

Columbia City Council Work Session Minutes

Tuesday, January 20, 2015 5:00 p.m.

City Hall – Conference Room 1A/1B

701 East Broadway

Council members present: Mayor McDavid, Mike Trapp, Karl Skala, Ian Thomas, Laura Nauser, and Barbara Hoppe

Absent: None

Mayor McDavid called the meeting to order at approximately 5:04 p.m.

Community Relations on Transmission Line Project: City Manager Mike Matthes introduced Tad Johnsen, Water and Light Director, to discuss this topic. Mr. Johnsen explained that we have spent a lot of time on this over the past few years. This is an update on how we will proceed from a public communication aspect. We hired Segal Engineering as a consultant on this project and Woodruff Sweitzer is the public communications team assigned to this project. He introduced Jeanine Smiley, Director of Public Relations with Woodruff Sweitzer to provide an update on the public communication portion of the project.

Ms. Smiley explained that they started working on preparing materials to begin the public outreach process. With Water and Light, they have jointly developed a plan to address public involvement with several goals in mind. The first goal is that we want Columbia residents to be informed and support the need for reliable electric transmission. We want them to understand that we need a reliable system. The second goal is to be timely and distribute information in a way that they are informed ahead of time. This includes outreach to the media. The third goal is to ensure Council is also well informed as to what's going on with constituents and their concerns. The plan's main areas of focus include: public and media relations, web development and maintenance, information line management, open house meeting coordination, stakeholder information management, community/customer relations, and material development. They prepared a variety of materials which were provided and included a fact sheet, historical overview, and power grid of Columbia's power system. She explained that they have already sent two public notice letters, once in October 2014 and one just last week. The letters let residents know of soil testing and surveying going on, etc. She noted that they have also set up a toll free information line to log concerns and at end of December; an informational web site was launched. www.powerincolumbia.com. This site is a centralized resource for residents to use.

Council person Skala asked for distinction between the information line and stakeholder information management. Ms. Smiley explained that the information line is a number for residents to call and their concerns are logged; the other one is the database itself. Council person Hoppe asked if they plan to follow up with questions that they cannot answer. Ms. Smiley said yes, the concerns are all logged and follow up is done as information is found later on. Council person Nausser understood that the letters went to residents but she also wants the letters to go to the Homeowner's Associations too. She asked if there have been any inquiries yet. Ms. Smiley replied that there has been a web inquiry and a phone line inquiry so far.

The transmission fact sheet handout can be viewed at the following link:
<https://www.gocolumbiamo.com/Council/Commissions/downloadfile.php?id=16458>

The map of the project can be viewed at the following link:
<https://www.gocolumbiamo.com/Council/Commissions/downloadfile.php?id=16459>

The history of the project can be viewed at the following link:
<https://www.gocolumbiamo.com/Council/Commissions/downloadfile.php?id=16460>

Urban Service Area: Mike Matthes introduced Tim Teddy, Community Development Director to continue this discussion that began back in October 2014. Mr. Teddy provided a review of the October session and noted that the form of the City is a factor in how efficiently and sustainably the City functions. He added that the urban service area can be distinct from the urban growth area. He noted that the Columbia Imagined plan proposes a service area and policies to discourage growth outside of it. He added that service areas need review and adjustment from time to time. Urban growth has multiple service jurisdictions and combinations and Boone County has analyzed growth potential around perimeter of City.

Mr. Teddy explained that tonight he will focus on how to fully implement and use the service area by looking at the capacity for growth within and pressures for growth outside; and sewer extensions outside the service area and the need to modernize existing systems and accommodate existing improvements. There is a need to plan for other services and future growth.

Ms. Hoppe added for historical context, that there were two major planning processes that City and County collaborated on; the Northeast Area Plan where prime farm land was identified as well as important natural areas; and the other plan was the Bonne Femme Water Shed study which was a several year process. Mr. Skala added that when we first started talking about a comprehensive plan we talked about growth management planning. He was also interested in the process by which we amend the plan to incorporate areas that may be necessary. He felt that Comp Plan should be amended to include incorporated

areas as that occur. Mr. Teddy agreed that if annexation occurs, the plan should be amended. He also referenced an EPA publication which he indicated he would email to the Council. The publication is from November 2009 and is called "Essential Smart Growth Fixes for Urban/Suburban Zoning Codes" which includes a list of 11 principles and practices. He added that there is also a Policy Resolution saying that the two planning and zoning commissions may work together on growth management planning, which may be a recommended go-to in these areas where there is some interest. Council person Nauser understood that a developer just purchased 100 acres in the County and she asked if that might bring more interest to the area. Mr. Teddy replied that the County has their own planning operation; yet it could also be a concern that it will bring more traffic to our area. At some point you have to acknowledge that will be a neighbor of ours. Council person Thomas understood that certain services may need to be provided outside the Urban Service Area, but not necessarily a future annexation and the Urban Service Area is a limit of City for the time being. Mr. Teddy said yes, we are thinking of it as the city limit that we sometimes provide services to outside our limits. Mr. Thomas stated that we just increased sewer connection fee outside city limits plus 50% over on monthly rates. He asked if the rates drop when those areas are annexed in. Mr. Glascock replied they would. Mayor McDavid is concerned about providing services without requiring annexation. Mr. Teddy felt that if we focus on select areas, it will be more efficient without requiring immediate annexation. Ms. Hoppe suggested there may be some areas where you want to extend the sewer but it doesn't make sense to provide other services, so we have to analyze. Mr. Teddy agreed. Mr. Matthes added that it's really a case-by-case analysis. Georgetown is a great example of what not to do anymore. Sewer is an urban level service that isn't provided outside the urban service area.

Mayor McDavid added that the plans are fascinating from a historical perspective to see how they change. College is driving the population growth, which may or may not continue. Ms. Hoppe added that the plan helps shape how we grow regardless of the pace. Mayor McDavid feels we have an obligation to serve the Battle High School area with services and they will also be forced to make a decision on Midway. The Downtown Leadership Council tried to get Council to adopt the H3 Charette but when the City presented that as a District TIF, people recoiled. Mr. Skala felt that plans that are not binding, have no real weight. Council person Trapp asked if there are any changes Council may consider to encourage or incentive compact growth or favor urban service area. Mr. Teddy replied that they should start bringing back step-by-step, a framework and routine that we should go through for each of these areas. Mayor McDavid asked what the highest density is to develop around Columbia without needing our services. Mr. Teddy replied that they use R-S zoning and as long as they can figure out sewer, they are fine. Mr. Thomas asked if there is a methodology to force annexation. Ms. Hoppe noted that the last time that was done it was very

unsuccessful. Mr. Thomas asked for a brief update on the Henderson Sewer. Mr. Matthes explained that there are still ongoing conversations on that and the concepts being discussed include: a donation of easements; having outside entities design the sewer; or a special assessment/tax bill approach. Mr. Skala asked how the zoning regulations fit in here. Mr. Teddy explained that it may present new choices on how we zone land. Mr. Thomas asked what led to the decision to do the northeast area plan and if there are plans for a west area plan. Ms. Hoppe explained that there was a growth push in the north east, Richland Road area, that sparked the east area plan and they wanted a planning process for that area. Mr. Teddy added that their plate is occupied at this time, but a west plan could be considered as requests come in that area.

The full presentation on this topic can be viewed at the following link:
<http://www.gocolumbiamo.com/Council/Commissions/downloadfile.php?id=16322>

Other items Council may wish to discuss: None.

At approximately 6:33 p.m., Mayor McDavid made a motion for the City Council of the City of Columbia, Missouri, to immediately hold a closed meeting in Conference Room 1A/1B of City Hall, 701 E. Broadway, Columbia, Missouri, to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys as authorized by Section 610.021(1) RSMo. The motion was seconded by Ms. Hoppe.

The vote was recorded as follows: VOTING YES: THOMAS, NAUSER, HOPPE, MCDAVID, TRAPP, SKALA. VOTING NO: NO ONE.

At approximately 6:34 p.m., the City Council went into closed session pursuant to RSMo Section 610.021(1).

There being no further discussion, the meeting adjourned at approximately 6:55 PM.