascock replied it was confusing for the Federal and State government in that there was a Pednet Coalition and a Pednet Connecting Columbia. They did not understand the difference, so they were looking at rebranding it so it was something they could carry forward after the money was gone. They were trying to come up with a better logo or name to serve the citizens better.

Mayor Pro tem Janku understood surveys would be conducted as a part of this. He explained with the citizen survey, they were able to pinpoint attitudes of the community and of particular neighborhoods. He was hopeful they could achieve that type of response with these surveys. He hoped they could find out where bicycle ridership and pedestrian activity was strongest and where people were commuting most. Mr. Glascock stated they would try to gather data they could put into GIS to show where these attitudes were and where they needed to concentrate their education effort. Mayor Pro tem Janku thought they could also survey ridership throughout the community in order to indicate how it was tied to changes in infrastructure.

B215-07 was given third reading with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bill declared enacted, reading as follows:

B216-07 Amending the FY 2007 Pay Plan to add a Manager of Environmental Services position in the Public Works Department; amending the Classification Plan; amending the FY 2007 Annual Budget; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Watkins stated this would authorize an amendment to the Pay and Classification Plans. It would accomplish a reorganization in Public Works and was made necessary to some degree by the increased stormwater and landfill regulations. The goal would be to have the Manager of Environmental Services oversee a section in Public Works and report directly to the Director.

Mr. Glascock explained the bioreactor brought in a lot of other regulations, such as air quality, and Phase II of the stormwater regulations were currently being handled by a temporary employee. These would be the two key issues for this position.

Ms. Hoppe asked if this person would be an engineer. Mr. Glascock replied yes. Ms. Hoppe asked if the salary was \$23,000. Mr. Glascock replied that was the amount for two months. Mr. Watkins explained this would be for the balance of the fiscal year. The position would be included in the City Manager's budget to be presented to Council in a couple weeks.

B216-07 was given third reading with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bill declared enacted, reading as follows:

B218-07 Establishing a capital project charge on coal traffic moving along the Columbia Terminal Railroad (COLT) to the Municipal Power Plant; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Watkins noted Columbia was one of a few municipalities that owned a short line railroad. The City took over the railroad in the late 1980's and received some federal money to assist in updating it. Since the mid-1990's, they had not been able to keep up with the maintenance necessary to keep the railroad running reliably and safely. In looking at how they might be able to fund the maintenance, staff was suggesting a five dollar per ton surcharge be added for coal. He noted they recently went out for bids for coal and the price delivered decreased fourteen dollars per ton, so with a five dollar surcharge, electric customers would still see the benefit of a nine dollar decrease in coal. This could produce approximately \$250,000 per year for track maintenance and maintenance of the utility. It would have no impact except for the electric utility, which was already beginning to see a positive due to the decrease cost of coal.

Mr. Wade understood, at current rates, they were getting behind in terms of maintenance. He assumed that meant they were losing ground each year. He understood a five dollar per ton increase was being proposed, but they did not indicate if that would allow them stay even or begin to catch up or when they would anticipate being caught up. Mr. Dasho stated this would help them catch up in addition to keeping them where they needed to be. He noted, after the first year of operation, they would review it to determine how well they did and provide a report to Council. Mr. Wade asked if five dollars was enough to catch up. Mr. Dasho replied it was not for the first year, but noted they would have a better picture of how it would go after then. Mr. Wade understood, a year from now, they could expect a report stating how many years it would be before they were caught up and what kind of surcharge rate was needed. Mr. Dasho replied yes.

Ms. Hoppe understood they needed 2,585 ties to be replaced and 2,230 ties per year afterward and asked how much ties cost. She wondered if this amount would cover the annual replacement of the ties. Mr. Dasho replied it would and added that it would also go after the additional amount needed to catch up from where they were. In regard to the price of ties, he noted it depended upon the kind of tie one purchased and who did the contracting.

Mayor Pro tem Janku asked if they had thought about extending the capital charge to other users of the railroad. Mr. Dasho replied no and added that they were specifically looking at coal usage at this time. If they saw a need for additional money in the future, they might propose something else, but coal was a fairly constant item which did not fluctuate with economic conditions.

B218-07 was given third reading with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bill declared enacted, reading as follows:

B220-07 Amending the FY 2007 Annual Budget to add a videographer position in Public Communications - The City Channel; amending the classification plan.

The bill was given second reading by the Clerk.

Mr. Watkins explained this was a budget amendment, not a pay classification amendment, because the videographer classification was already in the Classification Plan. This year's budget brought the channel into its own funds in order to keep track of what it actually cost and what resources were needed to put the channel together and for the channel to operate. One recommendation was to reduce hours allocated to a part time temporary position and create a full time position to provide stability for the channel and build on their needs.

Ms. Hoppe understood the Parks & Recreation Department had been spending \$20,000 for a videographer and would be provided services through this position in the future. She asked if other City Departments would contribute to the cost. Mr. Watkins replied they charged out time, like a commercial station would, so if the Parks & Recreation Department or other departments used so many minutes in a day, they paid a percentage of the overall cost. Ms. Hoppe understood that would continue with the full time position. Mr. Watkins replied it would.

B220-07 was given third reading with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bill declared enacted, reading as follows:

CONSENT AGENDA

The following bills were given second reading and the resolutions were read by the Clerk.

- B212-07** **Approving the Final Plat of Bellwood, Plat No. 2 located on the southwest side of Strawn Road (State Route ZZ), near the intersection of Strawn Road and West Worley Street; authorizing a performance contract.**

- B213-07** **Approving the Final Plat of Blue Ridge Town Centre, Plat 1 located on the south side of Blue Ridge Road, along both sides of North Providence Road, extended; authorizing a performance contract.**

- B217-07** **Accepting conveyances for temporary construction, drainage and temporary access purposes.**

- B219-07** **Accepting conveyances for utility purposes.**

- B221-07** **Authorizing an agreement with the Columbia School District to provide crosswalk guards at Derby Ridge, Field, Paxton Keeley, Mill Creek, Shepard Boulevard and West Boulevard Elementary Schools; appropriating funds.**

- B222-07** **Authorizing an agreement with the Columbia Area United Way for reimbursement of joint social services agency assessment, evaluation and training activities; appropriating funds.**

- R153-07** **Setting a public hearing: special assessments against property specially benefited by public improvements made to Sanitary Sewer District No. 149 (Edgewood Avenue).**

- R154-07** **Setting a public hearing: special assessments against property specially benefited by public improvements made to Sanitary Sewer District No. 150 (Mexico Gravel Road).**

- R155-07** **Setting a public hearing: construction of Fire Station No. 7.**

- R156-07 Setting a public hearing: construction of Scott Boulevard from Rollins Road to Brookview Terrace.
- R157-07 Authorizing adopt a spot agreements.
- R158-07 Authorizing an amendment to the CDBG agreement with Shalom Christian Academy and Daycare.
- R159-07 Authorizing an amendment to the STP-Urban Program Agreement with the Missouri Highways and Transportation Commission for the extension of Providence Road from its current terminus northward to Blue Ridge Road.
- R160-07 Authorizing an amendment to the agreement with E L M Building Partnership for the purchase of land along the east side of Tenth Street between Locust Street and Elm Street.
- R161-07 Authorizing the Memorial Day Weekend - Salute to Veterans Corporation to conduct an air show at the Columbia Regional Airport in 2008.

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Bills declared enacted and resolutions declared adopted, reading as follows:

NEW BUSINESS

- R162-07 Approving an amendment to Chapter 7 of the Parks, Recreation & Open Space Master Plan, 2002 Facilities Needs Update to extend the Bear Creek Trail from the Boone County Fairgrounds to Oakland Church Road.

The resolution was read by the Clerk.

Mr. Watkins stated they were recommending an extension of the Bear Creek Trail from the Boone County Fairgrounds to Oakland Church Road. They were beginning to see additional development in the area and believed it was appropriate for developers to know where the trail might run as they considered areas to develop. Both the Parks & Recreation Commission and the Planning & Zoning Commission had reviewed and recommended approval.

Mr. Hood noted the proposed extension was about two miles in length and was classified as a third level or tertiary priority at this point.

Mayor Pro tem Janku understood, per the plan shown on the overhead, a portion of the trail would go through the Fairgrounds rather than following the creek. Mr. Hood stated that was their suggestion at this time. They could look at it again when they got to the detailed planning. This route allowed it to stay on public land. Mayor Pro tem Janku understood it would be extended to the property donated by Jeff Smith's family, which was a future site for a park. Mr. Hood stated that was correct.

Mr. Wade asked what a tertiary level of priority meant. Mr. Hood replied when the plan was developed, they set levels of priority, which were one, two and three or primary, secondary and tertiary. Tertiary was the third level priority. Mr. Wade asked what that meant. Mr. Hood replied if looking at how long it would take to implement a plan, the primary priorities were the ones they wanted to work on first. The plan listed a lot of trail projects and they could not get to all of them immediately. This was done to try to give a sense to the Council and community the order in which trail construction might be addressed. Mr. Wade

understood this put people on notice that there would be a trail, but no money was anticipated going to the project for some time. Mr. Hood replied that was correct. He explained from the existing Bear Creek Trail, their priorities were to first get it to Lange Middle School, then to the Fairgrounds and then further north.

Dee Dokken, 804 Again Street, stated it was frustrating for people concerned with the proposed location of the new high school to see public land near infrastructure with trails and playing fields in areas closer to town not being taken into consideration. She understood the School Board received an okay from the City and she wondered what that involved. Ms. Hoppe asked how this related to the trail. Ms. Dokken replied it did not. She just felt an area where trails were planned, there were good roads, and there was open land for playing fields should have been considered for the high school.

Mayor Pro tem Janku commented that although it was tertiary at this point, he could see it being developed toward Lange Middle School as well. He understood the Lange extension would be difficult due to the highway. He stated he found having pieces helped because adjoining the middle was generally supported, so if they could get something started here to link to the ball fields and the Atkins property, it would help move the entire project forward. Mr. Hood noted that was a possibility for the future, particularly if funds became available from other sources, such as enhancement grants and the Safe Routes to Schools Program. As the school materialized, they might want to look at the priority to determine whether or not it should be upgraded. Mayor Pro tem Janku understood an elementary school was planned for that area.

Ms. Hoppe stated she liked the idea of planning ahead. She felt it made sense to plan for it, so people would know what it was and where it would be. She noted she appreciated being provided details regarding developments planned with units and understood 1,300 new dwelling units of a variety of types. She commented the School District was figuring 0.5 students per dwelling unit, which meant 650 new students. She believed they needed to communicate with the schools in terms of planning and what infrastructure would need to be in place.

The vote on R162-07 was recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA. Resolution declared adopted, reading as follows:

INTRODUCTION AND FIRST READING

The following bills were introduced by the Mayor Pro tem unless otherwise indicated, and all were given first reading.

- B223-07** **Voluntary annexation of property located approximately one-quarter mile east of Oakland Gravel Road, north of the Boone County Fairgrounds; establishing permanent R-1 zoning.**
- B224-07** **Rezoning property located north of West Worley Street, between Silvey Street and Strawn Road (State Route ZZ) from PUD-6 to PUD-3.6; replacing the statement of intent for property previously zoned PUD-3.6; approving the PUD Development Plan of North Vintage Falls; setting forth a condition for approval; allowing reductions in the required perimeter setbacks.**

- B225-07 Approving the C-P Development Plan of Oak Forest C-P located north of the intersection of Gray Oak Drive and Green Meadows Road.
- B226-07 Approving the Engineer's Final Report for the Sewer District No. 149 (Edgewood Avenue) sewer construction project; authorizing Change Order No. 1 to contract with Case Excavating, LLC; levying special assessments; appropriating funds.
- B227-07 Approving the Engineer's Final Report for the Sewer District No. 150 (Mexico Gravel Road) sewer construction project; authorizing Change Order No. 1 to contract with C.L. Richardson Construction Co., Inc.; levying special assessments appropriating funds.
- B228-07 Authorizing Change Order No. 1 to contract with Steve & Associates, Inc.; approving the Engineer's Final Report relating to construction of Green Meadows Road from Providence Road to Route AC.
- B229-07 Authorizing construction of Fire Station No. 7 located on the northeast corner of Green Meadows Road and Green Meadows Circle; calling for bids through the Purchasing Division.
- B230-07 Amending Ordinance No. 018857, which levied special assessments for reconstruction of Sixth Street from Wilkes Boulevard to Hickman Avenue to void tax bills issued against certain properties; appropriating funds.
- B231-07 Authorizing an agreement with Honeywell International Inc. for the extension of Chateau Road.
- B232-07 Authorizing acquisition of easements for construction of the Rutledge Drive/Weymeyer Drive storm water management project.
- B233-07 Appropriating funds for parking improvements at Columbia Regional Airport.
- B234-07 Transferring transportation sales tax funds from the Transportation Fund Account to the General Fund Account; appropriating funds for the purchase of salt for the salt storage facility.
- B235-07 Appropriating funds for the acquisition of land in the southeast Columbia area for the purpose of developing a regional park (Crane property).

REPORTS AND PETITIONS

(A) Intra-departmental Transfer of Funds.

Report accepted.

(B) Douglass Family Aquatic Center Usage.

Mr. Watkins explained Ms. Crayton had previously asked for staff input in regard to how they might get additional users at the Douglass Aquatic Center. Staff provided a status report regarding what programs were available as well as when and what fees were charged. He noted they also had some suggestions for consideration in an effort to increase the use of the facility.

Mr. Hood noted they were suggesting a couple of discounting type options if they wanted to increase attendance at the pool. He pointed out in the last two years, they had not used all of the scholarship money and were looking at revising the scholarship guidelines by allowing individuals to apply for additional options. They wanted to bring that to Council as part of the budget hearings and fee ordinance.

Ms. Crayton understood the scholarships included all of the swimming pools around town. The problem she was having was making sure the children had enough things to do. She noted they had Douglas Little League, Moonlight Hoops and swimming from 3:00 to 9:00 p.m. on Tuesdays and Thursdays. She thought they needed to get this information out to the churches and others, so people were aware of what was going on in the evenings. She did not think the kids knew when these activities were happening. She felt these were other tools that could be used as positive activities. If they reduced the fee, they needed to let them know. Mr. Hood explained on Tuesdays and Thursdays they were opening later in the afternoon and staying open later in the evening to see if that might increase attendance. He noted they would be happy to work with the churches in regard to getting information out. He thought if they wanted to try to increase attendance, they could broaden the definition of twilight admission, so the cost would drop for the last two hours of each swimming day.

Mayor Pro tem Janku understood daycares came in the morning and asked if that was their traditional time or if they came in the afternoon. Mr. Hood replied they preferred a time when it was just the daycares because they did not want to be there when there were a lot of older kids and activity going on. He noted they were charged a flat fee of \$1.00 per person, which was why he was suggesting the twilight fee be \$1.00 per person.

Mayor Pro tem Janku asked if they had usage patterns. He wondered what time of day was the busiest. Mr. Hood replied it varied and there was no real pattern. Mayor Pro tem Janku asked if they could do a split schedule where the pools were closed for a couple of hours. Mr. Hood replied that would really complicate scheduling with the lifeguards. They were already having problems with an adequate number of lifeguards for all of their outdoor facilities.

Mr. Wade stated he wanted to support increasing the participation and use of the facilities. He asked if the two options being proposed were mutually exclusive or if each option would have a different impact and if they had any past experience of the impact they would have. Mr. Hood replied he could not say they were mutually exclusive. He noted they would prefer to do one or the other, but Council had the option to implement both. He believed it would get very confusing for the patron if they had multiple hours and multiple rates, so he was suggesting one or the other. Mayor Pro tem Janku believed the option that sounded the best to him was the twilight admission because it would consistently be in the evening at a reduced rate. Mr. Hood stated that would be his recommendation because the patrons would know if they came for the twilight admission, they would get in for a certain amount.

Ms. Crayton noted there were a lot of churches in the neighborhood that liked to do youth activities and asked if there was a way to send a small donation to be earmarked for fees at the pool for a child who did not have \$1.00. Mr. Hood replied they could try to find a way to do that, but noted the problem would be in determining which children qualified for it. He thought the word would get out quickly that they only needed to say they did not have \$1.00 in order to get in. He thought that money would disappear fast. He was afraid it would not get to the ones that really needed it.

Mr. Wade stated he did not feel qualified and did not believe it was good use of Council time to design fee structures. He thought that was a professional management

decision. He asked if there was some kind of direction from a policy standpoint they needed to give staff to have the freedom to make those decisions based upon the goal of increasing participation and making the facilities more available to all. Mr. Hood explained all of their fees were set by Council ordinance, so if they were going to make a major modification in fees, they would need to do it in the fee ordinance, which would be in front of Council as part of the budget for the next fiscal year. If the Council would provide some guidance, he had the authority under the fee ordinance to set promotional rates on a temporary basis. If there was support from Council, he could set a promotional rate for the remainder of this year and then bring them the fee ordinance as part of the budget. Mr. Wade thought letting the professionals, along with the users, begin analyzing what would increase participation and the use of the facilities was better than trying to specify a fee structure tonight. Mayor Pro tem Janku stated he agreed micromanaging could be a problem, but fees were a matter of public interest. He commented that he liked the twilight fee structure because it encouraged parents to do something with their kids after work.

Ms. Nauser stated the thing that stood out to her was that the YES assistance money was not being fully utilized. She wondered if that was because there were not enough options or not enough education in the community to know it was there. Mr. Hood explained they were budgeting \$35,000 and using \$32,000 - \$33,000 in the last two years. Previous to that, they used all of it. He was not sure why it had dropped off, but thought it might be because there were not enough options, which was why they were looking at revising it. Currently, an individual could apply for an annual family membership to the ARC or get scholarship or financial aid for up to three programs for each child in the family. He stated they were considering changing the “or” to “and” or increasing the number of programs. The reason they initially set those limits was because they wanted to ensure a few people did not take all of the money. He noted they had additional money through the Share the Light Program, which was currently being banked, so they might be able to spend about \$40,000 annually.

Mr. Wade made the motion directing staff to make the promotional fee decisions to increase participation with the stipulation that no fee shall be higher than it presently was and to proceed with a review and possible revision to the YES financial assistance guidelines. The motion was seconded by Mayor Pro tem Janku and approved unanimously by voice vote.

(C) Funding for Public Access Channel.

Mr. Watkins stated this was a report from the Cable Television Task Force. They were suggesting Council consider raising the CAT TV franchise fee from three to five percent and having the new revenues go toward public access. He noted he met with representatives of CAT and understood they would be putting together a proposal to bring to Council at its next meeting. If this was something the Council wanted to consider, he suggested they do it in terms of the budget for discussion and public hearings. He commented that many communities, including Boone County, had a five percent CAT TV fee. Columbia was one of only two or three cities in the State with only a three percent fee.

Ms. Hoppe asked if the cable station had funding through September. Mr. Watkins replied yes and noted one of the things they discussed was the three month delay in getting funding through the new State franchise. If Council put this into effect on October 1, 2007, it might be possible to advance funds for some of the programs.

Mayor Pro tem Janku asked, if this was adopted after public hearings, how he would envision the process for allocating the funds collected. Mr. Watkins replied he thought they had a good track record in terms of taking proposals for projects and programs they would fund. He noted the Community Services Advisory Commission, the Cultural Affairs Commission and the Community Development Commission all did a good job. He suggested Council set up a mechanism to independently take proposals. Council could determine which ones they wanted to fund after getting recommendations from that group. Mayor Pro tem Janku asked if they needed any Council action at this time since the budget process began in a few weeks. He understood it was not uncommon to have contingencies in the budget indicating it would only be adopted if the fees as proposed went forward. He asked if they needed to have something prepared for Introduction and First Reading in conjunction with the budget. Mr. Watkins replied he thought it would likely be a budget amendment because the budget was pretty much done. He noted it could be easily amended during the amendment process in August and September. Mayor Pro tem Janku asked if the actual ordinance proposing the increase would be introduced as part of the budget. He thought fee ordinances were separate from the budget. Mr. Watkins thought they would be introducing those at the second Council meeting in August. Mr. Boeckmann clarified the increase would probably be introduced at first meeting in September since that would be the first regular meeting after the statute took effect. Mayor Pro tem Janku asked when it would be voted on. Mr. Boeckmann replied it would be voted on at the same time as the other budget items. Mayor Pro tem Janku understood no action was necessary at this time. Mr. Watkins replied that was correct.

(D) Twilight Festival Changes.

Mayor Pro tem Janku understood this report was prepared by the Special Business District (SBD) and its representative was not present.

Ms. Crayton stated she brought this up because some constituents and a downtown business owner were asking why the location of the festival had been moved, which she felt was a valid question. She had hoped a representative of the SBD would have been present to respond to her question. She wondered if it was due to a problem with the youth. She thought they needed to be careful in separating groups.

Ms. Crayton asked staff to request the presence of a SBD representative at the next Council meeting in order to respond to her questions. Mr. Watkins stated he would contact them.

(E) Flexible Zoning Techniques to Accommodate Technology-based Industry.

Mr. Watkins stated he had asked staff to look at the zoning ordinance with respect to high tech manufacturing. He noted one would not know of high tech manufacturing these days because it was done in building that looked like an office building and did not have the attributes of manufacturing. He believed it had to be done carefully and based upon impacts,

such as truck traffic, noise, vibrations, air emissions, etc. He suggested staff be directed to prepare a proposal to send to the Planning & Zoning Commission for review and recommendations back to Council.

Ms. Hoppe noted they discussed looking at the zoning ordinances in general because it needed to be updated and asked how quickly they would be moving on other zoning classifications. Mr. Watkins replied he believed this issue was relatively simple and they had someone who wanted to take advantage of it, which made this a little more urgent than looking at residential zoning, PUD's or something more general. He thought it was a small amendment.

Mr. Wade stated he did not believe this began to address the revision of the zoning codes and it did not create a new zoning classification. It simply began to create the kind of opportunities needed now. He believed the question of modernizing the zoning codes was a very different question than what would be addressed here. During his campaign, he noted frequently that Columbia was at least 20 years behind in having the infrastructure and tools in place to effectively compete for high technology companies and nurture new home grown start up high technology companies. One essential tool and the first step for improvement was to have the appropriate zoning that provided the opportunity to locate those kinds of companies in high quality mixed-use settings that would provide the essential infrastructure to enhance both the community's competitiveness and the company's potential for success in Columbia. He complimented staff for taking the initiative to prepare this report in an effort to begin moving forward. He believed it did exactly what needed to be done in a manner that would ensure the quality of performance standards the community expected and deserved. He thought the Council's responsibility was to move as expeditiously as possible with the new proposed policy.

Mr. Wade made the motion directing staff to prepare a draft ordinance for the Planning & Zoning Commission that would add technology-based uses to planned districts that would permit technology industries as alternative uses and for the Planning & Zoning Commission to review the existing performance standards for management of industrial uses where commercial, retail, residential, office and technology-based industrial uses might be in proximity and to provide recommendations for needed changes so that performance standards were the management approach in mixed-use setting. The motion was seconded by Mayor Pro tem Janku.

Mayor Pro tem Janku stated, historically, zoning was thought of as a tool to protect residential areas from industrial uses. However, they had a case a few years ago that indicated things might have changed in that zoning might be needed to protect industry from other uses. He explained there was an industrial machine shop in northern Columbia where a church later located near it. The machine shop operated into the evening hours while the church was trying to have service. The church asked the Council to tell the machine shop to stop operating in the evening so they could have service. When they put these types of groups together, citizens expected performance standard to be put in place. He noted the Council turned it down and believed they now required churches get conditional use permits to move into industrial districts. He commented that they needed to be careful in putting the

different uses too close together as he could see people in residential areas wanting the noise from the industrial areas curtailed, which could impact business performance.

Mr. Wade commented that this was not creating something that did not exist. It just did not exist here. It did exist in other communities. He thought they had to move if they were going to be able to compete with those communities. This was one little step, but an important step.

The motion made by Mr. Wade and seconded by Mayor Pro tem Janku was approved unanimously by voice vote.

(F) Boone County's Road and Bridge Tax.

Mr. Watkins explained this was discussed at the work session last week. The Boone County Commission requested a list of road, bridge and related infrastructure projects to be considered as part of a capital component in their upcoming road and bridge tax. Staff was suggesting Council indicate their first priority was to retain the existing one-half cent tax for maintenance and continuation of the current revenue replacement policy and revenue sharing. For the City of Columbia last year, that was about \$1.2 million and was the amount the City would no longer have if the road and bridge issue was not approved or if the policies changed. They were also suggesting Council consider recommending the revenue replacement and revenue sharing allow for use of money for maintenance and not strictly for capital projects. The County had seen their maintenance costs go up substantially as had the City. He noted they had outlined fifteen streets around the periphery of the City they believed made sense for being included in any consideration for the capital component. He pointed out the one change from the proposed list presented at the work session was the inclusion of Sinclair from Nifong to Route K, which was in the ballot issue as one of the last priority projects and one they might not be able to be fund themselves. If Council agreed, he thought a motion directing staff to submit to the County the list of road and bridge projects to be considered and the comments regarding the continuation of revenue replacement and revenue sharing. He noted the County was holding a meeting on July 23rd at 1:00 p.m. in the Commission Chambers to discuss suggestions and to obtain input from the various communities within Boone County.

Mayor Pro tem Janku stated he noticed Airport Road/Angel Lane was on the list and asked if Airport Road was different than Route H. Mr. Glascock replied Airport Road was the driveway leading up to the Airport itself, off of Route H. It had never been considered a street to his knowledge. Mayor Pro tem Janku thought one of the priorities should be the interchange at Route H. He understood there had been some accidents there in recent months. If they were looking at improvements at the Airport, he would suggest that interchange.

Mayor Pro tem Janku made the motion to amend the report by adding the interchange at Route H and U.S. 63.

Mr. Watkins asked if that was in lieu of Airport Road/Angel Lane. Mayor Pro tem Janku replied no. He just wanted to add this to it. He understood there had been some suggestions to have Angel Lane be the preferred entryway into the Airport, which he thought was a mistake.

The motion was seconded by Ms. Hoppe.

Mr. Wade asked whether Angel Lane should be left in. Mr. Watkins replied staff believed Angel Lane was the second entrance to the airport development. While he concurred with Mayor Pro tem Janku that Route H was the preferred entrance and hoped someday they would have an interchange there, he felt Angel Lane provided a needed access as well.

The motion made by Mayor Pro tem Janku and seconded by Ms. Hoppe was approved unanimously by voice vote.

Mayor Pro tem Janku made the motion to direct staff to submit to the County the list of priorities and suggested road improvements and the priority of maintaining the existing one-half cent tax for maintenance and revenue replacement. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

Mayor Pro tem Janku thanked the County for allowing Council input early in the process.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions.

BUILDING CONSTRUCTION CODES COMMISSION

Glass, William "Mike", 128 N. Cedar Lake Drive W, Ward 5, Term to expire August 1, 2010
Malicoat, Fred, 4101 Wappell Drive, Ward 4, Term to expire August 1, 2010
Baldwin, James, 2010 Ivy Way, Ward 4, Term to expire August 1, 2010
Londeree, Ben, 2601 Chapel Wood Terrace, Ward 4, Term to expire August 1, 2010
Lidholm, Eric, 4501 Old Mill Creek, Boone County, Term to expire August 1, 2010

BICYCLE AND PEDESTRIAN COMMISSION

McDonald, Patricia, 2713 Greenbriar Drive, Ward 5, Term to expire July 31, 2010
Schmidt, Frederick, 1604 Amelia Street, Apt. #1, Ward 3, Term to expire July 31, 2009
Swoboda, Dale, 910 West Broadway, Ward 1, Term to expire July 31, 2010

BOARD OF ELECTRICAL EXAMINERS

Erickson, Richard, 1305 Woodrail Avenue, Ward 5, Term to expire August 1, 2010
Shanker, Richard, P. O. Box 10202, Ward 6, Term to expire August 1, 2010

ENVIRONMENT AND ENERGY COMMISSION

Dyer Theodore, 3902 Grant Lane, Ward 5, Term to expire June 1, 2009

INTERNET CITIZENS ADVISORY GROUP

Townsend, Kerry, 2020 Cobblestone Court, Ward 5, Term to expire October 15, 2008

COMMENTS BY PUBLIC, COUNCIL AND STAFF

Ms. Hoppe stated there seemed to be an interest in the Environment & Energy Commission (EEC) as they had six applicants this time. She wanted to look into increasing

its membership by two more people because there was more for them to do in terms of global warming, etc.

Ms. Hoppe made the motion to obtain the Environment & Energy Commission's input on adding two more people to the Commission.

Mayor Pro tem Janku asked if this was a joint City/County Commission. Ms. Amin replied yes and noted the summary only showed the City members. She thought there were about ten members.

Mayor Pro tem Janku asked if Ms. Hoppe wanted to start with a report from the Commission. Ms. Hoppe replied yes.

Mr. Boeckmann stated there were eleven members.

Mr. Wade thought on decisions to increase, they should be very careful because having more members was sometimes counterproductive. It did not necessarily mean the group would get more work done. It could mean they would be less efficient. His experience was that a working group beyond nine members started having counterproductive impacts. He wanted to hear from the EEC, but thought they needed to be careful.

Ms. Hoppe commented that she noticed they had applicants with good training and expertise who were interested in committing time to the Commission. Mayor Pro tem Janku understood the City Clerk's Office advised them by letter they were not appointed and thanked them for applying. Ms. Amin replied that was corrected and pointed out they were told their application would be kept on file for about six months and if there was any other board or commission they were interested in, they could just call and ask for their application to be reactivated. Mayor Pro tem Janku asked if she would let them know there would be a vacancy on the Water and Light Board and the Power Supply Task Force. Ms. Amin replied yes.

The motion made by Ms. Hoppe was seconded by Mayor Pro tem Janku and approved unanimously by voice vote.

Ms. Hoppe noted they had some major things come up with the University and the School District, such as the bio-hazard facility, which was controlled by the University. She stated she wanted to see more communication between those organizations and the Council. She thought the Council should have the opportunity to provide input even if they did not have control. She understood there was concern the School District was making decisions regarding the placement of schools without input. She thought increase communication was needed because schools needed supporting infrastructure. She felt it would be nice to have some type of work session even if it needed to be closed, so the Council was informed. She noted they were representatives of the people, so she thought they should have some input.

Ms. Nauser explained a co-worker approached her about an issue regarding West Boulevard North. In 2003, some curb and gutter work began on West Boulevard North, which was finally billed in March of 2007. This was an instance where someone sold the property and held money because they knew the tax bill was coming, but now realized inadequate funds had been held. She wondered how this could be handled. She understood the tax bill had to be paid by May 25, 2007 so interest would not be charged, but the prior owner did not receive it and now interest had accrued. She noted the work started in 2003,

was completed in 2005 and was not billed until 2007. The people who previously owned the property did not have the funds to pay it. There was now a special tax assessment on a new owner.

Ms. Nauser made the motion for a staff report regarding this issue involving a special tax assessment on West Boulevard North. The motion was seconded by Mayor Pro tem Janku.

Mr. Glascock asked for the address. Ms. Nauser replied it was 608 West Boulevard North.

The motion made by Ms. Nauser and seconded by Mayor Pro tem Janku was approved unanimously by voice vote.

Ms. Crayton commented that she sometimes brought up issues that did not involve streets and sidewalks, but did involve people and felt she still needed to have the opportunity to talk, otherwise, it was no longer a democracy. She noted they were all elected to represent the people and she felt she had been cut off twice. She stated they were all of value. She commented this City had been good to her and she would be good to her constituents. She was their voice in the Council Chambers. She felt they should all have respect for each other. She noted they were getting ready for National Night Out, which was a people issue, and she wanted to keep the City moving in a positive direction.

Mr. Wade agreed they had some exceptionally qualified candidates for the boards and commission vacancies and although they might not have been appointed at this time, he hoped they would continue to maintain an interest in community service and that the Council would have an opportunity in the future to have them as part of the pool.

Mr. Wade stated he made the motion to remove B214-07 in regard to the date change for the stormwater ordinance and noted that was not done only in response to Mayor Hindman's request, but also because he personally felt it was inappropriate. He thought Council had the responsibility to not change its rules in the middle of the game. Although he wished the stormwater ordinance was in effect now, he believed they needed to behave in a way the public could trust what they would do when they set the rules.

Mr. Wade stated he was following Mr. Skala's lead by making himself available for conversations on the first and third Saturday of every month at the Rendezvous Coffee House from 10:30 a.m. – 12:00 p.m. The Rendezvous was located at 3304 Broadway Business Park Court. He noted his first Saturday would be August 4th.

Mayor Pro tem Janku stated he had some constituents contact him about speeding on Texas Avenue. They pointed out there were no speed limit signs near Bear Creek and Parkade. He hoped some speed limit signs could be placed in that general area in both directions. They were also wondering if there could be a stop sign at some point to break up the flow of traffic at either Bear Creek or Parkade.

Mayor Pro tem Janku made the motion directing staff to place speed limit signs on Texas near Bear Creek and Parkade in both directions and potentially a stop sign to break up

the flow of traffic on Texas at Bear Creek or Parkade. The motion was seconded by Ms. Crayton and passed unanimously by voice vote.

Mayor Pro tem Janku stated he understood traffic studies would need to be done.

Mayor Pro tem Janku stated one issue they had talked about for a long time was the interconnection of commercial areas, which had come up recently with Copperstone. He understood it was on the list of items to be dealt with, but thought it needed to be resolved. He believed they needed to have policies in place to prevent ad hoc decisions and to avoid a Nifong, Providence or Clark Lane situation.

Mayor Pro tem Janku noted he brought up the issue of prohibiting the use of jake breaks on I-70 and U.S. 63 a while back and wondered if they could get that legislation moving.

Mayor Pro Tem Janku made the motion for the Council to hold a closed meeting on Monday, August 6, 2007 at 6:00 p.m. in the fourth floor conference room in the Daniel Boone Building at 701 E. Broadway to discuss purchase of real estate and that the meeting be closed as authorized by Section 610.021(2) of the Revised Statutes of Missouri.

The motion was seconded by Ms. Nauser with the vote recorded as follows: VOTING YES: WADE, NAUSER, HOPPE, CRAYTON, JANKU. VOTING NO: NO ONE. ABSENT: HINDMAN, SKALA.

The meeting adjourned at 9:01 p.m.

Respectfully submitted,

Sheela Amin
City Clerk