



Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, June 19, 2017

INTRODUCTORY ITEMS

Pledge of Allegiance

(X)

Roll Call

(All present.)

Approval of Minutes

(Minutes from May 1 approved as submitted.)

Adjustment of Agenda

(Trapp abstained from B150-17. Thomas asked that B-157 and B-158 be moved to Old Business. Pitzer asked that B-166 be moved to Old Business. Changes approved.)

SPECIAL ITEMS

(None.)

APPOINTMENTS TO BOARDS AND COMMISSIONS

BC6-17 Board and Commission Appointments

Board of Health – Mary Gadbois

Building Construction Codes Commission – James Watson

Columbia Housing Authority Board – John French, Robin Wenneker

Columbia Library District Board – Lisa Groshong, Kathleen Markie, Khaki Westerfield

Commission On Cultural Affairs Standing Committee on Public Art – Valerie Berta

Historic Preservation Commission – (Readvertise)

Railroad Advisory Board – Marty Paten

Substance Abuse Advisory Board – (Readvertise)

Water & Light Advisory Board – Kim Fallis

SCHEDULED PUBLIC COMMENT

SPC41-17 Bini Sebastian - Diversity, inclusion, mindfulness, self-awareness, and compassion.

(Action: Speaker appeared as indicated.)

PUBLIC HEARINGS

PH18-17 Voluntary annexation of property located on the east side of Wellington Drive and north of Mexico Gravel Road (3500 Wellington Drive) (Case No. 17-114).

Recommended Action: [See B169-17 under Intro & 1st Read]

(Action: Staff explained that this request was for contiguous property and that sewer service was desired and will be connected at owner's expense.

No person appeared to testify on this item and no vote was required on this item by the City Council at this time.)

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.

(Tabled at the May 1, 2017 Council Meeting)

(Action: This item is being considered in tandem with the next item, B126-17. Columbia City Council tabled the discussion at the May 1, 2017 Columbia City Council meeting and requested additional language to the ordinance incorporating consumer protection standards be added and brought back at the June 19, 2017 meeting. The new language adds Consumer Protection policies in the following areas: (1) Eligibility and Risk, (2) Disclosures and Documentation, (3) Financing Terms, (4) Operations, (5) Post-Funding Support, (6) Data Security, (7) Privacy, (8) Marketing and Communications, (9) Protected Classes, (10) Registered Contractors, (11) Eligible Products, (12) Pricing, (13) Reporting, and (14) Closing & Funding.

Basically, Property Assessed Clean Energy (PACE) is a financing mechanism that allows property owners to fund energy efficiency improvements or renewable energy systems with the annual energy savings achieved on the project through a yearly assessment. This voluntary tax assessment is secured by a lien on the property and does not require upfront payment. In most cases, the assessment and the lien are transferred upon sale. Missouri enacted PACE legislation in 2010 (HB 1692) that authorizes the formation of clean energy development boards by one or more municipalities for the purpose of establishing PACE programs.

Show Me Clean Energy District - In July 2015, the Show Me PACE Clean Energy District became the second entity offering funding statewide for clean energy project improvements. Show Me Pace has selected the Missouri Energy Initiative, a Missouri based 501(c)3 nonpartisan nonprofit, as the administrator. Show Me PACE is an open market program with multiple funding originators that allow on-demand financing from \$50,000 to \$50 million for energy efficiency, renewable energy, and water conservation projects. Commercial, industrial, agriculture, multi-family residential, nonprofit and public (governmental) properties are eligible for this program.

Mayor asked about the ability of consumers to reconsider any obligation within some specific period of time. That was confirmed as a consumer protection. Peters asked who collected the funds since it is administered by a non-governmental entity. Staff indicated that the funds were collected as a part of the regular annual tax bill by the government. Peters asked if someone defaults, does this come first in terms of repayment when compared to city or county taxes? Staff deferred to representatives of the program to answer that question. Staff indicated that quarterly reports will be available.

Public hearing was opened.

First speaker asked if this concept was like a big Neighborhood Improvement District and that it would allow citizens to assess themselves to make improvements? And, does this allow individuals to enter into such an agreement with the city's permission? Staff indicated that individuals enter into the agreement but that the County Collector collects the funds from those individuals, not all people in the district.

Peters indicated that this is not a collective effort where everyone enters into the agreement – it is individuals.

Speaker for the project indicated that these are individual agreements, that the capital comes from a bond fund, and that the collection authority is the county. Funds may be escrowed after the first year and that property owners may at that point remit on a monthly basis if chosen. Peters asked what happened if there was a foreclosure. Speaker indicated that the balance due would be considered delinquent and that such a funding mechanism could be assessed to the new owner. Loans are restricted to energy efficiency measure only and no other home improvements.

Thomas asked about participation rates in the program in other communities. Speaker indicated that they believed between 350 and 700 homes might take advantage of the program in the first five years. Mayor asked if the commercial or residential sector was the biggest target. Speaker indicated both were eligible, but that it is designed for residential properties. Interest rates would be fixed. Mayor indicated that it seemed like a good option for commercial properties to finance one larger piece of equipment.

Next speaker indicated that was an attorney for a non-profit energy group. They support this measure and have no direct financial interest in these plans. Indicated that energy efficiency results in savings for the owners and that it is a positive addition to the financing pool available.

Next speaker appeared as a representative of a solar energy group. Supported the concept and indicated that it will facilitate the growth of solar power use. More people are employed in the solar industry in Missouri than in coal and natural gas combined.

Next speaker indicated that she represented the Sierra Club and that they support this concept.

Next speaker indicated that he represented a private solar company and believes this project will help both commercial and residential users. Speaker indicated that this expands the financing options and that it is competitive in terms of cost.

Next speaker indicated that he represented an engineering company and believed that this funding mechanism was a positive move and that it helps customers finance important energy improvements in an economic manner. However, large users can often be put off by the overall price tag. This helps more people access those important improvements.

Speaker indicated that he represented the applicant. Indicated that many people have limited savings that can be devoted to energy efficiency. Utility incentives are often good, but don't cover the full cost, although Columbia's program is good. Clarified that commercial collections are done by a third party. Residential is collected by County Collector. PACE is an evolving mechanism and many early shortcomings of the program have been addressed. Program is engaged with local lenders to allow them to be the source of loans in the future.

Speaker represents a private solar company and has had some experience with this type of program. Believes that this is a good program and that similar programs in California have helped worked out mistakes in early iterations of the program.

Next speaker indicated that she represented a solar company and that she supports the project and has been involved with this program in other cities. Endorses the idea and indicated that these projects actually help save money which helps make repayment easier.

No further public comment.

Skala indicated that this idea had some early problems with federal rules and some consumer protection issues. Appreciates that this group had gone back to the drawing board, answered the questions and was responsive. There is no financial exposure on behalf of the city. Will support the project.

Trapp asked if we were doing enough to encourage solar and believed that the answer was no. this could encourage more investment with a longer-term payoff and that that was a net positive.

Thomas indicated his support.

Motion to approve the amendment sheet regarding consumer protections.

Amendments approved unanimously.

Motion to approve amended bill 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.

(Tabled at the May 1, 2017 Council Meeting)

(Action: See discussion of previous bill for details of this proposal.

Motion to approve amendments approved unanimously.

Motion to approve amended bill approved unanimously.)

B149-17 Adopting the CATSO Major Roadway Plan (Case No. 17-112).

Attachments: [Map of CATSO Roadway Plan](#)

(Action: The Columbia Area Transportation Study Organization (CATSO) Major Roadway Plan (MRP) is the adopted roadway network plan for the Columbia metropolitan planning area (MPA) (see attached CATSO MRP Map, April 2017). Boone County and the Missouri Department of Transportation (MoDOT) recognize the CATSO MRP as the official adopted plan, while the City of Columbia has its own MRP that mostly conforms to the current adopted CATSO MRP. Adoption of the proposed ordinance will make the City consistent with Boone County and MoDOT in its recognition of the CATSO MRP, as well as eliminate any confusion for the public resulting from the existence of two similar, but separately adopted major roadway plans (see CATSO MRP Adoption Ordinance). Adoption of the MRP does not commit the City to the implementation of any individual projects, including the construction or financing of proposed future roadways depicted on the plan. The MRP is a plan and its implementation may be directed or modified by Council action as appropriate. Staff suggests that any amendments to Council first, be referred to P&Z for review, then returned to Council and CATSO for approval.

Staff indicated that 75 to 90% of the tow existing plans are similar, but that some outlying unnamed roads that are envisioned may not be the same. Cinnamon Hill Lane is one such example that is proposed for construction and appears on the CATSO plan but not on the City Major Roadway Plan. Not all future roads have cost estimates attached. Stadium Boulevard does have a price tag, but projects that have not been completely engineered do not have price tags attached.

Thomas indicated that he believes a lot of expensive projects make it into the CATSO plan and that it is not good to approve some roads without knowing what the cost impact will be.

Skala asked why two different plans evolved. Staff indicated that in the past council wanted more review. Right now, if something passes CATSO it automatically comes to the city. This will establish a better procedure for consideration and still involves Council review, with changes coming to council first, not last.

Public discussion was opened.

First speaker asked if we as a city are being asked to accept projects that have potentially big price tags without cost estimates. Staff indicated that the city is not obligated to accept any road on this plan or pay for it. In most instances, no roads would be constructed proactively in advance of development, but that the existence of the plan could allow the city to identify and obtain right-of-way in advance of projects being built. Staff indicated that roadways should be planned in advance, but that this did not necessarily encourage any specific development opportunity.

Next speaker asked about the existing two-step process. We have adopted a new zoning code. Seems like this retains a two-stage process but that it changes the order of the process. Staff confirmed that. Speaker asked how the NECAP Transportation Plan was influenced by CATSO. Staff indicated that CATSO informed that process but did not drive the process and that the same could be considered for any future West Columbia Transportation process. Asked if this is adopted, how do we put more emphasis on transit. Is it by creating more sub-area plans? Staff indicated that that was a correct assumption.

Public comment was closed.

Peters asked about the Rock Quarry Scenic Road. That is not listed on the CATSO plan. How can that be added to CATSO? Staff indicated that the scenic road corridor plan was an overlay and that the road does appear on CATSO as a collector, but the scenic designation comes exclusively from the city.

Skala asked if the staff recommendation was to adopt the plan, then adopt the process of approval that would include the council and P&Z at a future time.

Motion to approve adopted unanimously.)

B157-17 Authorizing a contract for sale of real estate with Daniel Hilton for property located at 6 Fourth Avenue.

(Action: Moved from Consent Agenda to Old Business.)

(Staff indicated that this was the sale of a dilapidated building that could be bought at below market price, then demolished by the City at its cost. Thomas asked how much land trust property was projected to be in the portfolio and if this was to be included. Staff did not have those numbers available

but indicated that this could be added to the Land Trust portfolio individually. Trapp indicated that there are 9 active properties and 4 more under consideration that would bring the portfolio to 13.

Public comment was opened as a courtesy.

First speaker asked if alleys could be improved on this lot to allow access to Accessory Dwelling Units from the rear? Staff indicated that lot is 130' deep. Speaker indicated that in the old days some old lots were 200' deep and used to accommodate horse barns. Thought that 130' was significant but that it may not be able to handle additional major residential buildings. Would like to explore creative density.

Next speaker indicated that he was a member of the Community Land Trust Board and that they supported acquisition of this property for affordable housing.

No further public discussion.

Motion to approve passed unanimously.)

B158-17 Authorizing an annexation agreement with Kurt W. and Carolyn J. Guisti for property located at 3181 Country Woods Road (Case No. 17-91).

(Action: Moved from Consent Agenda to Old Business.

Staff indicated that this request was for a property that does not adjoin any city boundary but that is located in a subdivision that is in the county; is already served by city sewer; and the subdivision is surrounded by the city. This request was triggered because the home in question was already served by city sewer and that now this property wants to annex in. This house is newer construction than the subdivision as a whole, constructed in 2015. The owner now wants to annex into the city. Mayor asked how this could have been allowed to happen in the first place. Staff did not know, but did indicate that they do pay city sewer bills and that they did pay a sere hook-up fee after the fact. Have we fixed this flaw in the system? Staff indicated that they were looking at this situation. Mayor asked how the other homes could be served and can we get them to annex in and pay a hook-up fee. City Manager indicated that if the sewer fails, they will come back to the city and we will not have to fix it until they agree to new terms.

Skala and Thomas asked how all this could happen. Pizer asked if there are other houses like this? Staff indicated that there could be others but that they had not surveyed that. The Mayor indicated that the process was akin to stealing cable service.

Public comment was opened.

First speaker asked again how this all happened and indicated that the city should have done an inspection. Staff indicated that the city doesn't do inspections for county properties. Speaker suggested that this should not be that difficult and that consultation with the county could result in identification of like properties. This is a glitch. We should be able to identify this in the future. Reminds me of a situation where 4,000 homes were issued occupancy permits without inspections and then received utilities. Need to work it out with the county.

Public comment was closed.

Mayor indicated that he would not support this and that he thought it was not supportable.

Peters asked if Georgetown would be precluded from joining the city since they already have sewer but did not pre-annex by that same logic? What are you asking them to do? I think we SHOULD allow this. Mayor indicated that he would oppose non-contiguous annexation in the future, and right now.

Skala indicated that there are more costs other than just sewer, including roads. These folks have paid sewer fees, but no other city fees or taxes. I tend to agree with the Mayor and that we should fix this first. Skala suggests not having a pre-annexation agreement and that they should come in as a group, not individually, and that this individual property should not be given special treatment. City Manager indicated that this would come in over time.

Skala indicated that presumably there are lots of people who DON'T want to annex in in this area. Peters asked if there was an advantage to going ahead and annexing this property in since it helps eliminate a doughnut hole of sorts. We have to answer public safety calls with both county and city crews.

Trapp thinks this needs to be annexed once they are contiguous, and not before. Get a pre-annexation agreement and then we can act.

Thomas usually opposes more annexation, but he thinks this helps bring in key properties that are already surrounded by the city. Skala indicated that there are other doughnut holes off St. Charles Road. I think we should not pressure anyone to annex. Thomas thinks this would be a pre-annexation agreement and helps consolidate the area. Mayor is philosophically opposed and does not believe that the current property owner can bind a future owner to a pre-annexation agreement.

City Manager indicated that there is not a reform to the process proposed because they don't know how this happened, but that the existing process should be able to catch this in the future.

Pitzer is troubled by the fact that we don't know how this happened and how to prevent it. Indicated that he would support this annexation. Ruffin indicated that it looks like the owners of the property are trying to do the right thing so he wants to allow this agreement to go forward. If we don't do this, what happens to the property owners? Don't penalize them for an administrative error. There are a few other lots in this subdivision that DO have pre-annexation agreements, but they are not contiguous to this property. City Manager thinks that long-term, this would be the right decision. Other more expansive annexations are a different case.

Thomas asked if it was correct that if the sewer failed they would have leverage to force annexation? City Manager clarified and indicated that if roads failed, the city may have leverage. Questions arose about private roads and some confusion arose.

Motion to approve passed 5 to 2 with Treence and Skala dissenting.)

B166-17 Appropriating funds to cover the projected FY 2017 costs for employee medical claims, life insurance premiums and contributions to health savings accounts.

(Action: Moved from Consent Agenda to Old Business.

Staff indicated that this was a process that is usually completed in September, but that staff asked for this to happen now. Pitzer indicated that this was the third year in a row when funds had to be appropriated to cover costs and why the originally budgeted amount did not cover costs. Staff indicated that claims projections were good, but that revenues based on full-time employees were not met due to a 45-day hold on positions and high turnover so no contributions were made at that time. High

deductible plans also affect the rate of usage and cost. Staff indicated that they will look at this for the upcoming budget.

Pitzer indicated that reserves are below the required level and that the trend is in the wrong direction. City Manager confirmed that but offered that the city reserve is low. Staff indicated that we would need to double reserves to meet the requirement. Also, indicated that some large losses had occurred in the past and that sometimes those kinds of things cannot be anticipated. Staff indicated that medicines are better but in many cases more expensive now.

Motion to approve passed unanimously.)

CONSENT AGENDA

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

B150-17 Approving a major amendment to the C-P Plan for Veterans Campus located on the south side of Business Loop 70 East and east of Old Highway 63 (2112 and 2120 Business Loop 70 East) (Case No. 17-108).

B151-17 Approving the Final Plat of The Highlands Plat 8-D, a Replat of Lots 827 and 828, The Highlands Plat 8-C, located at the terminus of Stonehaven Road and southwest of the Forum Boulevard and Old Plank Road intersection; authorizing a performance contract (Case No. 17-97).

B152-17 Approving the Final Plat of Bryant Walkway Apartments II - East, a Replat of Lots 20, 21, and 22, Crouch's Addition to the Town of Columbia and a Portion of Vacated Allen Street, located on the northeast corner of Park Avenue and Trinity Place (Case No. 17-105).

B153-17 Approving the Final Plat of Bryant Walkway Apartments II - North, a Replat of Lot 12, Douglass School Area Re-Plat No. 3, located on the northwest corner of Trinity Place and Allen Street (Case No. 17-106).

B154-17 Vacating a sanitary sewer easement on Lot 4 within Fox Lair, Plat No. 1 and Lot 103 within Fox Lair, Plat No. 1A located at the terminus of Dolly Varden Drive and south of White Fish Drive (Case No. 17-110).

B155-17 Vacating a sanitary sewer easement located northeast of the intersection of Route B and Waco Road (Case No. 17-131).

B156-17 Vacating a storm drainage easement located on the south side of I-70 Drive SW and approximately 200 feet east of Aspen Drive (1110 I-70 Drive SW); accepting a conveyance for drainage purposes (Case No. 17-103).

B157-17 Authorizing a contract for sale of real estate with Daniel Hilton for property located at 6 Fourth Avenue.

(Moved from Consent Agenda to Old Business for consideration.)

B158-17 Authorizing an annexation agreement with Kurt W. and Carolyn J. Guisti for property located at 3181 Country Woods Road (Case No. 17-91).

(Moved from Consent Agenda to Old Business for consideration.)

B159-17 Authorizing an agreement for professional engineering services with Allstate Consultants LLC for structural engineering services relating to the demolition of the McAdams building structure located at 32 S. Providence Road; appropriating funds.

B160-17 Authorizing a municipal agreement with the Missouri Highways and Transportation Commission for roadway improvements to a portion of Route B (Paris Road), between Brown Station Road and Hathman Place.

B161-17 Authorizing application for transit planning, operating and capital assistance grants.

B162-17 Accepting conveyances for street, electric, temporary access and scenic conservation bikeway/walkway purposes.

B163-17 Authorizing a joint funding agreement with the U.S. Geological Survey, United States Department of the Interior for operation and maintenance of a streamgage on Hinkson Creek to provide historical stream flow data and flood stage information.

B164-17 Accepting conveyances for water utility, electric utility and underground electric utility purposes.

B165-17 Appropriating and transferring funds for planned community events by the Convention and Visitors Bureau relating to the August 21, 2017 total eclipse.

B166-17 Appropriating funds to cover the projected FY 2017 costs for employee medical claims, life insurance premiums and contributions to health savings accounts.

(Moved from Consent Agenda to Old Business for consideration.)

B167-17 Authorizing an agreement with The Curators of the University of Missouri, on behalf of University of Missouri Health Care, for the naming rights/sponsorship of the large pavilion located at Clary-Shy Park.

B168-17 Consenting to the filing of a petition by the Board of Trustees of the Columbia Library District with the Boone County Commission to permit the organization of a city-county library to provide unified library services to be known as the "Columbia and Boone County Library District;" approving the proposed plan of merger; providing for formation and appointment of Board of Trustees to the Columbia and Boone County Library District Board; authorizing the transfer of property.

R78-17 Setting a public hearing: consider the FY 2018 Capital Improvement Project Plan for the City of Columbia, Missouri.

R79-17 Authorizing an agreement with North East Community Action Corporation for the provision of Title X family planning services.

R80-17 Awarding bids and authorizing the City Manager to file applications and to negotiate and enter into contracts with UnitedHealthcare, Delta Dental of Missouri, Sun Life Financial, Lincoln Financial Group and Allstate Insurance Company for benefits administration and insurance coverages for City of Columbia employees.

R81-17 Authorizing an agreement for professional engineering services with McClure Engineering Company for the design of the replacement structures for Bridges #5, #7 and #8 on the MKT Nature/Fitness Trail.

R82-17 Approving The Coliseum Preliminary Plat located on the north side of St. Charles Road and east of Tower Drive (4515 St. Charles Road) (Case No. 17-61).

NEW BUSINESS

R83-17 Reaffirming the commitment of the City of Columbia to take action to reduce climate pollution; authorizing participation in the Global Covenant of Mayors for Climate & Energy and taking steps to create a Climate Action Plan.

(Action: Columbia City Council requested at their June 5, 2017 meeting that staff prepare a resolution re-affirming Columbia's commitment to reduce climate pollution and requesting the development of a Climate Action Plan. The attached resolution includes these commitments. In addition to Climate Mayors, Columbia also has the opportunity to sign on to the Global Covenant of Mayors for Climate & Energy.

The Global Covenant of Mayors for Climate & Energy is an agreement by city networks to undertake a transparent and supportive approach to reduce city-level emissions, to reduce vulnerability and to enhance resilience to climate change, in a consistent and complimentary manner to national level climate protection efforts. This covenant builds on the ongoing efforts of Mayors that increasingly set

ambitious, voluntary city climate commitments or targets for greenhouse gas (GHG) emissions reduction and to address climate risk; report on progress towards achieving those targets by meeting robust, rigorous and consistent reporting standards and make that information publicly available by reporting through a recognized city platform.

Skala asked if this would require any financial commitment. Staff indicated that some other cities that were surveyed had appropriated between \$80,000 and \$100,000 and that any expenditures would appear in the next budget cycle, although there were some funds available from a discontinued program. Reporting mechanisms are already in place.

Pitzer asked if these programs were collaborative or competitive. Staff indicated that they were generally collaborative, although some aspects of this are simply the reaffirmation of a single city's position. Consultants to expand participation and meet all criteria are generally needed and an RFP would be issued before any funds could be expended.

Public comment was opened.

First speaker indicated that he lives outside of the city, but that all of his energy comes from renewable sources. He supports this program.

Next speaker supports the climate action plan. This city's original commitment to renewable energy was much shorter. This is more comprehensive and that this is good. Wants city to accelerate adoption of a new plan. Don't wait for three years, lets enact this much more quickly. Thinks we have waited too long already and that we could also add greenhouse gas emissions measures and do it all in 6 months along with more public participation.

Speaker indicated that he supported this proposal on behalf of Peaceworks and believes that future generations will agree. Need more stakeholder input.

Next speaker appeared on behalf of the Sierra Club and indicated great support for this proposal. Wants timeframe to be accelerated, more stakeholder participation and a more critical look at city planning in general.

Speaker expressed support for this initiative and believes that there be some mention of job creation in this proposal since he believes it is integral to the whole package.

Next speaker represented a solar group and believed she thought this was historical and important. Thought this was progressive and adopted a leadership position in the state. Once you get past the politics, there is good support from the public. If people could afford to go solar they would. Thought our energy mix should be wind, solar, geothermal and efficiency.

Next speaker lived in a trailer court and was offended that some forms of open burning should be prohibited. Thinks it stinks and thinks it is bad for the environment. It is also dangerous for highly flammable mobile home construction. Need to control emissions from restaurants.

Next speaker commended the Mayor for joining the climate change coalition. Thought the resolution was good, but wanted there to be a more well-articulated goal. We need more mature trees in our neighborhoods and need to improve mass-transit. Be more comprehensive.

Next speaker indicated support for making this an equitable approach and appreciated the efforts. Wants to have more participation from the University.

Next speaker supported indicated that he has spoken with Ruffin and Pitzer during the campaigns and thought they should support this new initiative since it matches up with what they said earlier.

Next speaker is from Cooper County but works in Columbia. Represents 2,000 people who are supporters of this proposal and wants this to set an example for all surrounding communities.

Next speaker indicated support for this concept. We don't just need to focus on economic development, we need to focus on sustainable economic development. Don't just focus on residential expansion. Don't mess up the world anymore. Don't sign off on new projects until they can prove that they don't just not damage this city, but that they improve this community.

Final speaker indicated that this is a world-wide effort and that we should step forward and lead.

Public comment was closed.

Mayor indicated that no plan would be written tonight, but that he would like to refine the timeframe in response to testimony. How quickly can we do this? Skala suggested that we could get some initial phases done within 6 months and see how it goes from there. This has been under consideration for a long time. Let's reduce the time goal, but don't ignore public input which can take longer sometimes.

Staff indicated that we need to get a consultant on board and also wants to adopt some goals for carbon footprint reductions that are aggressive, but first you should identify what we have, what we want to change to and how we can measure what we are doing. If you want to change the goals you can, but let's look at what other communities are doing. Right now, we measure our emissions every five years. We could change that to every year, but some of our numbers have a two-year delay. There are several sources for information, but this is complicated. Energy, transportation and waste are your biggest carbon producers. To measure it, you need to start figuring out your replacement strategies so you can measure reduction goals because each replacement affects change in a different way.

Pitzer indicated that if you want to know what you are doing you need to measure more frequently or you can't gauge progress. Suggestion to amend the resolution to establish climate reduction targets within one-year, not two and to further amend the resolution to create an overall plan within two years, not three. City vehicles were not called out separately in terms of monitoring but that could be added to the proposal.

Motion to amend timeframe for completion passed as indicated.

Further amendment included measuring how the city's carbon footprint looks. Have problems trying to figure out city employee travel. Wants to take a snapshot of city building performance. Skala thinks the city should be the example.

Motion to amend adding municipal inventory to project passed unanimously.

Motion to add more stakeholders was suggested. Pitzer said let's figure out the first part first, then let's see how we can add stakeholders in. Council decided to wait.

Overall motion to approve passed unanimously.)

INTRODUCTION AND FIRST READING

(All bills introduced as indicated.)

B169-17** Voluntary annexation of property located on the east side of Wellington Drive and north of Mexico Gravel Road (3500 Wellington Drive); establishing permanent R-1 (One-family Dwelling District) zoning (Case No. 17-114).

B170-17** Approving a Major Amendment to the PD Plan for Residences at Old Hawthorne located on Residence Drive and east of Old Hawthorne Drive West to waive sidewalk construction within the development (Case No. 17-113). **(This item was tabled from a future meeting at the request of Peters. It was originally scheduled to be heard on July 3. Applicant will be asked to delay consideration. Request was based on the fact that Peters will be absent from the Council meeting on July 3.)**

B171-17** Approving the PD Plan for Dunkin' Donuts-Blue Ridge Town Centre, Plat 2 located on the west side of Range Line Street and south of Blue Ridge Road (Case No. 17-115).

B172-17* Approving the Final Plat of Blue Ridge Town Centre, Plat No. 2 located on the west side of Range Line Street and south of Blue Ridge Road; authorizing a performance contract (Case No. 17-116).

B173-17* Approving the Minor Plat of Woodrail Meadows, Plat 3-A, a Replat of Lot 38, Woodrail Meadows Amended Plat 1 and Lots 39 & 40 of Woodrail Meadows, Plat 3, located on the south side of Willowcreek Lane and south of Nifong Boulevard (1004, 1100 and 1102 Willowcreek Lane) (Case No. 17-111).

B174-17* Approving the Final Plat of Creeks Edge, Plat 1-B, a Replat of Lots 101-10 5 of Creeks Edge, Plat No. 1 and Lot 201 of Creeks Edge Clubhouse, located on the northeast corner of Sawgrass Drive and Valhalla Court (Case No. 17-123).

B175-17* Approving the Final Plat of Lynn Street Cottages, a Replat of Lots 1, 2 & 3 of Lynn St. Subdivision Plat 2, located on the north side of Lynn Street, between Garth Avenue and Oak Street; authorizing a performance contract (Case No. 17-133).

B176-17* Approving The Villas at Old Hawthorne Plat 1F, a Replat of Lots 115A through 119C of The Villas at Old Hawthorne Plat 1, located on the east side of Marcassin Drive and west of Old Hawthorne Drive West (Case No. 17-136).

B177-17* Vacating a portion of street right-of-way located approximately 50-feet east of the intersection of Park Avenue and Tenth Street; accepting a deed of dedication.

B178-17* Authorizing the 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; calling for bids through the Purchasing Division.

B179-17* Amending Chapter 14 of the City Code as it relates to the immobilization of vehicles for unpaid parking tickets.

B180-17* Authorizing a grant award agreement with The Missouri Foundation for Health for basic support funding to supplement operating costs of the Department of Public Health and Human Services; appropriating funds.

B181-17* Authorizing a lease agreement with the Housing Authority of the City of Columbia, Missouri for the use of space at the Paquin Tower for operation of the Adapted Community Recreation program.

B182-17* Accepting and appropriating donated funds to the Parks and Recreation Department.

B183-17* Appropriating revenue from the sale of Fire Department vehicles for the purchase of fire apparatus equipment.

B184-17* Appropriating Federal Aviation Administration (FAA) grant funds and transportation sales tax funds for the completion of an Airport Geographic Information System (AGIS) survey relating to the repair and extension of Runway 2-20 at the Columbia Regional Airport.

B185-17* Authorizing Amendment No. 1 to the 2017 Master Services Agreement with N. Harris Computer Corporation, on behalf of its division Advanced Utility Systems, for the implementation of the conservation module as part of the utility billing software.

B186-17* Authorizing a Demonstration of Energy & Efficiency Developments (DEED) scholarship agreement with the American Public Power Association for assistance in the planning and development of the 2018 Advancing Renewable Energy in the Midwest conference.

REPORTS

REP45-17 Community Tree Task Force Accomplishments/Recommendations Report.

(Continued from the June 5, 2017 Council Meeting)

Attachments: [Task Force Report](#)

(Action: Suggestions include establishment of a permanent tree board, an inventory of all trees in the community, and a master plan for management. Asked for staff to bring back a potential ordinance in this regard.

No further formal action was taken.)

REP47-17 Staff response to proposed ordinance on rental energy efficiency by the Environment and Energy Commission.

Attachments: [Council Memo](#)

(Action: A proposal by the Environment and Energy Commission suggests that the city implement a new policy that would require rental properties to achieve a Home Energy Score of 7 when those properties apply for a renewal of their certificates of compliance. The Commission believes that this step would help reduce monthly utility bills for tenants, would improve energy efficiency overall and would reduce the exposure of the city in providing utility assistance to citizens. However, implementation of this new rule would increase demands on city staff time, could require that inspections be performed by third-party vendors, and would have an unknown effect on both landlords and tenants in terms of overall cost impact and potential rent increases. The staff report does indicate that rental inspection fees could rise significantly if this new proposal were to be adopted. The report also indicates that most requests for utility assistance come from people in rental units, however, it is also indicated that most people live in rental housing, so that may not be as dramatic statistic as it is on its face. Additionally, it is possible that a requirement to upgrade could result in a higher reliance on city rebate programs and energy efficiency programs that could increase the city budget by up to \$300,000. Additional programs meeting additional energy goals could also be desirable.

The staff response to the proposal indicates that there are additional limitations and exceptions that would be necessary for implementation of the new concept. Specifically, larger scale multi-family residential units are not well-suited to the new program, however, 42% of the existing rentals in Columbia could be eligible for inclusion in the new program. The proposal also does not contemplate applying this test to single family residences since there is no requirement for those homes to gain a certificate of compliance in the first place, and therefore no requirement for inspections other than when the house is first built or sold.

City staff is not recommending adoption of the new proposal immediately, but rather suggests that a process be adopted for evaluation that would include key stakeholders such as the city, tenants and landlords. Staff has proposed a task force with the following membership:

1 Columbia City Council Member

(Columbia City Council designates)

2 Rental property owners

Shauna Neuner

Emmet McNulty

2 Tenants/Service organizations

Phil Steinhaus, CHA

Darin Preis, CMCA

1 Realtor/HBA/Columbia Apartment Association

Anthony Holmes, Columbia Apartment Association

1 Environment & Energy Commission

Jan Dye, Chair

2 Representatives for renters

Non-Student (CMCA will assist)

Nicole Lough, MU Off-Campus Student Services

1 Building science professional

Phil Figueiredo, Chapman HVAC

Further discussion ensued.

Skala indicated that he thought this was going to be controversial so it is a good idea to form a task force for further input.

Thomas indicated that he was concerned about the staff report indicating that 94% of all buildings would already pass the test, and that the conclusion was that this new program may not make a significant difference. Staff indicated that that was the estimate they used, but you don't know exactly how many properties would pass or fail until you test. If you pass, you avoid all future costs. Estimates are based on voluntary participation in a similar program in the past, so those estimates may not be representative. Thomas believed that he thinks this assertion by city staff is not based on solid data and thinks some improvements would be realized. Staff indicated that it may be better to take a carrot rather than a stick approach.

Trapp said he thought this would be controversial, but he thinks we need a program that moves us forward. We need to make sure we frame the recommendation correctly. He did not know how long this will take, but believed we need to come to an agreement before we even write the proposal. Thomas kind of agreed with that, but did not agree that this won't result in improvement. Skala thinks there is still room for improvement in the proposal, but liked the general framework for the creation of the task force. Let's form the task force and populate the task force.

Pitzer asked how the task force membership was created. Staff indicated that they looked at other cities and then took some of the people who attended the November energy meeting who fit those general groups. They added in rental owners and occupants and organizations that deal with housing, including the University and a professional in the field of HVAC installation. Since that time RENEW Missouri asked to be added to the list.

Mayor indicated that he wants to send the message that this should be voluntary in nature, with more carrots than sticks. Wants to use the incentives we have now, but feared there could be impacts on rents. Thinks the council should reserve the right to appoint members to this task force and did not want

to accept the slate of task force members presented in the staff report. Wants to make sure that critics of this proposal are included. Skala agreed that the carrot is a better approach and that there are some sticks included through the building codes to force better energy efficiency. Mayor pointed out that older homes are the least energy efficient, but we don't want to drive up rents in those homes. Also, mentioned that there is some reason to encourage energy efficiency by renters.

Thomas does not want to predetermine the work of the task force and would like the task force to determine whether this should be a carrot or a stick kind of proposal. Peters said there is some responsibility on the part of tenants to use energy wisely and wants to include critics in the mix.

Staff wants clarification. Mayor indicated that he thought the staff should not put names on the positions yet, but should come back with what kinds of groups should be included on the task force. Skala wants an odd number of participants and doesn't want the group to get too large. Mayor suggested doing it like the Historic Preservation Commission does it in terms of having experts in different fields and representatives of various stakeholder groups.

**Staff will come back with a revised proposal. No task force appointments were made at this time.
No further formal action was taken.)**

REP48-17 Correspondence from the Disabilities Commission - Wheelchair accessible vehicle taxi grant program proposal.

(Action: The council has received a request to establish an annual grant funding program in the amount of \$20,000 that would incentivize local taxi operators to purchase wheelchair-accessible taxis.

Disabilities Commission represented some of the drawbacks of the current system and indicated that they had reached out to taxi companies to participate. Indicated that there is not a lot of collaboration between all transportation providers. Mayor indicated he didn't want to set up a situation that created unfair competition, particularly for health care delivery, but that he thought there was room for this kind of specialty service. Asked if Uber or Lyft should be included. Speaker indicated that there were some liability and rule problems there. Speaker also indicated that this could cream some providers budget if they were entirely publicly funded, so why not put out a grant for private participation and let them bear some of the cost and risk, but get the potential to develop a new market.

Mayor asked how to do this. Sealed bid or RFP? City Manager indicated that a bid process could be employed and that this could move forward pretty quickly.

Staff will come back with a proposal.

No further formal action taken.)

REP49-17 Ameren Study Report - McCredie-Overton Transmission Line Right-of-Way Analysis.

Attachments: [Study Report](#)

(Action: Ameren Services Company has provided an analysis of the McCredie-Overton Transmission Line Right-of-Way. The report indicates that there are no objections to the placement of a new parallel 161 kV transmission line to the 345 kV McCredie-Overton line provided that certain required offsets are maintained. As the next step, Ameren has recommended meeting with the City of Columbia to review the information provided in this report and to explain the results and conclusions of the analysis. Staff is in the process of scheduling this meeting. Following the meeting with Ameren, staff recommends a work session with Council to discuss the next steps for the City.

Mayor asked council to move forward and meet with Ameren to see if we can co-locate lines or if more easements will be required, then ask the staff to come back with cost estimates. Skala wants a better handle on costs and thought that newspaper accounts indicated that co-location of lines might not be possible. Thomas indicated that he wants to see what the costs and impacts are, but also wants to know if this new idea will deliver more capacity as well. Staff is already working on that. Thomas wondered if some place other than the Mill Creek site could be utilized and if the Mill Creek site could be sold for a profit. Pitzer agreed with all those points and urged getting together with Ameren sooner than later.

Trapp thinks we are at risk of having energy load problems and we need to keep reliable electricity as a major goal. Indicated some skepticism about the new route, but wants to move ahead now and get this done. He is not inclined to support the new Option E proposal. Mayor indicated that there should also be some discussions about the Boone site in south Columbia since that route is already established and could be incorporated into a new power line configuration. Skala indicated that he wants to make sure we don't lose sight of social equity. If this results in increased costs, he is unwilling to put this on the backs of any people in the northern part of the city. Thomas indicated that he thought some of these issues were separate and we should separate out cost, compliance with federal rules, social equity and power production. Skala said he thinks that some users draw the new power more than others. Pitzer indicated that one of those users was the University. Thomas agreed and wondered why the University was asking for more power when they were downsizing. Believes that the demand for more power by the University is excessive.

Meetings with Ameren will be set.

No further formal action was taken.)

REP50-17 FY 2018 Annual Budget - Business Loop Community Improvement District.

Recommended Action: [Memo]

(Action: The Business Loop CID presented an annual budget estimate for the city's review.

Thomas asked if consultant was going to come back with new ideas and where was that in the budget? Represented indicated that some parts were broken out between different goal groups. Announced that July 10 will be first public townhall meeting for input.

Speaker indicated that sales tax collections are ahead of pace. Projections were based on old data. Believes that next year's revenue will be much more in line with actual since we will use previous year numbers rather than older numbers from 2012. Auto sales tax numbers are NOT included in this projection due to state law. Speaker indicated that program administration is also broken out across goal areas with some recurring expenses for insurance, etc.

Thomas asked if there have been any improvements along the use yet. Speaker indicated that there has been some private improvement, but very little public investment at this point.

No formal action was taken.)

REP51-17 Administrative Public Improvement Process: ADA accessible ramp at the Columbia Regional Airport.

(Action: This action is to improve an existing entrance to the Columbia Regional Airport that is not ADA accessible. This is an administrative action and is informational for council only. Project came in under budget and under the threshold for council approval.

No formal action was taken.)

REP52-17 Short term lending establishments.

(Action: Staff submitted a report at the request of council regarding activity of and potential regulation of “payday loan” operations in the city. The report presented examples of how other communities and the state regulate such institutions, including varying levels of licensing fees; limitations on the number of loans that can be made to individuals within a certain time frame; proximity of payday loan operations to each other; and best practices for the extension of credit.

Currently, the City of Columbia has no special regulations on payday loan operations other than typical business license requirements. The study indicates that such operations do provide a service to individuals who may not have access to more traditional banking services, but may be at risk of incurring significant debt due to higher than average interest rates charged on such loans. No specific action was proposed at this time.

This item was dealt with during the pre-council session. Trapp indicated that he will come back with some specific recommendations, along with staff, that includes proximity of lenders to each other and an increase in license fees for such lenders. Thomas asked how many new businesses of this type we might get and how will this affect total number of businesses, since old ones will be grandfathered. Staff said industry consolidation makes that difficult to determine. Skala wants to check this against the new zoning code and wants to see this move forward. Consumer protection rules may be beyond the purview of the council.

**An ordinance will be crafted by the staff.
No further formal action was taken.)**

REP53-17 Intra-departmental transfer of funds request.

(Action: Standard report of reallocation of budgeted funds within departments. City Manager indicated that in this instance the funds in question had to do with sewer I and I. A fund was established. Now, those funds are being reallocated to the current budget. Also, found some unspent bond money from 2012. City is moving those funds to the current spending line to avoid arbitrage rules. This replaces spending from more current bond fund accounts.

No further action was taken.)

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public Comments

Speaker referenced the fact that sometimes the city does not estimate budgets correctly because if we don't spend money some year, it gets spent the next year and it is kind of like a Ponzi scheme. Fake savings should not be confused with real savings. Scrap programs that don't work, but don't call them true savings. Speaker discussed energy rental efficiency program. Thinks the stakeholders are owners, tenants and ratepayers. Ratepayers were not represented as a stakeholder in these discussions. That needs to be fixed.

Speaker came to discuss citizens police review board and the non-use of consent to search forms. Does not believe the written consent form program has not been implemented yet. Believes the written consent form is mandatory, not just a suggestion. Why would a driver give consent to search without probable cause? Because it can be intimidating. Written is better than oral and gives the driver time to reflect on what they are doing. It takes courage. This situation is murky. Please be consistent about how this program is administered. Traffic stops are high stakes events. Please encourage police to get this right.

Speaker complimented police response to open records request, but could not find real policy documents in what they received. Doesn't know how police find demographic data about suspects since it doesn't appear on the forms. Accuse the chief of police of denying actual data. Thinks he should retire. Thinks written search consent process is murky. Thinks that community policing discussion needs people who understand racial discussions not just leadership. I am boycotting my own church since I don't think they are walking the walk, they are just talking the talk.

Speaker indicated that she wanted to address City Manager assertion from last meeting that sometimes arrest data may be a factor of poverty not race. She disagrees. Indicated that color-blind data often includes stereotypes about race and replaces those beliefs with alternated beliefs about social status. Cited some other anecdotal instances about bullying of brown children. Indicated that the definition of insanity is continuing to do the same thing and hoping for different outcomes. We need to change our approaches.

Speaker indicated he had heard that the police chief was ready to go last month. Maybe it's a question of money. Check with him. Next, he talked about payday loans. Thinks people take advantage of poor people with high interest rates. Also, thinks multiple Paratransit vans would be a good solution to handicapped transport. Also, wanted to know if council members are required to view past council meetings if you miss a meeting. No, was the answer. Suggested that people who missed the meeting they should go back and look at his suggestion for the city to buy the Holidome and make it available for some short-term housing for homeless people with men on the outside and women on the inside. But, they could also run it as a business for truckers traveling down the interstate.

Council Comments

Trapp indicated that he had toured a local hotel and that it was not feasible from a development point of view considering the current ownership. Wants to figure out a way to establish a connection fee waiver program for affordable housing. Mentioned traffic-stop data and has met with Race Matters-Friends. Noted that disparities in the data are large and wants to make sure that the city acknowledges that this is a problem and that we need to come up with a way to address those disparities.

Thomas thinks the traffic stop data is important and believes that one strategy includes the written consent form. Wants a report on how we really do it, not just what we are supposed to do. Community Engagement on Policing process is underway and hope to have agreements in place for first read at the July 3 meeting. If that goes smoothly implementation could begin in August. Thomas also asked for a report from the neighborhood code enforcement team and the weed ordinance. Wildflower plantings seem to be out of compliance with the code, and even though natural landscapes are desirable to some, they do not match the code rules. Would like a report.

Peters would like to table B170-17 since she will be absent on July 3 and the request is for a variance in her ward.

Motion to table approved.

Pitzer noted that a new school will be built on Sinclair Road. It is bad for walking and biking due to a lack of sidewalks. Hopes the school system will work to improve that problem. Also gave public thanks and recognition to County Clerk Wendy Noren for her years of service. She is resigning her office as of June 23 due to declining health.

Skala wants the staff to follow up on the CATSO road approval process. Also, mentioned a past report about broadband and fiber. Wants to know if there is some official update report on this topic. Indicated that a small budget discussion the other day there were two police officers reassigned to the Whitegate/Sylvan Lane area which is important. Also wants to know about jack break use on I-70. Large trucks make lots of noise along that corridor. Don't know how to address that.

Ruffin received a report on ban-the-box and how it was working. Does not think it is being promoted correctly. Need to do something more. Would like a report.

Staff Comments

(None.)

ADJOURNMENT
(Time: 11:11 PM)

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