

Columbia City Council Work Session Minutes
Thursday, July 12, 2007, 6:00 p.m.
Daniel Boone Building, 701 East Broadway
Fourth Floor Conference Room

Council Members Present: Chris Janku, Karl Skala, Jerry Wade, Laura Nauser, Barbara Hoppe, and Almeta Crayton (arrived at 6:40 p.m.)

Absent: Mayor Hindman

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

Affordable Housing Committee Report

Representatives of the Affordable Housing Policy Committee were present and the following reports were distributed to Council. Members of each of the subcommittees reviewed the contents of the reports provided below:

- Affordable Housing Policy Committee (draft preliminary report)
- Affordable Housing Subcommittee Combined (Regulatory – Housing Production)
- Financial Subcommittee Report
- Affordable Housing Subcommittee Report – May 8, 2007 (Regulatory, Housing Production and Design)
- Affordable Housing Policy Committee – Fair Housing, Consumer Education and Cost Efficiency Subcommittee

In addition, the Council received a handout outlining “tandem and cottage” housing. Council member Wade asked that the Committee provide the Council with a plan of action for getting the first one of these projects done successfully.

The committee provided Council with some preliminary recommendations for consideration and inclusion in a final report.

One of the recommendations includes making an “administrative” pass through versus going through the Board of Adjustment process. Councilman Janku suggested an alternative to the committee’s concerns with the high costs of going through the BOA process. He suggested the possibility of using CDBG funds for BOA costs.

The survey committee (written report not available) will be conducting a short-term internal survey in the next 30-60 days. This survey will be followed by a community survey. It’s anticipated that a survey report will be submitted to Council in the next 6-9 months.

Regarding the Finance subcommittee report, it was reported that specific project recommendations and approaches will be presented at a later date.

Council member Crayton described what she feels should be a double/triple prong approach to addressing Affordable Housing Needs. "Triple prongs" are new housing, rehabilitation around the new housing, and job training.

Council member Skala stated there are two areas of real fertile ground: (1) providing incentives for this to happen, and (2) expedited process.

Council member Wade brought up the issue of manufactured housing and whether or not the Committee had given any consideration to the potential of new locations. The committee indicated that this was an area that they did not spend a lot of time on.

Rate Objectives

The City Manager stated that staff would be providing an interim status report on the rate case study for W/L areas. He indicated we were not far enough along to discuss the Public Works areas.

Mr. Dasho's presentation included a review of the rate case study, how the rates are calculated, and the proposed rate changes for electric and water. (Power point presentation is attached) Mr. Dasho indicated that staff would bring back to Council the impact of the rate increases among the various rate classes. Staff will also show how Council ratings will affect rates.

Task Force – Integrated Resource Plan

Mr. Dasho provided a brief review of the integrated resource plan including its definition, which is a comprehensive approach to securing a future power supply. He reviewed the process and the scope of the IRP. He indicated the study will take 18 weeks.

Mr. Dasho explained the differences between the two terms – conservation and demand side management. It was suggested that staff be strongly encouraged to use the term "energy efficiency" more.

Mr. Dasho explained the selection process which included interviewing (4) firms. Staff selected Burns & McDonnell: \$200,000 and will be forwarding their recommendation to Council. He also reviewed five reasons why the W/L Advisory Board is recommending Burns & McDonnell. Mr. Dasho reviewed the timeline – proposal for Burns and McDonnell on the August 6 Council meeting; IRP approach will begin late August. Staff expects a report back to Council next year (January).

Mr. Dasho also indicated that if the consultant's recommendation includes the power plant option, Burns & McDonnell has agreed to be excluded from bidding on that work.

A copy of Mr. Dasho's presentation is attached.

West Broadway Traffic Plan Briefing

The City Manager explained that the city hired a consultant, Crawford, Bunte, Brammeier, to evaluate the West Broadway corridor, from Garth to Fairview, and

provide alternatives for meeting capacity needs. He indicated that the consultant's report was on the city's web site. He also stressed that this is just a beginning point. A meeting was held this afternoon with one group of residents and additional interested party meetings will be held prior to a formal public hearing.

Staff reviewed the consultant's findings with the Council and provided Council with a handout of the key points.

Council asked staff to prepare a detailed fact sheet – include accident data comparing all the versions, differences in safety and why, etc.

Staff reviewed the engineer's approach to the different phases of the Broadway Corridor Study.

The City Manager outlined the next step which is to take the proposal to the public, including meetings with the neighbors and businesses affected by the proposal. He expects this to take a couple months.

The Council asked that they be kept apprised of the meetings.

Scott Boulevard Update

The City Manager explained that MoDOT has a small amount of additional money (available in 2011) and we believe we'll receive additional funding for Scott Blvd.

John Glascock reviewed the phases of the Scott Boulevard Project and the construction cost breakdown. Staff has prepared a resolution setting a public hearing for the August 20 Council meeting concerning the construction of Scott from Rollins Road to Brookview Terrace.

Council did not express concerns with the approach outlined by staff.

County Road Projects

The County has requested input on identifying potential road projects for inclusion on the ballot. John Glascock reviewed possible road projects. Staff will prepare a report for Council consideration at the July 16 Council meeting. The Council may submit other projects for consideration.

Immediately following the work session, Council held a closed meeting in the fourth floor conference room of the Daniel Boone Building, 701 East Broadway, to discuss pending litigation and contract negotiations authorized by Section 610.021(1) and (12) of the Revised Statutes of Missouri. The Closed Meeting minutes are on file in the City Clerk's Office.