



Columbia City Council Regular Meeting Recap

Council Chamber
Columbia City Hall
701 E. Broadway
7:00 PM

Monday, June 6, 2016

INTRODUCTORY ITEMS

Pledge of Allegiance (X)
Roll Call (Ruffin and Nauser absent.)
Approval of Previous Minutes (Approved as submitted)
Approval and Adjustment of Agenda Including Consent Agenda
(Action: R60-16, R69-16 and R70-16 moved to New Business.)

SPECIAL ITEMS

(None)

APPOINTMENTS TO BOARDS AND COMMISSIONS

(None)

SCHEDULED PUBLIC COMMENT

SPC22-16 John G. Clark - The many bundles of property rights in real property - owner's private property rights, public property rights, governmental property rights, and other property rights.

(Action: Presented as indicated. Ownership of land is more complex than just owning it and accruing rights. Recap of property rights concepts taught in law school and competing interests.)

SPC23-16 Brandi Dean - Severe erosion issues in the back yard due to poor storm water management and would like the city to reinforce the storm water drainage ditch walls so no more land is lost into the drainage ditch.

(Action: Presented as indicated. Presented testimony that indicates Mill Creek Storm Water Drainage Project is insufficient. Indicated great erosion. Indicated that further erosion has now put her into a flood zone and cannot afford remediation on her own.)

SPC24-16 Lynn Maloney - The Race and Equity Forum held in May and future conversations.

(Action: Presented as indicated. Suggestions for future action include: Inclusion of local black churches, evaluation of actual experiences and expansion of attendees at events beyond city staff members. Create agendas that do not just include discussion, but action items as well.)

SPC25-16 Kevin D. Everett - A request for the city council to consider policy to improve enforcement of current tobacco policies.

(Action: Presented as indicated. Asked for requirement of retail license to sell tobacco products.)

SPC26-16 Tim Vicente - Opposition to proposed roundabout at Green Meadows Boulevard and Forum Boulevard.

(Action: Presented as indicated. Opposed to Green Meadows round about. Represents day care and Country Club Homeowners. Pointed out that this design joins two lane and four lane roads which is unusual. Petitions from seniors and young families oppose this. \$600,000 solution is out of whack.)

SPC27-16 Pat Fowler - Report on the volunteer efforts and outcomes during the Salvage The James Project, March 18 - 26, 2016.

(Action: Presented as indicated. Displayed many items of salvage and thanked Rise Apartments development for support. Described extensive volunteer efforts and announced future salvage sales.)

PUBLIC HEARINGS

PH16-16 Construction of a concession/restroom facility at Gans Creek Recreation Area.

(Action: Conducted as indicated. Approved.)

B124-16 Authorizing construction of a concession/restroom facility at Gans Creek Recreation Area; calling for bids through the Purchasing Division for a portion of the project.

(Action: Approved.)

OLD BUSINESS

B61-16 Amending Chapter 13 of the City Code as it relates to pawnbrokers. (Tabled at the March 21, 2016 Council Meeting.) (Council Member Trapp recommends withdrawal.)

(Action: Removed from consideration by Trapp.)

The following 10 items relate to the adoption of new Building Code Requirements for the City of Columbia. Although the Building Codes Commission has primary responsibility for recommending changes and the adoption of new criteria, the Environment and Energy Commission of Columbia suggested some additional amendments. Consensus could not be reached on all items. Discussion of the following set of items is summarized for all 10 items.

B103-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Building Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: Adds lay person and expert. Amendment adopted.

Adds accessibility. Amendment adopted.

Bilateral ADA drinking fountains. Amendment adopted.

This section adopted as amended with unanimous vote.)

B104-16 Amending Chapter 6 of the City Code as it relates to the adoption of the NFPA 70 2014 National Electrical Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: No amendments.
Item approved as submitted.)

B105-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Plumbing Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: Amendment to add Master plumber to Board of Examiners. Approved.
Item approved as amended.)

B106-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Mechanical Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: No amendments.
Item approved as submitted.)

B107-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Residential Code for One- and Two-Family Dwellings.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: Amendment requiring solar ready. Approved.
Amendment requiring blower door testing. Approved.
Amendment to describe area as moderate termite vs. heavy. Approved.
Amendment to make insulation mandatory. Approved.
Item approved as amended.)

B108-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Property Maintenance Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: No amendments.
Item approved as submitted.)

B109-16 Amending Chapter 6 of the City Code relating to adoption of the 2015 Edition of the International Fuel Gas Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: No amendments.
Item approved as submitted.)

B110-16 Amending Chapter 6 of the City Code to enact a new Article X adopting the 2015 Edition of the International Energy Conservation Code.

(Tabled at the May 2, 2016 Council Meeting.)

(Action: Amendment requiring to identify ECC (technical). Approved.
Amendment requiring air leakage definition/requirement. Approved.
Item approved as amended.)

B111-16 Amending Chapter 6 of the City Code to enact a new Article XI adopting the

2015 Edition of the International Existing Building Code.
(Tabled at the May 2, 2016 Council Meeting.)

(Action: No further amendment.
Item approved as submitted.)

B112-16 Amending Chapter 9 of the City Code relating to adoption of the 2015 Edition of the International Fire Code.
(Tabled at the May 2, 2016 Council Meeting.)

(Action: All previous changes noted.
Item approved as presented.)

General Testimony On All Bills Summarized Here:

(9 amendment sheets prepared by staff. Staff report indicated that representatives of various commissions were present if needed. Public hearing was determined to cover all topics simultaneously, but that each amendment and final recommendation would be considered individually upon voting. Explanation was that International Building Code serves as the base, Building Code Commission asked for some changes, and Environment and Energy Commission asked for return to original version.

Presenter indicated support for Energy Conservation Code and indicated that adoption would save money for homeowners. Mentioned Solar-ready construction, and mentioned that many people were ineligible because of dormers, venting and other features that make a home non-solar friendly.

Presenter indicated that energy efficiency was important. Talked about moisture accumulation when some walls are NOT insulated. Indicated that testing is the only way to find out if the rules are working. Indicated that temperature differential is most important factor. Had no recommendation on termite issue. Asked for adherence to existing code, even for slab on grade homes.

Presenter indicated that drinking fountains need to be high and low. Indicated that elevator standards should be kept as indicated in proposed code. Wants second story access and cited Harpo's and KOPN as inaccessible.

Presenter indicated that he had bought a new property and that he tried to improve it. Thinks the new building code SHOULD be passed, and found that insulation up sides of foundation do not promote termites based on his experience.

Termite expert indicated that termites on exterior walls are a problem in this area and that they will migrate up foundations. Indicated that termite shields don't always work. Indicated that the foam insulation idea was horrible. Also indicated that termites use the insulation to breed more termites. Treatment is more difficult when masked by insulation.

Presenter indicated that National HomeBuilders did not oppose this part of code on a national basis, but made no mention of localized differences. Indicated that the cost of solar is dropping and that it is wise to be forward thinking and outfit homes accordingly.

Presenter indicated that he built a home that is energy efficient including geothermal. Other elements including 2 x 6 construction was important, but he thinks make people solar ready is a good idea.

Presenter indicated that documentation part of amendments is difficult. People are not looking at solar as an attractive option. They look at kitchens, bathrooms, bedrooms. New plan would require roof plans that are not now required. Would have to account for or move vents, chimneys, etc. Questioned whether neighborhood codes would allow for solar and not violate architectural rules. Discussed termites and extent of damage because shields get torn up over time. Believed that sometimes builders are viewed as just trying to get by. Not true. Some local builders have increased regulations.

Presenter indicated that solar ready requires additional documentation, but that it is not onerous and may be part of what is required for snow load documentation as well.

Presenter indicated that new requirements would not be expensive.

B132-16 Authorizing an agreement with KMI L.L.C., d/b/a Wynwood Townhouses, for the lease of property on Aztec Boulevard to be used for the Police Department's temporary northeast substation.

(Action: Technical amendment to be proposed. Staff indicates that location of new substation in townhomes will be advantageous to police operations and will reduce response times. Some questions with broadband access. Not substantial additional cost. Some reluctance expressed regarding fears of noise, prisoners, etc. Police indicated those fears have been addressed. Bicycles will be available to police at this station. Technical amendment approved. Approved as amended.)

DO NOT COPY CONSENT AGENDA

(The following items (marked in red) were moved from the Consent Agenda for consideration during another part of the meeting. All other items received approval.)

B125-16 Amending the FY 2016 Annual Budget by adding and deleting a position in the Public Works Department - Regional Airport Administration Division; amending the FY 2016 Classification and Pay Plan by adding a position.

B126-16 Amending the FY 2016 Annual Budget by adding a videographer position in the Community Relations Office - The City Channel Division.

B127-16 Authorizing grant agreements with the Mid-Missouri Solid Waste Management District for the purchase of a commercial recycling roll-off truck, commercial food waste containers and commercial recycling containers; appropriating funds.

B128-16 Accepting conveyances for water and electric utility purposes.

B129-16 Accepting conveyances for sewer and temporary construction purposes.

B130-16 Authorizing an agreement with The Curators of the University of Missouri for the 2016 Missouri State Senior Games and Show-Me STATE GAMES.

B131-16 Authorizing a program services contract with the Missouri Department of Health and Human Services for the Show Me Healthy Women program.

B133-16 Appropriating funds for reinstallation of a City-owned public art sculpture located at the intersection of Cliff Drive and Ann Street.

B134-16 Authorizing a right of use permit with Columbia Hotel Investments to allow construction, improvement, operation and maintenance of a heated sidewalk loop within a portion of the Cherry Street right-of-way.

Attachments:

R60-16 Setting a public hearing: construction of the Henderson Branch sewer extension project.

R61-16 Setting a public hearing: construction of the sanitary sewer main and

manhole rehabilitation project.

R62-16 Setting a public hearing: construction of improvements to the Columbia Police Department (CPD) facility located at 600 E. Walnut Street, more specifically to include security upgrades, ADA compliance improvements and renovation of building space and equipment replacement.

R63-16 Authorizing a cooking matters satellite partnership agreement with Operation Food Search, Inc.

R64-16 Authorizing Amendment No. 3 to the agreement with CBIZ Benefit & Insurance Services, Inc. for employee benefit consulting services.

R65-16 Granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages for the Global First Responder/Rally in the Alley fundraising event.

R66-16 Authorizing an agreement with S.B.J. Holdings LLC for reimbursement of costs related to widening a sidewalk on the south side of Walnut Street, adjacent to Room 38 Restaurant and Lounge.

R67-16 Authorizing an agreement for professional engineering services with Bartlett & West, Inc. for Phase 1 design services relating to the Nifong Boulevard/Sinclair Road and the Vawter School Road/Old Mill Creek Road intersections improvement project.

R68-16 Transferring funds for City-owned storm water Best Management Practice (BMP) landscape maintenance.

R69-16 Authorizing the temporary closure of a portion of the sidewalk on the south side of Burnam Road between Providence Road and Curtis Avenue to facilitate the construction of a sorority house.

R70-16 Authorizing the temporary closure of a portion of the sidewalk on the west side of Seventh Street between Cherry Street and Locust Street, and the east-west alley located between Sixth Street and Seventh Street, to facilitate the replacement of a sidewalk and reconstruction of a roof on property located at 119 S. Seventh Street.

R71-16 Authorizing agreements with Caterpillar Financial Services Corporation for the lease of a trash compactor for use at the municipal landfill; authorizing a service agreement with Fabick and Company for maintenance of the leased trash compactor.

R72-16 Authorizing an agreement for professional engineering services with Geosyntec Consultants, Inc. for ambient monitoring and regulatory support services of the Columbia Regional Wastewater Treatment Plant.

R73-16 Authorizing an agreement for professional engineering services with Burns & McDonnell Engineering Company, Inc. for design and construction administration and quality assurance of bioreactor landfill disposal cell #6 and study of leachate treatment alternatives.

R74-16 Authorizing demolition of dilapidated structures located at 608 McBaine Avenue; authorizing an exception to Ordinance No. 022823 relating to the administrative delay on the demolition of structures in specified areas; and authorizing a special tax bill against the property.

R75-16 Authorizing an agreement with North East Community Action Corporation for the provision of Title X family planning services.

NEW BUSINESS

R76-16 Establishing the Parking and Traffic Management Task Force.

(Action: Staff report suggested adoption of the ordinance creating the new task force, which has a 6-month life. The primary charge of the new task force is to evaluate parking and transportation services, primarily in the downtown area, and further to provide input on aspects of the new zoning ordinance relating to these issues. Staff report indicated that formation of such a Task Force originated after discussions with neighborhood groups. Also, recent concern by downtown churches has led to formation of group. Thomas indicates that he will ask for extension of Task Force term to 12 months and would ask that Task Force try to make recommendations to zoning code debate if possible.

Presenter indicated that he thought parking was not the issue, but that mobility and transportation was the real key. Believes that framing the question for the task force is important and that charge of the task force could be amended.

Presenter indicated that she would like to accelerate the task of the Task Force and focus more on downtown churches. Indicated that some people have limitations in attending churches because of downtown problems with parking. Wants group to take action by August 1 regarding recommendations. Indicated that parking enforcement stops on Saturday. Need an answer to accommodate weekend church services. Suggested church parking permits.

Presenter indicated that solutions should not be focused solely on parking and that problems are car-based in general. Referred back to charrette and parking audit.

Presenter indicated that United Methodist Church had its own lot previously and now uses larger lot and could perhaps use a shuttle type service.

Thomas indicated that his intent is not to make Task Force focus only on parking and that other solutions are examined including mode share analysis, parking locations, transportation demand management and encouragement programs, and coordination with college community. Also indicated that parking enforcement is key. Believes strong resident parking program can be very helpful.

Thomas proposed amendment to extend work of Task Force to 12 months and wants them to spend first part of their time focused on parking code in UDO. Skala indicated that he believed task force should first focus on UDO then look at broader issues. Peters also wanted churches and other houses of worship downtown included. Treece disagreed with the amendment and wanted to compress the work rather than let it expand to fit additional time.

Amendment NOT agreed to. Original question again discussed. Thomas wants to keep focus on UDO. Skala believed accommodation could be made for church problem. Implementation date not clear. Thomas asked for co-chairs for committee. Trapp and Skala appointed. Peters asked for a separate committee to look at houses of worship. Sunday houses of worship is not currently within the scope of this idea.

Clerk asks for how to advertise to church participation. Indicated that formation of the group could not occur for at least a month. Item presupposes participation by churches and replacement of CID members with church members. Not clear on how that will work since scope of work was not expanded.

Item passed as originally proposed without extension to 12 months.)

R77-16 Authorizing the sale of Special Obligation Refunding Bonds, Series 2016.
(Action: Discussion was on issuance of bonds for construction of City Hall refunding.
Resolution passed unanimously.)

R60-16 Setting a public hearing: construction of the Henderson Branch sewer extension project.

(Action: Moved to New Business from Consent by Skala. Item had been on previous ballot but different elections had different outcomes and Henderson Branch project remained in play for new hookups. At council direction, city negotiated with county for cost sharing agreement as well as private property owners. Early annexation accelerates value of extension. Much of extension is beyond urban service area. **Item passed unanimously.**)

R69-16 Authorizing the temporary closure of a portion of the sidewalk on the south side of Burnam Road between Providence Road and Curtis Avenue to facilitate the construction of a sorority house

(Action: Pulled from Consent by Treece. Believes current policy is to ask builders to replace sidewalks disturbed by construction. Also believes they should pay for the right to use sidewalk for construction through a payment formula. Wants staff to pursue the idea. Thomas believes some rules that exist are not enforced. Wants a value on private use of sidewalks. Question arose regarding legal ability for city to impose such a policy. Answer was that there are similar ideas, but not this in place. Thomas does not want to change rules on a project in progress. Other comments indicated possible tabling. General council discussion resulted in tabling motion. Trapp asked not to table, but to grant according to existing rules. Skala disagreed. Motion not tabled upon vote.

Informal outreach to builder was suggested. Suggestion to look at new rules going forward. Motion to approve ORIGINAL request was approved with dissent from Mayor.

R70-16 Authorizing the temporary closure of a portion of the sidewalk on the west side of Seventh Street between Cherry Street and Locust Street, and the east-west alley located between Sixth Street and Seventh Street, to facilitate the replacement of a sidewalk and reconstruction of a roof on property located at 119 S. Seventh Street.

(Action: Similar discussion and outcome. Motion passed as submitted with dissent from Mayor.)

INTRODUCTION AND FIRST READING

(All items were introduced as indicated with no action during the current meeting.)

B135-16 Authorizing the issuance of Special Obligation Refunding Bonds, Series 2016.

B136-16 Approving a major revision to the PUD Plan of Lake Broadway Condominiums located on the north side of Broadway and west of West Boulevard (1103-1121 W. Broadway); approving a statement of intent; approving less stringent signage requirements (Case No. 16-103).

B137-16 Vacating a portion of an east-west alley located between 203 E. Walnut Street and 115 N. Providence Road (Case No. 16-93).

B138-16* Vacating a sanitary sewer easement located on the south side of the

southern loop of Cliff Drive and north of Hinkson Creek (Case No. 16-109).

B139-16* Authorizing an annexation agreement with Jared Whiteaker Taylor and Brandy Kristen Taylor for property located on the north side of Happy Hollow Drive and west of Highway 163 (801 E. Happy Hollow Road) (Case No. 16-46A).

B140-16 Authorizing reconstruction of the Runway 13-31 and Taxiway B turnarounds and installation of runway lighting, directional signage and runway markings at the Columbia Regional Airport; calling for bids through the Purchasing Division.

B141-16* Authorizing application for transit planning, operating and capital assistance grants.

B142-16* Authorizing a road relinquishment agreement with the Missouri Highways and Transportation Commission for the conveyance of a portion of Business Route 63 from Business Loop 70 southerly to Route 740/Stadium Boulevard and from Route 740/Stadium Boulevard southerly to Route AC.

B143-16* Accepting conveyances for temporary construction purposes.

B144-16* Appropriating funds for repair of the "Look Out Point" public art sculpture located at Stephens Lake Park.

B145-16 Establishing an affordable housing permit fee waiver program; establishing an affordable housing permit fee rebate program.

REPORTS

REP44-16 Correspondence from the Citizens Police Review Board regarding funds for NACOLE Conference 2016.

(Staff indicated that reallocation of existing funds may make the most sense.)

REP45-16 Correspondence from the Bicycle/Pedestrian Commission and Public Transit Advisory Commission regarding street lighting at Providence Road and Carter Lane (Case #16-138).

REP46-16 Administrative Public Improvement Project: Fairview Park - Tennis Court Renovation.

REP47-16 Providence Road Improvement Project/Burnam Road Sidewalk (CM #4107).
(No action, but proposal was given green light based on neighborhood meetings and report.)

REP48-16 Intra-Departmental Transfer of Funds Request.

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Trapp: Asked for more enforcement and look at tobacco sales law enforcement.

Skala: Kudos to finance director for saving funds on old bonds.

Peters: Thanks for follow up on storm water.

Treece: Infrastructure Task Force had inadequate notice. Wants that fixed. (Staff admitted mistake.)

Constituent request for records has led to two-month delay. Wants that fixed.

Requests to preserve videos of P&Z hearings, particularly on zoning code hearings. Also request to video tape Board of Adjustment meetings. Staff indicated that it was being addressed.

ADJOURNMENT

(Meeting ended at approximately 10:30 PM)

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