

Council Work Session Minutes
Monday, December 10, 2007, 6:00 p.m.
Fourth Floor Conference Room, Daniel Boone Building
701 E. Broadway

Council members present: Chris Janku, Karl Skala, Jerry Wade, Barbara Hoppe and Laura Nauser

Absent: Mayor Hindman and Almeta Crayton

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

City Hall Building Plans

Council listened to presentations on the city hall building plans and streetscape and plaza design. Building design architect, Joe Frigerio, from Chiodini Associates and plaza and streetscape architect, Bob Bushyhead, from Jeffrey L. Bruce, were present.

Tony St. Romaine indicated staff is seeking input on streetscape options and percent for art. Marie Hunter was present to describe the additional public input and standing committee for public art.

Mr. St. Romaine reviewed those items outlined in the December 7, 2007 memo, including Phase I update and an immediate timeline for Phase 2 (addition) and Phase 3 (renovation).

Mr. St. Romaine requested Council input on the main lobby and Council Chambers.

Mr. Frigerio led us through a brief discussion regarding the building elements – review of stair tower, bid project in February, LEED – reviewing LEED's; currently, at 40 points which places project into gold range but in gold range by only two points. LEED bands are 26-32, certified; 33-38, silver; 39-51, gold.

The building architect also reviewed the public spaces, specifically, the Council Chambers and the dias which has been increased to include potential two additional Council members. Council expressed concern regarding the bow of the dias – too open/inadequate, current configuration represents judicial (power) arrangement. No opposition to raising staff to Council level. Staff needs to be visible to the public. Council decided to conduct a mock-up and conduct further conversation regarding curvature of the dias, staff level, etc.

Councilman Janku suggested a table/desktop, i.e. designated press area. He felt this needed to be taken into account. Mr. Wade agreed design needs to accommodate print media, i.e. tables.

Council discussion regarding the glass doors leading into the Council Chambers. No concerns were expressed.

Mr. St. Romaine pointed out the three levels of security which were described in the report.

Mr. Bushyhead presented two landscape/streetscape concepts for the plaza (landscape study a and landscape study b). He has been working very closely with the artist, Howard Meehan, and will respond with something that compliments his ideas.

The City Manager pointed out a public hearing will be held at the second Council meeting in January.

Marie Hunter reviewed the percent for art process. She pointed out that \$50,000 has been set aside to commission local artists (\$10,000 per floor/5 local artists).

Councilmember Hoppe referred to an EPA energy star building – 30% less energy receive a plaque, etc. She indicated she would like to see how this compares to LEEDS and asked staff to review this program.

Steep Slopes/Land Disturbance

The City Manager stated that staff is uncertain what action Council wants. Council has asked staff to review the land disturbance policy, particularly where there are steep slopes, but staff is unsure what problems need to be addressed. Staff is requesting Council feedback, so it can draft a policy that satisfies Council concerns.

Mr. Glascock reviewed the current permit requirements (see 12/5/07 memo).

The Council discussed land disturbance/steep slope issues and how the city can prevent similar situations from occurring.

Mr. Glascock reviewed the requirements for securing a land disturbance permit. He pointed out that as long as the developer meets those requirements, the permit must be issued. The Public Works Director does not have discretion in this area.

Council cited the following problems:

- the extent of land clearance: before we know what development will occur, land is cleared for purpose of selling land.
- developers no longer work with the lay of the land.
- would like some indication of land disturbance shown on the plan.
- establish timeline for land disturbance.

Council asked staff to examine policies in other cities and bring back a recommendation in the next couple of months. An E/E Commission member indicated the Commission is also examining this issue and will bring back a recommendation to Council.

Sewer Ballot Issue

City Manager reviewed two issues related to sewer: components of the sewer ballot issue and the sewer extension policy.

Steve Hunt reviewed the components of the sewer ballot issue ordinance which will be introduced at the December 17 Council meeting followed by a public hearing at the January 7 Council meeting. Council asked that that language pertaining to maintenance and repair be listed first on the ballot.

The Council received a December 4, 2007 draft report pertaining to the sewer extension policy. Council requested additional information: report on the evaluation component; demonstrate how this policy will help turn down wrong ones; and, more information on allowable points. Council asked that the information be available for discussion at the January work session.

Meeting adjourned at 8:15 p.m.