

Columbia City Council
Pre-Council Meeting – March 19, 2007 – 6 p.m.
Daniel Boone Building – Columbia, Missouri

Council members present: Mayor Hindman, Almeta Crayton, Chris Janku, Bob Hutton, Jim Loveless, and Barbara Hoppe.

Council members absent: Nauser

City Manager Bill Watkins and other staff members were present.

The meeting convened at 6 p.m.

- Scheduled public comment from Mike Holden withdrawn
- Manager referred to Ken Midkiff's email message, regarding public hearing A (Vandiver Road, Mexico Gravel Road and Upper Hinkson Creek outfall sewer)
- Manager suggested two options to handle B101-07 (Cultural Affairs Fund), on this evening's consent agenda:
 - Can remove from consent agenda and move to discuss it; or
 - Can leave it on consent agenda and, by motion at end of Council meeting, direct staff to recommend fund allocations
- B-118 (Crane property purchase) should be removed from introduction and first reading agenda – Staff will return with a proposal for additional borrowing at a very favorable rate – must re-bid at a larger amount

Dates

- April 4 – “Exploring the Vision” meeting at Stephens College
- April 28 – Additional orientation and City facility tour for newly elected Councilpersons and current ones who wish to attend
- May 19 – Workshop on Capital Improvement Plan and City budget, in advance of Council retreat
- June 7 – 9 – Council retreat

Public Works Director John Glascock provided a brief update on improvements to roads maintained by MoDOT. He will return with a list of additional needs at a later date.

Planning and Development Director Tim Teddy asked for Council guidance in setting priorities for Community Development Block Grant projects. (handout)

- Ms. Crayton: has a problem with vacant homes that were built to house persons coming in as first-time homeowners. They start to deteriorate when they are vacant for so long. The brochure provided at her request seemed very vague. How are we getting people ready for homeownership? Concerned, in particular, about the house on Mary Street.
- Mr. Hutton: has noticed there aren't enough home for people in wheelchairs.

- Mayor Hindman: should look at requiring universal design standards for these homes. It does not add that much cost. We have a lot of sidewalks that need help.
- Mr. Janku: need to do things faster, maybe breaking the projects into design and construction phases. If already designed, a home could be ready to build, even if the funding is not yet available. Could consider fewer projects but put greater investment in each one.
- Manager: will look at the house on Mary Street. Suggest completing Hunt Avenue either using all CDBG funds or annual street funding. Using federal funds for sidewalks is expensive and has lots of “strings.” Will work with Community Development Commission to prepare proposals that Council will see during the FY 2008 budget process.

The Manager discussed the utility cost-of-service studies proposed for Council approval. The intent is to review determine water, electric, sewer and solid waste rates and the costs upon which they are based. This will involve discussing rate philosophies and cost allocations. The public will be better informed. One consultant will review the water, electric and sewer rates and a second will review those for solid waste.

- Mr. Janku: Concerned that findings from different consultants will conflict with each other. Be aware that there will be a tension between “losers” (who will want to delay rate increases) and “winners” (who will want to rapid implementation of rate decreases).

Planning and Development Director Tim Teddy discussed upcoming changes for the planning and zoning process. (handout)

- There is a differentiation between zoning approval and plan approval. There is a need for a separate analysis of each issue in a way that allows decision-makers to proceed from the general to the particular. Routine issues should take less time to address, and complex issues should take longer.
- There is a need to avoid duplicating the testimony presented to the Planning and Zoning Commission and to the Council at public hearings. This is difficult because the composition of witnesses may be different, and they may raise different issues.
- Mr. Boeckmann said that state law requires only one hearing, but the City charter allows comments by anyone who wants to speak.

The meeting adjourned at 7 p.m.