

Council Work Session Minutes
Monday, April 24, 6:00 p.m.
Daniel Boone Building, Fourth Floor Conference Room

Council members present: Mayor Hindman, Almeta Crayton, Chris Janku, Jim Loveless, Laura Nauser and Barbara Hoppe

Council members absent: Bob Hutton

City Manager Bill Watkins and other city staff members were present.

City Manager Bill Watkins made the following announcements:

- (1) Clarence Riechmann Indoor Pavilion dedication, Stephens Lake Park – Saturday, April 29; building opens at 10:00 a.m., dedication begins at 10:30 a.m.
- (2) May 1 pre-Council – meet and confer/labor group presentations.
- (3) Tentative Itinerary Pre-Visioning Forum Activities – see handout.
- (4) Proposed dates for budget work sessions – Monday, August 14, Wednesday, August 16 and Thursday, August 17. Please check your schedule and notify Carol of any conflicts.
- (5) P/Z Interviews – appointments at the May 15 Council meeting. Council expressed an interest in going through the interview process (if needed) prior to appointments being made.

Mr. Watkins indicated that there were three items for Council consideration at tonight's work session, prior to the Closed Meeting.

Preliminary recommendations from the Planning and Zoning Process/Procedures Task Force

Representatives from the Process and Procedures Stakeholders Group were present to review their ideas/concepts with the City Council prior to submitting a final report.

Mr. Jerry Wade, Chair of the Planning and Zoning Commission, indicated that the briefing paper included five areas of specific suggestions and four broad outcomes/goals.

He indicated that the briefing paper is representative of the group's common ground for recommended changes.

The final report should be completed and forwarded to Council in the next month.

Representatives reviewed the following issues/points: (see file for complete report)

- Report is a product of unanimous agreement of the group.
- Described the burdens of the existing process.
- Public perception that the process is "wired".
- Explained the group's desire to create a method for mediation and arbitration of issues.
- Expand information process at an early state, presided over by planning/development staff which would include earlier notice to parties.

- Described the differences in the types of decisions that need to be made and how those decisions could be separated – land use/zoning decisions and site plan/subdivision decisions.
- Described differentiated process and flexibility in the process.
- More generalized public information; such as, informational meetings, speaker's bureau, etc.

Council questions/comments:

Requested clarification as to where neighborhood groups would be pulled into the process. Representatives indicated that would occur shortly after notice is filed – informational meeting.

Idea of notice and mediation – excellent idea. Asked representatives to describe the mediation process.

Discussed the “one size fits all” – we make one rule that doesn't apply in older neighborhoods; specifically, lot widths in older neighborhoods.

Expressed concern about scope of mediation; rezoning issues with development agreements and power imbalance between the parties – mediation.

Discussed how successful would be in separating land use and site plan/development agreement issues.

Revised proposal for a baseball stadium

Brad and Gary Wendt outlined their proposal for a sports complex which would be located on the American Legion property. See handout in file.

Council clarified that there would be no financial risk to the city. Council asked about the annual operating/maintenance costs and how those costs would be funded. Council asked for further clarification of the Board and its function referred to in the handout.

Council responded favorably to the proposal. The next step would require City Council formal endorsement of the project via resolution/memorandum of understanding.

Additional discussion on the proposed August electric ballot issue

Mr. Watkins indicated that the program and dollar amounts for the bond issue remain the same (\$60M); however, staff is recommending four 1% rate increases. Mr. Watkins described the debt restructuring plan that would allow this to happen.

Mr. Dan Dasho, Water and Light Director, reviewed the details of the electric bond issue proposal – see handout.

Mr. Dasho described the factors which affected the change (increase) in the amount of the proposal. For example, hurricanes, material price increases, etc. In addition, he reviewed a list of projects associated with the bond issue.

Ms. Lori Fleming, Finance Director, explained the factors considered in the finance plan.

Mr. Watkins described some of the policy/fee changes that will be forthcoming during the budget process. He indicated that staff would be bringing back for Council consideration a recommendation on hook up fees (electric) for residential to be included in the FY07 budget discussions. He estimated the fee to be \$250 +/- . Staff will also bring forward for Council consideration a change in policy relating to undergrounding utilities which will also be discussed during the budget process.

Mr. Watkins indicated that staff would prepare for Council consideration introduction of an ordinance at the May 1 Council which would allow us to move forward with an August ballot issue.

Immediately following the work session, Council held a closed meeting to discuss pending litigation as authorized by Section 610.021(1) of the Revised Statutes of Missouri.

Work Session adjourned at approximately 8:25 p.m.