

Council Work Session Minutes
Wednesday, April 27, 2005, 6:00 p.m.
Fourth Floor Conference Room, Daniel Boone Building

Council Members Present: Mayor Darwin Hindman, Almeta Crayton, Chris Janku, Bob Hutton, Laura Nauser, Jim Loveless (left around 7:05 p.m.) and Brian Ash.

Staff present: City Manager Ray Beck and other city staff members were present.

Prior to the work session, Council held a Special Meeting – see minutes on file in the Clerk’s office. The work session started at 6:05 p.m.

Downtown Signage

Representatives of the Special Business District were present and reviewed the items included in the proposed comprehensive downtown signage plan – copy on file in the City Manager’s Office and distributed to Council. Representatives indicated they’re at the point where Council input is being requested, so Council suggestions can be reviewed and incorporated into the plan. Council commented on the plan. SBD representatives made a list of Council suggestions which they plan to review.

Capital Improvement Items

The City Manager reviewed the following information:

Major Capital Improvement Needs

- **Street Financing**
 - Street**
 - Sidewalks**
 - Pedways**
 - Landscaping**

- **Public Safety**
 - Fire – Fire Chief report dated March 10, 2005**
 - Police**
 - JCIC**

- **Parks & Recreation**
 - Annual Capital Need - \$1 million**
 - Major Projects included in Master Plan**

- **Public Buildings**
 - Renovation of Howard and Gentry**
 - Renovation of Daniel Boone Building**
 - Addition to Daniel Boone Building**
 - Renovation of upper level of Police/JCIC Building**
 - Streetscape on Broadway**

Capital Improvement Plan Funding Sources & Status

Street & Sidewalk/Pedways Projects – (includes annual programs for sidewalks/pedways, traffic safety, landscaping as well as major road projects)

Current funding sources:

Transportation Sales Tax-(Permanent, also used for operations)

County Road Rebate Tax-(Permanent, specific capital projects)

Development Charge-(Permanent, 10 cent sq. ft. on new development)

Enhancement Funding and other-(Grant amount can vary with funding level, some funds are competitive)

Capital Improvement Sales Tax-(1991-56.67%, 1995- 66.67% 1999-0% of total allocation, expires Dec 2005)

Average budget last 10 years \$4.6 million

Average budget last 5 years \$5.0 million

Public Safety – (includes replacement of major fire equipment, new equipment, major facility renovation and new facilities for Fire, Police and JCIC)

Current funding source:

Capital Improvement Sales Tax-(1991-23.86%, 1995- 24.06% 1999-28.95% of total allocation, expires Dec 2005)

General Sales Tax allocation of 4.1%-(Allocation to capital can vary dependent upon operational needs)

Average budget last 10 years Public Safety – \$1.1 million

Average budget last 5 years Public Safety – \$1.4 million

Capital Improvement Plan Funding Sources & Status - con't

Parks & Recreation Projects – (includes general parks and well as recreation services facility projects)

Current funding source:

Parks Sales Tax-(1/8th cent expires March 2006)

Capital Improvement Sales Tax-(1991-16.43%, 1995- 9.26% 1999-15% w/o ARC 71.05% w ARC, of total allocation, expires Dec 2005)

User fees dedicated to capital

Average budget last 10 years – \$2.1 million (without ARC/with Stephens)

Average budget last 5 years – \$3.1 million (without ARC/with Stephens)

Public Building Projects – (includes major facility expansion/renovation)

Current funding source:

General Sales Tax allocation of 4.1%-(Allocation to capital can vary dependent upon operational needs)

General Fund Transfer \$700,000

Water & Light Fund has \$1.25 million appropriated

Council Preliminary Guidance for Financing Alternatives

Scheduling Considerations

Ballot Issues –

November General Election (Ordinance passed in August (2/3 vote bonds)

February Special Election (Ordinance passed in November (2/3 vote bonds)

Public Hearings – How many proceed ordinance

Council Preliminary Comments/Guidance for Financing Alternatives

Does the Council want to consider additional information from staff before moving forward with street financing proposals as recommended by the Committee.

What other Capital needs does the Council want to consider

Public safety – fire, police and JCIC

Parks & Recreation

Staff Preparation of Alternatives for Future Council Discussion

Council Discussion of Alternatives and Direction to Staff for Public Hearings/Discussion

Preparation of Ordinance for Agenda

Strategies

Streets & Sidewalks/Pedways

Committee's Report – Present as one package on ballot

Continue ¼ cent Capital Sales Tax for 10 years

Provides \$3.3 annually for streets

Allows \$1.5 annually for other needs

Increases Capital Sales Tax by 1/8th cent for 10 years (provides \$2.4 annually)

Increases Property Taxes 20 cents for 10 years (provides \$2.4 annually)

Increases Development Charge from 10 cent to 50 cents per sq. ft. (provides \$2.5 million annually)

Adds Excise Tax of \$1,000 to \$1,200 per residential unit (provides \$1.6 to \$1.9 million annually from residential construction). No estimate for commercial provided

Total estimated new revenues \$12.5 million/year

Current total 5-year average (CIP) \$5.0 million/year

Public Safety

Capital Improvement Sales Tax for Capital Needs

Review Fire Capital Needs and Prioritize

Determine other Police and JCIC Needs (Training/Firearms Facility, Upgrade Communication Equipment)

General Funds for Operations of Additional Fire Station (Approximately \$800,000 annually per station)

Parks & Recreation

Replace Capital Improvement Sales Tax used for park purposes with Parks Sales Tax for Capital Needs

Extend 1/8th Cent Parks Sales Tax to Implement Major Master Plan Projects and Free Up some General Funds for Fire Operations

Public Buildings

Proceed with Daniel Boone Building

Lease Space for Finance and Public Works to relieve overcrowding and construction purposes. Consider renting space for Water & Light Department office needs to reconsolidate offices at one location for efficiency and convenience to customers. This also allows consolidating police offices.

Move Police out of Lifestyles Building back to Police/JCIC Building

Council plans to further discuss at upcoming Council Retreat on Friday, May 20 and Saturday, May 21, Lodge of Four Seasons, Lake Ozark, Missouri. Review and prioritize street list previously reviewed.

- o Other items the Council may wish to discuss

Council work session scheduled – Wednesday, May 11.

Work Session adjourned at 7:48 p.m. Following the work session, Council met in closed session – copy of minutes on file in City Clerk's office.