



## Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, April 17, 2017

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### INTRODUCTORY ITEMS

Pledge of Allegiance

(X)

Roll Call

(Matt Pitzer sworn in as new 5<sup>th</sup> Ward Council Member at Pre-Council meeting. Skala absent.)

Approval of Minutes

(February 25, 2017 minutes approved)

Adjustment of Agenda

(No adjustments to agenda)

### SPECIAL ITEMS

**SI4-17** The Future City Team competition results: "Power of Public Spaces".

(Action: John Conway presented a report on a local competition for middle schoolers relating to the creation of a future city with SIM software and outlining that goal and vision in an essay. Competitors also construct a scale model of a portion of their future city and compete on multiple levels. Members of the competition team made presentations regarding the project. The first presenter indicated that they were focusing their efforts on the old Wabash Station and on the Ameren site. Their vision of the city included a skate rental area at Wabash and included a dog park at the Ameren site. They also included a bike trail around the entire property and a community garden and farmers market space along with public art. Accommodations were made for stormwater management, and public performance space. The team announced that they had won the Kansas State University competition and will advance to another round of competition.)

### APPOINTMENTS TO BOARDS AND COMMISSIONS

**BC4-17** Board and Commission Applicants.

(Action: The following individuals were appointed to various boards and commissions. Appointments to the Planning & Zoning Commission and the Board of Adjustment were delayed until the second Council meeting in May due to the absence of some Council members.)

Airport Advisory Board – Renee Hosner

Police Review Board – Katelynn Towne

Commission on Human Rights - Brian Jones

Downtown Leadership Council – John Clark

### SCHEDULED PUBLIC COMMENT

**SPC26-17** Howard Hutton - The urgency of racial justice and social equity in our navigation to a sustainable future.

(Action: Presentation made as indicated on behalf of Race Matters, Friends. Topic was collaborative community policing. Believed that training and participation of people of color was key. Growth of the population and wealth in society is not progressing equally. Education, not prison is key. We need to break old stereotypes.)

**SPC27-17** Sutu Forte - Advocating for Columbia's urban wilderness.

(Action: Topic of the evening was wild spaces. May 1 – May 6 is wild space week and asked that Columbia make efforts to protect wildlife corridors in the city. Believes current city parks group is doing a good job. Asked for more people to care for the spaces and the creatures.)

**SPC28-17** Ginger Owen - Advocating for Columbia's urban wilderness.

(Action: Speaker continued the advocacy for wild spaces. Asked council to consider protecting space near the Hinkson Creek adjacent to the University. Indicated that additional work is being considered to change that land and questioned why that work is going on when no acquisition is planned.)

#### **PUBLIC HEARINGS**

**PH7-17** Proposed reconstruction of Taxiway C at the Columbia Regional Airport.

*Recommended Action:* [See B101-17/Mayor Memo]

(Action: Items considered together. New airport manager was introduced but no testimony was presented. Thomas asked for source of funds. Speaker indicated that funding would come from the Transportation Tax fund and would be matched on a 90/10 basis. Airport takes its share of that tax fund even though other transportation projects are also funded through this tax. Mayor asked how plans for United to provide service beginning in August were coming along. Speaker indicated that plans were continuing as planned.)

**B101-17** Authorizing the reconstruction of Taxiway C at the Columbia Regional Airport; calling for bids through the Purchasing Division.

*Recommended Action:* [2nd Read & Vote/Mayor Memo]

(Action: Based on testimony of the previous item, Item was adopted unanimously without debate.)

**PH8-17** Proposed demolition of structures located on City-owned property at 1104 Worley Street and 1105 Again Street to correct storm water and sanitary sewer issues.

*Recommended Action:* [Need Motion/Mayor Memo]

(Action: Staff indicated that demolition would occur within the next 6 months. Funding for the stormwater improvements was not slated to occur until at least 2023. Ruffin asked to move this item up in terms of priority. Thomas asked about public access trail inclusion. Staff indicated that that was possible. Peters asked about specifics relating to both storm water and sanitary sewer. Staff indicated that they will install a liner in the storm sewer pipes. Sanitary sewer was not shown in this proposal.)

Speaker indicated that he is familiar with the area and asked that the timeline for improvements should be moved up.

Speaker indicated that she was concerned about how the water treatment facility near her home would affect infiltration into that house. Asked for more consideration.

Thomas indicated that crosswalk and bus stops should be included and may be considered as a part of all future projects.

**Motion passed unanimously.)**

**PH9-17 Proposed construction of the More's Lake remediation and site restoration project at the Municipal Power Plant.**

*Recommended Action: [Need Motion/Mayor Memo]*

(Action: Items considered simultaneously. Staff report presented as indicated. Presentation revealed that lake was originally built for recreation, but that it was purchased and converted to an ash collection site. Power and Light indicated that they were required to remediate lake by dredging ash and reconstructing original dam and lake line. Staff indicated that the following item only appropriates \$1 million to dredge and move ash to the city landfill. More money will be required in the future.

Mayor asked about ash and its properties. Ash is transferred from the power plant to the lake with water. Over time, ash is dredged from the lake for construction purposes. Staff indicated that this will go to our landfill. Staff indicated that it will take 13,000 dump truck loads to evacuate the ash after it is dewatered and could take up to 3 years. Most of the fees involved in this process are paid to the city as dump fees.

How will the lake be used in the future? We don't know. Is this a ten-year plan? No. We have to have this cleaned up by 2020 according to regulatory rules. Peters asked why we don't just treat it on-site. Staff indicated that we don't want to generate additional future liabilities. Could we put it back as a piece of ground? Yes. We have used this as structural fill in the past, but now we need to document where we are taking this ultimately. EPA is enforcing this rule.

Mayor asked if this plant functions year-round. Staff indicated that it did.

Public hearing was opened.

First speaker indicated that he had been involved with some quarry slurry fill and that most of this money was being paid to ourselves. Why not contract out for the ash and pack it with limestone and you will have a good base for construction. Why not sell it instead of disposing of it? If it is not hazardous, you can do this with limestone and Bentonite. You are packing on millions of dollars. Do not make taxpayers bear this cost. Limestone slurry is a good product.

Thomas asked if there is a market for this. Staff indicated that they could not identify a market and that there was a time frame for completion. Staff said they would be happy to do something different in the future if they could find something.

Trapp indicated that he thought they should get going on this and that he would support this. Hoped that More's Lake might be recreational in the future. Thomas indicated that these costs were now being internalized instead of externalized. Mayor indicated that this was an early part of Columbia and believed that it would be good stewardship to remediate it to its original state. Mayor indicated he would support initial appropriation of \$1 million. Pitzer thought it sounded like a lot of money and would like to look for alternate uses for the by-product.

**Motion to appropriate funds was approved unanimously.**

**B106-17 Appropriating funds for excavation, hauling and disposal of coal combustion residuals as part of the More's Lake remediation and site restoration project**

at the Municipal Power Plant.

*Recommended Action: [2nd Read & Vote/Mayor Memo]*

**(Action: Motion to appropriate funds was approved unanimously.)**

**PH10-17** Consider the Water and Light 2017 Renewable Energy Report.

*Recommended Action: [Need Motion/Mayor Memo]*

(Action: Report presented by staff as indicated. Report indicated that there is a small rate impact associated with increasing reliance on renewable resources. Capital costs of solar are coming down but may need a consultant to do a deeper dive cost estimate. Solar farm could produce 5 megawatts. Next wind contract should have a small rate impact and photovoltaic should be rate neutral.

Mayor asked where we were in terms of meeting our goal of renewable energy reliance. Right now, we are supplying about 17% of our total load, but that will vary. Staff indicated that if we can approve a new contract, we can add additional capacity.

Public comment was opened.

Speaker indicated that he represented a pro-solar agenda. Asked that the solar energy represented in the report should be actual production of solar energy, even if it never leaves the site where it is produced. Argued that solar energy could be one of the cheapest alternatives if it were based on actual rather than engineer projections. Solar is affordable and anyone can have it. Indicated that existing power providers are trying to undermine solar energy sources.

Next speaker indicated that he owns apartments and that they are energy efficient, but last utility bills increased by between 15 and 20%. Indicated that he is building some new homes. Went through the whole pricing scheme for solar. Believed that it would be a high up front cost and had no way to sell excess energy on the back end. He is already spending a lot on energy efficiency and the cost of housing is going up and he is getting whacked on both ends. Little guy is out. You have to have a lot of money to get into alternative energy. Indicated that his increased costs are due to increased rates and fees. Indicated that the city does not want the competition for energy from small producers. Thomas indicated that he gets a credit for solar use and that it works. Speaker indicated that small producers don't have the ability to generate the level required. Thomas believed that small users CAN get a credit for any amount. Mayor pointed out that pay back only goes to the homebuilder if they pay the utility bill. Otherwise it simply ends up as a reduction to a renter.

Speaker had a prepared presentation indicating that he represents RENEW Missouri. Brought a statewide perspective to the issue. Indicated that the language in the Columbia statutes required that costs not be more than a 3% difference in rates. Believes that benefits are not always considered as apples to apples. Net metering and renewable energy standards produce different results. Explained how credits affect bottom line decisions by utilities and rate payers.

Next speaker indicated that he was a solar user and sits on the Water and Light Board of the city. Highlighted a problem that exists in terms of solar. Out of seven things you can do, solar looks like the second highest cost. Utilities, despite they are offsetting utility sources, they are counting the cost against the producer since it is a competitive source. Believed that city utility staff has stonewalled the idea of alternative solar power. Also, indicated that his personal solar system works well and could be

considered as a least cost option. Called for a Value of Solar Study. Considerable discussion relating to how rate impacts and value are determined.

Next speaker supported the concept of solar industry and believed that it is an economically viable option. Believed that net metering is the way to go.

Speaker indicated that they investigated the use of solar on an affordable Habitat for Humanity home. Also, indicated that solar does not work for his home because of its orientation. Suggested that water turbine technology is an alternative. Seems like no one has actual facts. What about wind farms? What are the health costs and benefits? How much does it cost to generate nuclear waste? All these things should be discussed.

Public hearing was closed.

Thomas indicated that he believed the calculation of cost for energy was confusing and would like to see a clear justification for the way costs and value are evaluated. We externalized the cost of the More's Lake remediation. Why don't we consider those costs in terms of current value and impact? Believes that small local businesses and solar generation are both valuable. Believes our expenditures on out of state generated energy is a loss to the community.

Trapp asked for rate increases for various energy sources. Staff indicated that it was less than \$5 per month overall on average for all sources. Believed that the city DOES support solar energy and that we need to move into more renewables, but that we have to account for intermittent generation and what problems that presents. We have to have sustainable power sources. Capacity is a key to this discussion. Believes that low income people are actually subsidizing broader use. Not trying to destroy the planet – just want to make sure that it is reliable, that there is someone there to do the metering, and if your personal system fails you can still hook into the grid. We need to move forward in the least, worst way. We have to be mindful of the people who are most challenged to pay.

Mayor wants to hold off on approving the current report. Believed that a work session is a reasonable thing. Asked for delay. Mayor asked if Water and Light was having trouble getting financial reports. City Manager indicated that that was true and that their transition to a new utility billing system had thrown a wrench in the gears. Admitted that the city is months behind.

**No action taken on this item.)**

#### **OLD BUSINESS**

**B108-17 Appropriating funds for replacement of wooden poles that support the overhead electric distribution system.**

*Recommended Action: [2nd Read & Vote/Mayor Memo]*

Council Memo

Pole Replacement Reject Summary

(Action: Staff presented report as indicated. Indicated that 165 – 170 poles need replacement. Estimated cost for replacement would approach \$1 million. Most of the cost is labor.

Mayor asked if any of this should be undergrounded. Staff indicated that if something else was already be undergrounded like a water line or other utility, they do try to take advantage of that.

**Motion to approve passed unanimously.**

**B112-17** Authorizing a master license and services agreement with Rave Wireless, Inc., d/b/a Rave Mobile Safety, for mass alert notifications of emergent and non-emergent issues.

(Action: Staff report presented by City Manager. This is an email notification system. Initially, it was a very robust system and it was free. Now, the robust parts of this system cost more. This is the same system that the University, Boone County and Columbia College uses. This is an opt-in system.

Ruffin asked how we notify the general public about the availability of this? Staff indicated that it is integrated into the city's marketing program.

**Motion to approve passed unanimously.)**

#### **CONSENT AGENDA**

**(All Consent Agenda items approved as indicated.)**

**B100-17** Vacating utility easements within Arbor Falls, Plat No. 3 located east of Ranger Drive and south of Euliss Drive (Case No. 17-83).

**B102-17** Authorizing a right of use permit with Missouri Network Alliance, LLC, d/b/a Bluebird Network, for the installation and maintenance of fiber optic cable within portions of the Route B and Brown Station Road rights-of-way.

**B103-17** Appropriating funds for the purchase and installation of a gate arm system in all City parking facilities and for parking meter upgrades.

**B104-17** Authorizing a financial assistance agreement with the Mid-Missouri Solid Waste Management District for the purchase of eight (8) commercial mini cardboard balers; appropriating funds.

**B105-17** Amending Ordinance No. 023001 to authorize permit holder and certifier registration designations and the electronic filing of discharge monitoring reports with the Missouri Department of Natural Resources Water Protection Program.

**B107-17** Appropriating funds to continue to facilitate the construction of upgrades to Boiler 8 at the Municipal Power Plant to reduce nitrogen oxide (NOx) emissions.

**B109-17** Accepting conveyances for utility, sewer and drainage purposes; accepting Stormwater Management/BMP Facilities Covenants.

**B110-17** Appropriating funds from the Celebration for the Arts event.

**B111-17** Appropriating architectural salvage sale revenue to the New Century Fund for future use as a revolving loan fund for private historic preservation activities; transferring funds to offset a budgeting shortfall.

**B113-17** Authorizing an air service guarantee participation agreement with the County of Boone, Missouri, The Curators of the University of Missouri, the City of Jefferson, Missouri and Cole County, Missouri; authorizing air service guarantee participation agreements with various Chamber of Commerce members.

**B114-17** Amending the FY 2017 Annual Budget by adding a position in the City Utilities Department; amending the FY 2017 Classification and Pay Plan by adding a classification, making classification reassignments and changing a classification title.

**B115-17** Amending Chapter 19 of the City Code as it relates to unclassified service;

amending the FY 2017 Annual Budget by adding and deleting positions in the Police Department; amending the FY 2017 Classification and Pay Plan by adding classifications and changing classification titles.

**B116-17** Authorizing a master services agreement and amendments to the master software implementation services, master software license and master software support and maintenance agreements with N. Harris Computer Corporation for the licensing, implementation, support and maintenance of utility billing software.

**B117-17** Authorizing a cooperative agreement with the Greenbelt Land Trust of Mid-Missouri for the continued implementation of the "Our Natural Legacy: A Plan for Columbia and Boone County" open space/green infrastructure project.

**R49-17** Setting a public hearing: proposed construction of improvements at the American Legion Park to include replacement of the existing playground and shelter, installation of lighting and a fire pit, and construction of ADA walkways within the park.

**R50-17** Setting a public hearing: proposed construction of the FY 2017 sanitary sewer main and manhole rehabilitation project.

**R51-17** Setting a public hearing: proposed construction of the Bingham Road and Ridgeley Road PCCE #16 sanitary sewer improvement project.

**R52-17** Setting a public hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.

**R53-17** Declaring the results of the April 4, 2017 municipal election.

**R54-17** Authorizing a Fourth Amendment to the software license and services agreement with Ramundsen Public Sector, LLC, as successor in interest to SunGard Public Sector, Inc., for a Records Management System (RMS) for the Police Department.

**R55-17** Authorizing Schedule B - Extension/Request for Additional Service(s) to the agreement with WebQA, Inc. for software services relating to open records requests.

**R56-17** Approving the Final Plat of Trade Winds Park, Plat No. 2B, a Replat of Lot 6-B of Trade Winds Park, Plat No. 2A, located on the northwest corner of Trade Winds Parkway and Richland Road in Boone County, Missouri, pursuant to the requirements of an annexation agreement between the City and the subdivider (Case No. 16-167).

#### **NEW BUSINESS**

**R57-17** Expressing support for the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs within the Department of Housing and Urban Development (HUD).

(Action:

#### **INTRODUCTION AND FIRST READING**

**(All items introduced as indicated.)**

**B118-17\*** Approving the Final Plat of Barcus Ridge, Plat No. 3, a Major Replat of Lot C2, Barcus Ridge Plat No. 1 and Lot 5, Barcus Ridge Plat No. 2, located on the north side of Old Plank Road and approximately 700 feet west of Abbotsbury Lane; authorizing a performance contract; granting a design

adjustment relating to tier lots (Case No. 17-15).

**B119-17\*** Approving the Final Plat of C.E. Harr Plat 2, a Replat of Lot 1 of C.E. Harr Replat and part of Lots 7-10, 13 and 14, and all of Lots 15-18 of Wellington Gordon's Subdivision, located on the east side of Old 63, between McAlester Street and Gordon Street; authorizing a performance contract (Case No. 17-73).

**B120-17\*** Approving the Final Plat of BMW Plat No. 1 located on the east side of Beverly Drive, between I-70 Drive SW and Bernadette Drive; authorizing a performance contract (Case No. 17-84).

**B121-17** Authorizing construction of improvements at the American Legion Park to include replacement of the existing playground and shelter, installation of lighting and a fire pit, and construction of ADA walkways within the park; calling for bids for a portion of the work through the Purchasing Division.

**B122-17\*** Authorizing an internship program agreement with the Society of Municipal Arborists to sponsor an urban/community forestry intern in the Parks and Recreation Department; appropriating funds.

**B123-17\*** Amending Chapter 2 of the City Code relating to membership of the Substance Abuse Advisory Commission.

**B124-17\*** Authorizing Amendment No. 2 to the program services contract with the Missouri Department of Health and Human Services for tobacco control coalition services; appropriating funds.

**B125-17** Adopting a Missouri Property Assessed Clean Energy Show Me PACE Ordinance; authorizing the City of Columbia, Missouri to join Show Me Pace and stating the terms under which the City of Columbia will conduct activities as a member of such Board; authorizing the City Manager to execute the Show Me PACE Cooperative Agreement; directing the City Clerk to give notice to the Show Me PACE Clean Energy Development Board; authorizing the City Manager, or designee, to serve as a member of the Advisory Council of Missouri Clean Energy District.

**B126-17** Adopting a Missouri Property Assessed Clean Energy Missouri Clean Energy District Ordinance; authorizing the City of Columbia, Missouri to join the Missouri Clean Energy District and stating the terms under which the City will conduct activities as a member of such District; directing the City Clerk to give notice to the Missouri Clean Energy District; authorizing the City Manager, or designee, to serve as a member of the Advisory Council for Missouri Clean Energy District.

## REPORTS

**REP24-17** Correspondence from the Business Loop Community Improvement District (CID) regarding CID board membership.

(Continued from the April 3, 2017 Council Meeting.)

(Action: Mayor indicated that he would like to appoint Griggs, Ennis, Vianello and Gruder to the CID board. **Approved unanimously.**)

**REP30-17** Correspondence from the Columbia Vision Commission.

(Action: Commission requested guidance from the Council regarding next steps for the Visioning Project. Mayor indicated that maybe this would be a good group to look at the Strategic plan and social equity goals of the city without creating a new task force or commission. Thomas agreed with this approach

and indicated that there was no strategic plan back when the visioning process was being undertaken. If they want to continue, that might be a good idea.

Trapp was not quite sure if this board should become the governing body for the Strategic Plan since there were other groups already immersed in the project. City Manager indicated that the Visioning board itself indicated that they believed "mission accomplished", so maybe there could be a better fit for this group, or a new group, in the future. A worksession was suggested before a vote would be taken. Thomas agreed that that could work – just wanted to get a sense of whether this group should be disbanded or retasked.

Mayor suggested taking this under advisement.

**No action taken.)**

**REP31-17 Report on Solar Eclipse Planned Events & Sponsorships.**

(Action: Staff indicated that solar eclipse planning was progressing and that they want to make sure that public safety is foremost. Monday, August 21<sup>st</sup> is the highlight at 1:12 PM we will be in the Path of Totality. Many events planned. On Sunday, there will be music festivals, bike rides and related events. Viewing stations will be established for enthusiasts. Cosmo Park will feature a festival and educational event. Eclipse glasses will be available. Cosmo Park provides a good viewing area for many citizens. Corporate sponsorships will be key.

Will all events be free? Yes. Are we really thinking that there will be 400,000 people? Don't know, but it will be first day of classes for MU and all public schools will be in session. We do believe that there will be considerable drive in traffic. Cloud cover will affect turnout. Hotel occupancy is already at 60%. Cost could be in line with football weekend room cost.

Outreach to national media has been initiated.

**No formal action taken.)**

**REP32-17 Intra-Departmental Transfer of Funds Request.**

(Action: Gate arms on parking garages. Can we make room keys to the downtown hotel work on the garage entrances? Working it out.

**No action.)**

**GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Public speaker indicated that he heard that some homeless people could approach Phoenix House for temporary shelter. No confirmation of this item.

Comment regarding an item on the Consent Agenda for item 55-17. This item flags accounts that have outstanding debts and allows staff to generate cost estimates for printing and acquisition. I hope this new rule allows for more consistency. Believes that the request for one piece of information should not be related to the request for any other piece of information since the law does not identify those two things as related. Indicated that there are some artificial red flags that pop up in the new system. Mayor also indicated that he did not believe that non-payment on a previous request should be the basis for

releasing information on an unrelated case. Also, believed that without knowing what information would be received, it is difficult to know what the true value of a document is until it is seen. Estimate system is weak.

Staff indicated that a standard invoicing software is being used to eliminate variance in estimates. We would be happy to adopt new software if it would be more specific to this type of activity. Staff also indicated that they do rebate any overcharges. Staff indicated that sometimes their software tries to direct users to free information rather than paid services. Thomas asked if there were specific redaction mechanisms and that they were accurate and fair. Staff indicated that they have an interdepartmental agreement whereby different groups can manually inspect requested records. City Attorney also indicated that sometimes there is sensitive information that is not necessarily off limits. For instance, what about a birthday? It could be sensitive, but it is not protected. What do we do then? If it is raw data we try to be careful about fields, or specific bits of information that are released. It is not always clear-cut.

Ruffin indicated that Wynton Marsalis will be in concert on the University of Missouri campus on April 20 including Karl Skala as a member of the choir.

Thomas indicated that he had received numerous comments regarding community policing models and that they will proceed with some sort of recommendation.

Peters asked about easement issues with Mediacom and the destruction of some flowers and beds that were replaced with rocks. How do we deal with this? City Manager indicated that easements can be used by private property owners, but that they are required to surrender that use if there is a utility need in many cases – and that the rules change frequently.

**ADJOURNMENT**  
(10:02 PM)

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