



Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, May 1, 2017

INTRODUCTORY ITEMS

Pledge of Allegiance

(X)

Roll Call

(Thomas absent.)

Approval of Minutes

(March 6, 2017 minutes approved.)

Adjustment of Agenda

(No adjustments to the agenda.)

SPECIAL ITEMS

SI5-17 Swearing in of JJ Musgrove as the Deputy City Manager for the City of Columbia.

(Action: Musgrove was introduced and sworn in as the new Deputy City Manager for the City of Columbia. A nationwide search was conducted, and Mr. Musgrove was selected from among 104 applicants.)

APPOINTMENTS TO BOARDS AND COMMISSIONS

(None.)

SCHEDULED PUBLIC COMMENT

SPC29-17 Barbara Wren - Advocating for urban wilderness.

(Action: Comments presented as indicated. Wren asked for preservation of urban wilderness areas and asked that these areas be identified now. Asked that manicured parks and paved trails were preferred by many people, but that urban wilderness areas should be conserved with less maintenance costs. Also, indicated that wilderness areas absorb heavy rains and provide a place for wildlife habitat.

SPC30-17 Traci Wilson-Kleekamp - Implicit bias and policing...what's new!

(Action: Comments presented as indicated. Speaker discussed films at True/False Film Festival, specifically, "The Force". Criticized the police chief of Baltimore. Asked that the documentary be replayed to a variety of people so a conversation could ensue. Thought that the curriculum for implicit bias was not well-formed for the police department and asked that the coursework should be amended. Believed that implicit bias cannot be trained out of anyone, but that it does need to be understood.

SPC31-17 Grace Whitlock Vega - Immigration myths and facts.

(Action: Comments presented as indicated. Speaker expressed concern about targeting of immigrants. Three myths exist. First, why don't people just come to the US legally? Explained that there are legal

limits on what employers can and can't do. There are limits on family sponsored immigration and that there are backlogs in these cases, in some cases, a backlog of 5 to 10 to 20 years. Secondly, there is a myth that undocumented people don't pay taxes. That is not always true and most people who do pay in don't receive the benefits that native born citizens receive. Third, it is a myth that high immigration levels increase crime. The statistics do not bear that out. Invited friends to an open mike night on May 4 on this topic at the Methodist Church.

PUBLIC HEARINGS

PH11-17 Proposed construction of speed tables and the installation of speed humps and crosswalks on Stewart Road, between West Boulevard and Garth Avenue.

(Action: Staff indicated that this project was highest on the citizen survey of needed road improvements. The proposal tonight is a blend of the two highest rated proposals. Improvements are planned for later this year. Staff explained that speed tables are modified versions of speed bumps and have a longer approach. Skala asked about other improvements like bulb-outs and other calming efforts. Staff explained that there are issues with cyclists and cost. This seems to be one of the most effective devices for the money.

There will be four devices – two tables and two bumps, all located near intersections. Bike lanes will be on the climbing side of the roadway. Crosswalks were installed at some locations, but that is not always the preferred solution.

Public comment was opened.

First speaker who lives in a nearby neighborhood indicated that she is opposed to this idea. Believes that speed bumps are something for parking lots, not through streets. This will be tough on our cars and this is not a good solution. There are stop signs in place. This is not a good idea.

Speaker indicated that cars race down Stewart Road and have ended up in his yard tearing up his trees and boulders. Believed it is usually drunk drivers.

Speaker indicated that the speed bumps are expensive and would prefer that the money be spent on other streets and downtown.

Speaker indicated he lives in another part of town and that the installation of speed bumps simply divert traffic and it did not work on Derby Ridge Drive.

Speaker indicated support for this idea and that he, too, has had cars end up in his front yard due to speeding.

Speaker indicated that he has seen lots of speeding and that he does not like anecdotal evidence. The city engineers measured speeds and it is too high. It is a fallacy to indicate that we could use the money elsewhere. This is about here, not anywhere else.

Hearing was closed.

Skala asked about the bumps in parking lots and how these differed. Engineers indicated that they are less intrusive and that most people will slow down, but they do have an impact if you go too fast. These do slow down traffic. Four way stops were not the best action, although this option, too, is imperfect.

Trapp indicated that the Derby Ridge adjustment was investigated and that it may have had some unintended consequences, but that it DID result in slower speeds. There is good science for this and the costs for traffic calming are generally less than complete repaving plans. Construction is the small part of the cost of this. Big wide streets are a culprit. We can do things that make this reasonable.

Motion to approve the bill. Motion passed unanimously.)

PH12-17 Proposed construction of improvements at American Legion Park to include the replacement of the existing playground and shelter, installation of lighting and a fire pit, and construction of ADA walkways within the park.

(Action: Staff report presented as indicated. This item is being considered along with the next item. Cost is approximately \$100,000. Improvements were described as indicated in the bill. Is this lighting consistent with other wildlife considerations? Staff indicated that it was. Also, indicated that the positioning of the shelters was designed to accommodate more users. Fire pit is small but also accommodates sledding users.

No public comment.

Motion to approve. Bill approved unanimously.)

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.

(Action: Bids will be let in accordance with the approval of the previous bill.)

OLD BUSINESS

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.

(Action: Considered in tandem with next agenda item. City staff presented a report as indicated. This is a validation of earlier concepts that have been discussed. This project does not focus on single-family residential homes.

Public discussion ensued.

County Commissioner Janet Thompson asked that this bill be tabled. Indicated that the Boone County Commission had voted against this item due to unintended consequences. Boone County has declined to participate.

Speaker representing the PACE program indicated that he had spoken to commissioners and the county collector and tried to address misinformation. He indicated that he was not allowed to speak at the initial hearing of the County Commission. He indicated that he wanted to try to make this an efficient process for county collectors throughout the state. This had to do with a political subdivision question, a remittance procedure and a consumer safeguards question. Indicated that they require contractors who participate must be certified. Indicated that they have supplied more efficient energy solutions to more than 430 individual homes. Speaker explained to the mayor that homeowners who wanted to make improvements in energy efficiency could do so through an annual assessment from the political jurisdiction, in this instance, the local property tax. The Clean Energy District would establish a municipal bond structure and county would then pay it off. Mayor asked why we don't just establish a conventional loan program. Speaker indicated that national experts preferred this approach. Also, indicated that such voluntary assessments need to be indicated going forward and that some are assumed and that others are negotiated. Assessments can pay off early. What happens if property owners just don't pay? Speaker indicated that at that point the PACE team comes in and provides information. City Council is involved because there is a requirement to gain enough critical mass and it needs authorization to make this a political subdivision capability.

Skala asked about consumer protection and problems that the county had recognized. Also, indicated that he was not aware of county opposition. Trapp asked about Renovate America. PACE adopts the same standards as that group.

Pitzer asked if they measure actual vs. projected energy savings. Speaker indicated that they do not. Pitzer asked about delinquency rates on repayment. Right now, this program has a better than 99% repayment rate. In terms of bankruptcy, it was not initiated by PACE. What are interest rates? 4.99% to 8.9%. Different contractors charge different rates. Recourse for bad performance of products is to go to PACE and work through their resolution program. City is not liable for any non-payments.

County Collector addressed the Council. Indicated that Jackson County and Platte County were the first into this program. The impact of this is that the county collector can ask for foreclosure to address non-payment. This is too new to know how this will play out. If this is an attached tax bill, and if this has the same priority, which it seems to have, is a problem. There is no guidance in state statute about penalties. It is all too vague. Right now, many property owners escrow their taxes. But, if this program goes through, this part of the assessment is NOT escrowed through the bank.

Skala asked if this was or was not disclosed up front. Collector indicated that apparently, it would be, but because there was some confusion it could be problematic. Jackson County and St. Louis County are organized a little bit differently than here, and we have not heard too much bad news about this program, but there is just not enough data to understand how this will impact taxpayers.

Mayor asked if the city passes this ordinance, can it make the County implement this program? The answer is that if the city passes this it will fall to the county collector to collect this assessment.

Next speaker indicated that he represented the administrators of this new program. He indicated that current options to invest in green technology were either rebates, local incentives or outright payments.

This is an option for financing that does not require other rate-payer participation. Prior to this time, we have only done commercial. Now, it is being offered on an open basis. On a commercial basis, this makes sense and it can be accessed on a variable rate basis. This program does NOT obligate the county to do anything until there can be an agreement between PACE and the county. The county is entitled to charge the program any reasonable fees. That part is not yet worked out, but it will be before this is initiated on the residential side. There IS a cost. We cannot do this at no charge or on a rebate basis. The private equity market has to make some profit. To do this, you have to become a Clean Energy District, so there are only a few districts that currently qualify. This bill would allow us to operate within your jurisdiction. Pitzer asked if other communities have decided NOT to do this. Speaker indicated that other people had voted not to get on board and that in most instances county collectors led the opposition, but that reasons for not joining were varied. Only one community that originally signed up has dropped out. For commercial PACE, it is a little different structure. Indicated that there is not a lot of data about buying out the assessment upon the sale of a property. If the county collector is not involved in the commercial side, the Clean Energy District can foreclose.

Director of the Division of Energy in the State of Missouri testified. Indicated that this group had come before them in a very grueling process. State creates this capability, but they do not oversee this. The State di allow this on a local option basis. Believes that this helps overcome first-cost aversion to energy improvements. We believe that this is one tool in the toolbox and it provides one more financing option. Also, believed that this pairs well with new construction projects, just like utility companies offer incentives. We believe that multiple districts help keep costs down and creates competition and that the city could create its own district in the future if this did not work well. This is an evolving market. There could be some changes, but probably not this year since we are almost at the end of the session. You can tailor this to your needs and you can also opt out.

Next speaker indicated that this program is better suited to commercial than to single family or multi-family properties. This could add more costs to local property owners. Ameren has a good existing program. I am not saying this won't work, but I am saying this is not the right time and there are other options.

Next speaker indicated that there are some rebates to the community that are memorialized in this agreement that should be known.

Peters indicated that she is leaning toward tabling this at the behest of the county commission. Seems like there are lots of questions.

Mayor indicated that he believes that this is one more option to help homeowners adopt more energy-efficient strategies. Consumer protections probably need to be enhanced if we do table this. Mayor favors the bill but could wait.

Skala indicated that there are no encumbrances that are not compensated and that he believed that there are options to bulk up the ordinance in terms of consumer protections. We may be the new kids on the block, but you have to start somewhere. This community is aggressive about renewable energy and I think we ought to move forward – although I am open to tabling this.

Trapp asks the city attorney if there is a way to add consumer protections to this bill with some ease. Trapp asks to table this item to the first meeting in June. There are some concerns, but I am in general favor of the concept. Tabling was amended to the second meeting in June.

Motion to table was approved unanimously.

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.

(Action: Considered in tandem with previous bill.)

Based on the previous action, this item was ALSO tabled until the second meeting in June by unanimous vote.)

CONSENT AGENDA

(All items remaining on Consent Agenda approved as submitted.)

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).

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.

R58-17 Setting a public hearing: proposed remodel of Fire Stations #4, #5, #6 and renovation of the Fire Training Academy facility.

R59-17 Authorizing the temporary closure of a portion of Hitt Street, between Rollins Street and University Avenue to facilitate the repair and reconstruction of a steam chase.

R60-17 Authorizing an artist's commission agreement with Brittany Williamson relating to the Traffic Box Art Program.

R61-17 Authorizing Amendment No. 1 to the Engineering Services Agreement for the Flat Branch Watershed Relief Sewer Project No. 3.

R62-17 Authorizing a parking lane closure on East Walnut Street and extending the long term sidewalk closure on the east side of Walnut Street, between Eighth Street and Ninth Street, to facilitate the construction of an office

building at 807 E. Walnut Street.

R63-17 Transferring funds from the Proximity Locks Capital Improvement Project Account to the Public Works Building Maintenance Operating Account.

R64-17 Transferring funds for community events.

NEW BUSINESS

(None.)

INTRODUCTION AND FIRST READING

(All items introduced for First Reading as indicated.)

B127-17* Approving the Columbia College Master Plan Update (Case #17-87).

Recommended Action: [Intro & 1st Read/Mayor Memo]

B128-17* Vacating an existing utility easement across Lots 45 and 54 of Deerfield Ridge, Plat 2; directing the City Clerk to have a copy of this ordinance recorded (Case #17-98).

B129-17* Vacating a right-of-way easement, a utility easement, and a drainage easement located at the south end of Stonehaven Road; directing the City Clerk to have a copy of this ordinance recorded (Case #17-99).

B130-17* Authorizing a Memorandum of Understanding with the Missouri Department of Health and Senior Services for STD testing and treatment services.

B131-17* Authorizing an inspections participation agreement with the Missouri Department of Health and Senior Services for the summer food service program for children.

B132-17* 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 Public Works Department and City Utilities Department; amending the FY 2017 Classification and Pay Plan by adding a classification.

B133-17* Amending the FY 2017 Annual Budget by adding and deleting positions in the City Utilities Department - Electric Utility Division.

B134-17* Authorizing an agreement with The Curators of the University of Missouri for the 2017 Missouri State Senior Games and Show-Me STATE GAMES.

B135-17* Approving the revised Performance Contract with Hugh Tincher Development, Inc. regarding Bristol Lake Plat 1 (Case #16-215).

B136-17* Amending Chapter 27 of the City Code as it relates to the addition of a thermal storage rider.

B137-17* Appropriating surplus revenue for FY 2017 Columbia Values Diversity Celebration activities.

REPORTS

REP33-17 Intra-Departmental Transfer of Funds Request.

(Action:

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public comment was open.

First speaker indicated that another homeless person had died in this city and he wanted to express his respect. He also hoped that other people would join him tonight.

Next speaker indicated that he has young children and that he is worried about people racing up and down his street. His home is close to a school. It is in the Blue Ridge area. He wants this to be addressed before anyone is killed.

Council comments.

Skala indicated that he was aware of where the previous speaker had indicated. He also indicated that he will try to bring some resources to this particular strip in the short term and other resources in the longer term.

Mayor indicated that the council is scheduled to meet on July 3. Shall we move this meeting or cancel? Staff indicated that this meeting will probably be pretty light, but that there could be some P&Z items coming forward. Staff supported canceling the meeting. Skala indicated that we typically don't cancel meetings. Peters indicated that she would be absent. Trapp indicated that he would be there.

Mayor indicated that the scope of services contract on water resources has changed and that included a water rate structure. Staff changed the contract. I have a problem with that and do not know why it didn't come back through the Water and Light Advisory Board and the Council. I want a justification for why it was changed and I want it to go back through the Water and Light Advisory Board. Skala joined that issue and suggested that the original scope of the consultant's contract should be re-examined, why there was no change in the price and suggested that we should have another opinion. City Manager indicated that he will come back with additional information and a report.

ADJOURNMENT
(Time 9:16 PM)

©2017 CityWatch-Columbia

(This document may not be reproduced, redistributed or significantly cited in other works without the written permission of the author.)