



Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, August 20, 2018

Pledge of Allegiance
Roll Call

INTRODUCTORY ITEMS

(Recited as indicated.)

(Present: Treece, Pitzer, Skala, Peters, Thomas, Ruffin, Trapp)

(Absent: None.)

Approval of Minutes
Adjustment of Agenda

(Minutes from August 13, 2018 approved.)

(Skala abstained from Board of Health appointment vote.)

SPECIAL ITEMS

(None.)

APPOINTMENTS TO BOARDS AND COMMISSIONS

BC8-18 Board and Commission Applicants.

Board of Health: Michael Szewczyk - (Physician); Mahree Skala - (Interest in Public Health)

Building Construction Codes Commission: John Page – (Major Contractor Alternate)

Columbia and Boone County Library District Board: Andrea Kimura (Mayor's Appointment)

Commission on Cultural Affairs: Phong Nguyen

Historic Preservation Commission: Melissa Hagen, Mark Wahrenbrock

Tax Increment Financing Commission: **(Andy Waters was the only applicant. No appointment made. Position will be readvertised.)**

SCHEDULED PUBLIC COMMENT

SPC45-18 Irwin Schneider, CNW President and Jeffrey Hempstead, CNW Secretary -

Report on this past year's activities of Columbia Neighborhood Watch.

(Action: Columbia Neighborhood Watch was formed in 1976. Now it is a volunteer organization. Council member Trapp helped us obtain funding and we are continuing to get stronger. There is no paid staff.

And there is no cost to any members. We are trying to expand our visibility. We try to go to neighborhoods where crime has been reported. This year, we have conducted 9 trainings, and more are on the way. This has included people who are in areas designated in the strategic plan. Please protect the \$5,000 in funds they currently get.)

SPC46-18 Gerod Crum and Members of LIUNA Local 773 - Working conditions for City employees.

(Action: I have worked for the city for 12 years now. I have some additional friends here. He has worked in the city for 38 years and he believes employee morale is low. Too many people move on. I think a lot

of this is due to low wages and poor working conditions. Police, fire and water & light are not the only departments in the city. Please consider us. The next speaker indicated that there is too much turnover. The original speaker indicated that he heard Trapp on the radio and wondered why he was saying things about plans for pay that they had not heard about yet? Trapp said he was recapping discussions at a previous meeting and supported raising wages.

SPC47-18 Howard Hutton - Why community policing is important but authentic leadership matters.
(Action: Congratulations on meeting most of the policing standards, unemployment statistics and other benchmarks. When we get Sgt. Fox's report, we will look at it, but I think we should have had an outside consultant. It was not wasted time, but there are some shortcomings. The report does not address Oxenhandler's court report, no recognition of racial bias, inclusive training data, no understanding of transgender people when arrested, no good knowledge of how to deal with people who are autistic, incarceration of people of color, conservative judge sentencing and those sorts of things. The police union website and other officers have made jokes, and some believe that people of color are inferior. I do not want to cause harm to anyone. We can only be safer if we share information. We all see things differently. We have to start with a language where people recognize implicit bias.)

SPC48-18 Lillian Davis - Streets needing to be repaired that have not been taken care of in ages, and people that are handicapped and in wheelchairs having issues because sidewalks are in bad repair and dangerous.

(Action: The speaker indicated that she wanted to talk about a bad street she has to travel on to get to the store. Her wheelchair tires are about worn out by traveling Mikel Street and Sexton Road. The sidewalks are also notorious. I have left messages for Mr. Ruffin. There are other places too – at Broadway and College, etc. Our chairs can't do big drop offs. It messes them up. There are some yards along sidewalks where there are rosebushes that cut you up and broken up pavement at other places. We have to get out there and go and we don't want to keep taking chances. Walnut Street is bad. The sidewalk is broken up near the water tower. Might as well stay on the street. Some places have flowers on both sides of the walk and I don't want to get stung by a bee. Thank you.)

PUBLIC HEARINGS

(The following two items both refer to the establishment of a property tax rate for the city.)

PH28-18 Setting property tax rates for 2018 for the City of Columbia.

[See B174-18/Mayor Memo]

(Action: This is the official public hearing required before the Council can set city property tax rates for 2018. In previous action, the Council indicated it will hold the current property tax rate at \$0.41 per \$100 of assessed valuation rather than let it float to a statutorily allowed \$0.433. The actual vote on this measure is recorded under the following item.

The public hearing was opened, then closed without comment.

Skala indicated that this was addressed at a previous meeting and believes that no increase should be supported at this time and that the rate should stay where it is currently. No further discussion occurred.) (See next item for final vote.)

B174-18 Setting property tax rates for 2018.

(Action: An amendment was required to set the rate at \$0.41 and the amendment was adopted.

The motion to set the 2018 City of Columbia property tax rate at \$0.41 per \$100 of assessed valuation passed unanimously.)

(The following items are all related to the adoption of the new city budget for FY2019. These items include three public hearings, all of which will be opened simultaneously and held open until a final vote on the budget is taken during the September 17 regular Council meeting. General public comment is allowed and, unless otherwise indicated, that commentary is shown in this report under PH29-18 – FY2019 Annual Budget Public Hearing.)

PH29-18 FY 2019 Annual Budget for the City of Columbia.

(Commission on Cultural Affairs Chair, Community Development Commission Chair, Human Services Commission Chair, any other Board/Commission Chair, and General Public Comments.)

[See B175-18/Mayor Memo]

(Action: The City Manager provided an overview report similar to the report provided at the worksession conducted one week ago. A copy of that report is available at the following link:

[CITY MANAGER FORMAL PRESENTATION OF BUDGET OVERVIEW](#)

After the last worksession, we did capture some new ideas and so the numbers you will see tonight are slightly different than you saw at the worksession. He noted that we have created jobs, that they represent social equity, and that the airport is a driver of both jobs and commerce. He believes that policing has been effective and that we have addressed many problems in our strategic neighborhoods. We dedicate nearly 2 of every 3 dollars to public safety, and that in the fire area we do have some new requirements. We are working on a broader plan for the entire community. The current plan has received a lot of criticism, but that is why we continue to have discussions.

Regarding infrastructure, thank you for passing the water bond issue. There will be a rate increase of 11% overall, but most small water users will not see increases unless they exceed a certain amount of use. The public transit system is facing grave challenges. We are suggesting cuts in service in three areas, and most came from the recommendations of our consultant. Paratransit fees would increase by \$1.00 and Saturday service would end.

We do have a pay issue, but our service satisfaction levels are good. We do not have funding to provide significant pay raises, but we are offering 25 cents across the board as a raise and we are providing one more holiday. We will share our increased health care costs. Morale is low. We also are facing more retirements soon.

As we look at future budgets, we should adopt prioritized spending methodologies. It is a powerful tool. At this point we have cut all line items that can be cut without showing up as service cuts. In the future, we will have to consider service cuts unless we have more revenue.

Here are some potential amendments relating to changing our budget assumptions.

If we change our revenue projections upward by 1% and apply it across departments and scenarios, we would have \$450,000 additional budget authority, but because we did not increase our property tax, those offset, and we will still have to identify cuts. Other enterprise funds, dedicated sales taxes, CIP voter approved funds, etc. are stable. Because we did not increase our property tax, we cannot include the new south fire station. On the non-motorized grant fund, we need some adjustments and we will also need to add in interest income. We will also need to move out authorized expenditures for one

project from this year to the next year and we will need to include the newly adopted strategic plan in the new budget.

A question about the flex ride system was posed by Peters. Staff indicated that they had maybe one rider a day, then none and nothing since July. It was unknown if they found another alternative ride system. (One woman who had used the system had surgery and reportedly had to stop using the flex system.)

Public comment was opened.

The first speaker thanked the council. She chairs the city's board on cultural affairs. She described how they fund different requests. The awards are actually contracts with the city. All applications were read and scored. The process is rigorous and well-defined, including the diversity of their revenue sources. There were 28 applications asking for more than \$183,000. We will distribute \$100,000 and an additional \$10,000 in other funds. These funds generate \$14.7 million in economic activity and \$1.3 in tax revenues overall. It helps us with public safety, economic vitality, art and general vitality of the city.

The next speaker spoke on behalf of the Community Development Commission. He discussed CDBG funding and projects. \$4.5 million was available and \$2 million was awarded. We look at our community development needs survey. 332 people responded. We also review each application individually. All applicants are treated the same. Projects include new sidewalks, Job Point programs, equipment upgrades, food bank central pantry, non-profit day care, rehab and repair, code enforcement and other city programs. We also fund repairs to some public housing. Our recommendations for this year are attached.

The next speaker appeared on behalf of the Social Service funding. She believes we have a poverty problem in Columbia, and 25% of people here are living in poverty. 8% could not meet their basic needs. We believe that there is a growing income inequity and that divide is growing. The lack of gains in hourly earnings is a prime cause. African Americans had disproportionately higher rates of racial and economic segregation. When this occurs, it becomes a self-fulfilling prophecy. Our rate of poverty is rising. If you are born into poverty, it is hard to get out. We hope you review our report and fund the programs we try to deliver in terms of social services. We have been able to lower the rate of child poverty, but we need investments in social services. This is not a handout. These are carefully administered and we leverage other dollars. We get \$58 for every \$1 dollar spent by the city. We could do more with matching funds, but we have been held steady since 2010 and our real buying power is less than it was in 1980.

The next speaker appeared on behalf of the Water and Light Advisory Board. He wanted to address the water rate increase being proposed. This year, there is a 1% operating rate increase and a 3% debt service rate increase. The current structure is careful not to penalize the people who use the least amount of water. Please try to continue to minimize impacts on low volume water users as you go forward. Adopt a model for those who use the most, pay the most. The full study had not been completed, and I do not represent the entire board, but I am asking for this approach. The Mayor asked if they could get such a study immediately. It was due last April. It should be available soon. Thomas asked if the board believes that they recover the full costs of infrastructure expansion. The speaker could not answer definitively but agreed to continue studying this issue. Pitzer asked if the speaker thought this was a 3% rate increase or 3% revenue increase, but due to the tier system, some people could see up to a 50% increase. 15 Ccf usage is considered to be extremely high usage and those will see

the highest increases. Was this whole rate increase structure made available to the public before the public election? The speaker indicated that the advisory board knew about it, but that he was not sure if the public was aware of this. Bonds will not be sold until spring and debt service payments will not be due until the next January and October.

The next speaker was a private citizen and believed that we should be known as a full-service city and we do not contract out services. That is the best way to protect our rates and services. The Human Services Commission generally uses its funds to pay for true human services. Our budgets for human services correct for the market forces of wages and service fees. Be sure to ask how people set rates and how they affect people. Reducing transit funding makes a joke out of our commitment to social equity and basic transportation, job creation and work. With respect to compensation, I think you should try thing number 3 which is to fix the outdated pay ranges for employees in outdated categories, then look at equivalent pay ranges and compare them. We need to fix the problem of pay compression. Instead of changing the revenue projection, I think you should only reduce it by .75% instead of a full 1%. I think turnover in our departments may come from pay problems, but make sure you do not eliminate permanent paid positions by funding short term across the board pay raises. Further, you should increase utility revenues by dealing with master metering and billing. We are subsidizing large residential housing at the expense of the budget. It could be \$2 or \$3 million. Move some of those funds to general funds. Don't leave funds in the departments. Put those funds in general revenue and spend them after they have been fully vetted.

The next speaker is a pastor at Rockbridge Christian Church. She is opposed to transit cuts that have been proposed. Please prioritize the most vulnerable people in our community. Sometimes it seems reasonable to make equal cuts. But sometimes you should prioritize based on moral and real choices. You could redistribute our sales tax dollar funding. You could charge for parking at the airport. You could do other things. People of faith trust that you will honor the dignity of the people who rely on our transit system. I will email this to you. Skala asked the speaker about the idea that you could address this problem by reducing the area or by increasing the reliability - or you could address it in other ways. Which would you do? The speaker indicated that she is not the expert in system design, but she reiterated not to cut funds across the board which serves neither of those goals well.

The next speaker indicated that most people take personal mobility for granted. That is not true. And that goes for transportation. Transportation enhances our mobility. Increasing Paratransit fees is the wrong thing to do. If you have it, it comes easy. But if you take mobility away, you would find it unacceptable. I live with several disabled people. Right now, we can get out and about with other people. Don't further restrict us with higher fees. I know one person who used the flex route, but she had to quit because of surgery.

The next speaker is the managing director of CAT TV in Columbia. It provides classes and video production services for non-profits and governments. We exist to provide education and skill that are valuable in the workplace. Everything is available to people across every economic status. We support a lot of other positive groups. Last year, our expenses were about \$67,000 with income of about \$56,000. Right now, we're only written into the budget for \$35,000. We are asking for an increase to \$100,000. We would also like to sign a multi-year contract and that would help us with real planning. We champion our citizens. We have a place in this town and we want people to be able to have a place to express themselves. The Mayor has been outgoing, but I want to make sure he hears our message.

The next speaker is the president of Columbia Access Television. They provide services to various organizations to provide important information to this community. They used to get \$200,000. Now they get \$35,000. Now, they only have one staff member. He has billed \$20,000 in outside services. If we could have more people, we could bill more and become self-sustaining. We should get funds from the cable franchise fees instead of diverting those funds to other services.

The next speaker is a member of the police Lieutenants' association. They are a three-person bargaining unit. Inequity has been created in our department when some positions were reclassified as unclassified positions, and some new hires were hired in at much higher rates. A move to mid-point does not address our issue. Classified employees are not treated like unclassified employees. We want you to consider an ordinance change. We have to do this by the 4th of September or this will not go anywhere. We ask that the city manager can negotiate with all of us equally. We need a mechanism to protect us and give us the same consideration we give to the people we work with and for.

The Mayor asked about the staff reaction to this type of request. The staff indicated that they would have a move to mid-point solution, and that could fix this, but that they could fix the lieutenant situation if they had the ability to only fund some mid-point issues. If you handle this outside of the budget, yes you would need a separate ordinance change. If you handle it in the budget, you could fix this. The city manager indicated that under labor negotiations, he is constrained by council policy, so if you want me to treat some groups differently, you have to change the policy to allow for more specified negotiations or fixes. I can work at this through moving to a midpoint, but I have to do that for everyone. The idea about September 4 as a deadline is a big enough change in the budget to allow this to be adopted within the budget and have this debated. Ruffin is asking if we are working on the assumption that all of these lieutenants are below mid-point? The city manager indicated that three are below midpoint and two are currently eligible for an increase.

The next speaker reiterated his belief that we have a reserve in the budget and that we should not be trying to buy equipment with money that should be used for raises. I also wonder why we don't know what soft or unused money is and maybe we could figure that out. Some money may be stuck further into the budget than what we can see. We need a cushion, but how much cushion do we really need. If we are arguing over \$21,000, then that is a blink in the bucket. Let's just fix this. This should not be a big discussion.

Another member of the police lieutenants' association appeared and indicated that all unclassified lieutenants are below the mid-point, and we have been told that whatever you decide to implement in terms of raises will be what we get. We think there should be internal equity. However, you have created an internal inequity yourself by reclassifying people, and the third person in our group would not be taken care of until 2020. You will have to change the ordinance to make this work. The fiscal impact will be minimal. Right now, there are less experienced people making more money. I have 21 years of experience. 9 years as a lieutenant. I am the only woman and I am paid less. I think you need to change this.

The Mayor indicated that he was frustrated because the staff can't negotiate this out, but the council is getting blamed.

The next speaker indicated that the city manager bragged about how they are achieving equity in this city. I want to correct the record. Jobs are not equity. But even if they were, we would be failing

miserably because 25% are living in poverty. I want to see some real talk, not glossing over the real issues.

The next speaker appeared on behalf of PedNet. She spoke against the increase in the Paratransit fee. Some people have limited mobility. Our 2040 transportation plan includes these people and does not leave them out. We should not do that now. Increasing Paratransit works against those goals and works against the most vulnerable. I know we have shrinking budgets. A \$1 fare increase is more important to the users than it is to you. Last year a study found that a \$2 to \$4 increase would, in fact, impact people to extent that they would have to choose between rides or food. You are willing to increase this rate that impacts riders more than the regular fee increase for everyday riders.

The Mayor wanted to suggest that amendments to the budget need to be distributed by September 4 so people can know what is happening before we get a final vote.

There were no further public speakers.

Pitzer had several items to discuss with staff. He asked staff what general intergovernmental fees are and why they increased more than any other category? Staff explained that HR serves all departments. When they serve general revenue departments, they get nothing in return. In revenue departments, they can charge those back. In past years, there had been some departments where they didn't charge out services, and this year they started doing that, so you would see an increase. Does that usually increase every year? It just depends on what kind s of personnel shifts are happening that year. The way we do this is based on an external auditor's suggestion.

Pitzer then asked about the self-insurance fund. Actual payouts have been \$1.7 million but we budgeted \$4.3 million and we only have 6 weeks left to go in this fiscal year. It may not all get claimed, but the funds have to remain there until all claims are reviewed and in. We have to get to a 90% confidence level. We also have a state requirement to hold a certain amount of money in the fund and we have to meet actuarial thresholds. Pitzer asked how much above we are in that category with all those things considered. Over the last 10 years we have put more than \$8 million extra into this fund. I know that the fund is well-capitalized and we have not increased the fees. Until we see more activity there, I do not want to add additional funds into this account.

Pitzer then asked about investment income miscalculations and suggested that there could be an additional \$850,000 in funds available for capital projects. He then asked about Parks not being charged for intergovernmental services and since they have a dedicated sales tax they pay in. If we reduce the intergovernmental charges, then that will lower the Parks expenses, but it will not be the entire \$55,000 that is being identified currently.

Thomas has several amendments proposed for the meeting on the 4th. Ian will not be here on the 17th of September and will ask that people vote the way he would when he is gone. He believes that too much revenue is left on the table since they do not charge developers enough. He wants an amendment to pay for \$75,000 for a consultant to determine the actual cost of service for all elements of our government. He wants another amendment relating to transit. If we eliminate service on routes, then he wants to make sure we institute a true flex service, not a pseudo service like we had done previously. He also opposes the increase in Paratransit fees

He also wants to get the CATV budget allocation back up to \$100,000 by 2020. He wants the base to remain at \$35,000, add \$30,000 from unspent 2018 funds, to get to \$65,000 then go to \$100,000 by 2020.

Skala, Ruffin and Peters offered no amendments.

Pitzer then suggested that there are \$638,000 in one-time operational funds that are excess that could be used for a new fire station. He wants the reallocated Job Point funds. He wants part of the \$825,000 investment revenues in capital projects funds. He wants one third of excess operating reserves.

He is at \$1,685,000 plus 1/3 of additional identified savings. Some additional debate occurred, and staff indicated that more than \$2.5 million is needed to build, but that the purchase of land would complicate the matter because that has been budgeted in out years. Staff will work on crafting the amendment and believes that such funding could be found, but it would come at the expense of other identified projects.

The Mayor has asked to move \$90,000 from the city manager's budget to the city council's budget to be used for potential audit purposes. This would be a contractual agreement, and not an employee situation. The Mayor then indicated that he wanted to visit the take-home car and free home for police issue. Pitzer said he wanted the deal to be cost neutral to the city after the initial outlay, but some monthly charge could be levied, like a rent, but low. Ruffin thought there were so many questions about this that he would prefer this to be phased in, and only do \$400,000 instead of \$800,000, and only do a few homes as a pilot. The Mayor indicated that he thought it should be a pilot and make it a rental basis. Peters thought it will be phased in over time just from a practical point of view. Skala wanted to make sure it was big enough to be a test and should be tried in all target areas as was originally proposed.

Pitzer thought there should be more community input on this about where these homes are needed. He does not want it to be a command decision. The Mayor thought it was more important for the police to have a say in this. Skala thought that McKee Park and the Whitegate area would be general areas for consideration.

The Mayor asked everyone to study the pay adjustment proposals and thought that there should be some combination of new revenues, savings, etc. Skala asked for a floor on the b=pay, but also potentially a ceiling. The council generally agreed that they will get all amendments in by September 4th or before, and if staff has to do additional work on amendments, they need them even earlier – particularly on the pay plan.

The following items remain open for comment during the budget hearings -

PH30-18 Consider changes to the sanitary sewer utility rate, sanitary sewer utility connection fee and waste hauler disposal service fees.

[See B177-18 and B181-18/Mayor Memo]

(Action:

PH31-18 Consider a change to the fare for paratransit service operated by the city's transit division.

[See B179-18/Mayor Memo]

(Action:

B175-18 Adopting the FY 2019 Annual Budget for the City of Columbia.

[2nd Read & Hold/Mayor Memo]
[Amendment Sheet dated 08-16-18](#)

B176-18 Amending Chapter 12A of the City Code as it relates to stormwater utility charges.
(Action:

B177-18 Amending Chapter 13 of the City Code as it relates to hauled liquid waste rates.
(Action:

B178-18 Amending Chapter 17 of the City Code as it relates to Parks and Recreation Fees.
(Action:

B179-18 Amending Chapter 22 of the City Code as it relates to the fare for paratransit service.
(Action:

B180-18 Amending Chapter 22 of the City Code as it relates to solid waste rates and services.
(Action:

B181-18 Amending Chapter 22 of the City Code as it relates to sanitary sewer utility rates.
(Action:

B182-18 Amending Chapter 27 of the City Code as it relates to water rates.
(Action:

B183-18 Amending Chapter 27 of the City Code as it relates to electric rates.
(Action:

(The following two items are both related to improvements in the Gans Creek Recreation Area.)

PH32-18 Proposed construction of improvements at the Gans Creek Recreation area to include a cross country course, starting and finishing line structures, a parking lot and ADA walkways.

[See B193-18/Mayor Memo]

(Action: The improvements at Gans Creek Recreation Area will include the construction of a championship-level cross country course, additional parking, and ADA walkways. The total project budget for the cross-country course and infrastructure improvements is \$200,000. The funding for these proposed improvements represents a portion of the Southeast Regional Park – Gans/Philips Phase I project, with a total Park Sales Tax funding of \$2,350,000 being appropriated over multiple fiscal years (FY2013-FY2016 and FY2020).

Contract labor will be used for the grading of the cross-country course, asphalt paving and walkway installation. Park staff will complete all other facets of the project, including turf establishment, irrigation and starting line/finish line construction. The cross-country course improvements are scheduled to begin fall 2018 with an anticipated completion date of summer 2019. Park staff anticipates returning to the City Council at a later date to enter into an agreement with the University of Missouri as a co-sponsor of this facility and to appropriate additional donated funds for course improvements, including the potential construction of a timing tower, player's pavilion, race director/media center and permanent seating.

Several users and special events have already been identified including major sporting events, events connected to schools and the city and other private events. Most events will have fees associated and will generate economic activity and the area will also be open for public use. The land will be used in an environmentally sound manner.

B193-18 Approving a revised Gans Creek Recreation Area Master Plan; authorizing construction of improvements at the Gans Creek Recreation area to include a cross country course, starting and finishing line structures, a parking lot and ADA walkways.

(Action: On May 3, 2010, the City Council approved the initial master plan for Gans Creek Recreation Area. The proposed construction of the cross-country course will require changes to the original master plan and staff is requesting approval of the updated master plan. The following changes are proposed as part of the updated master plan:

1. Elimination of one of the proposed multipurpose athletic fields shown in the original master plan for GCRA.
2. Elimination of three baseball/softball fields and three t-ball fields from the master plan for the park. The current priority for the Parks and Recreation Department is to develop the youth baseball/softball complex at Thomas E. Atkins Jr. Memorial Park to complete the proposed improvements shown in the Atkins Park master plan and would recommend construction of the proposed 5 field complex at Atkins rather than any baseball/softball construction at GCRA.
3. The proposed tennis court complex will be relocated to Philips Park near the Columbia Sports Fieldhouse.
4. Staff is still proposing to construct four shelters, two playgrounds, walking trails, dog park, additional parking, and a 1.4-acre fishing pond at GCRA as part of the updated master plan. These amenities will be constructed when funds become available for park development.
5. The updated master plan has also allowed park staff to reduce the total amount of impervious surface by over 325,000 square feet due to the green space needed for the cross-country course, reduction in necessary parking with the elimination of the baseball/softball fields, and elimination of the internal roadway shown on the original GCRA master plan. The removal of additional sports lighting as required for baseball/softball fields is seen as a positive by some nature enthusiasts.

Peters asked about how to accommodate for the fields that will be displaced. Staff indicated that they will develop and relocate fields to consolidated, clustered areas so we can have similar events in the same areas.

One speaker indicated that she represents environmental interests and that the Sierra Club likes a lot about this plan, and they like some separation in the park, but they want a little more protection for herons and protection for native prairie. They are concerned about some of the areas near the top of the bluff and would like a 200-foot buffer in that area. Just bring the trail back a little bit. They are for cross country and said "Go, Carissa Schweitzer". She then gave a description of how herons breed and why it is important to stay far back from birds when they are young.

The next speaker was a cross-country coach. He questioned why anyone would even want to engage in this sport because it is so demanding. He believes this will be a great course and supports it.

The next speaker represented the University of Missouri sports department and believed this will be a course of national stature and will be a great benefit.

Another speaker appeared as a Mizzou track and field coach and stated that he believed this will enable us to be world-class competition to this area. This is exciting. Being able to be involved in establishing a world-class venue is thrilling. This can make us be a national cross-country destination. He indicated that the general season runs from September 1 to the end of November, very early December at the latest. Staff indicated they can have the course built by 2019, then the big amenities will come later depending on fundraising.

A Columbia College coach came forward and added to the support for this project. This would be a great facility for our school and could potentially bring an NAIA championship to this town. We could also host regular competitions from a ten-state area.

Another coach appeared in support of this project and described the broad array of teams and events that could take advantage of this great facility. We haven't had a home meet since I have been a coach since it became too hard to carve out a course at Gustin. We need this.

Finally, a speaker appreciated that protection of the birds and trees was important and that this is so important. She like the balance of man-made structures and natural features.

Public comment was closed.

Skala thought this was a good plan and that the Parks funds have been used well and can actually pay for themselves. This works well for the environment and athletics. Trapp agreed that this was a great plan and that the reduction in impervious surface was important. The whole thing works well. There are more parking lots than prairies in the US and we could use more prairie. Thomas agreed that this was a good project and liked the lack of Impervious surface. He asked for the parks staff to give the herons their personal space. Staff indicated that they could start on this immediately.

A motion to approve this project passed unanimously.)

OLD BUSINESS

B184-18 Authorizing 2018 amendments to the collective bargaining agreement with Laborers' International Union of North America, Local 773.

(Action: Two amendments are proposed, to reflect the change to overtime calculations proposed in the FY 2019 budget and to include a \$0.25/hour across the board increase also proposed in the FY 2019 budget: 12.3 Hours in Earned Pay Status as Work Hours for Purposes of Overtime is replaced. Overtime pay eligibility will be calculated in accordance with the proposed change to section 19-96 of the Code of City Ordinances, with the overtime rate (or compensatory time in accordance with FLSA standards) for all hours in pay status worked in excess of forty (40) hours during the work period. 12.4 Compensation and Wage Reopener is replaced to include the FY 2019 proposed \$0.25/hour across the board pay increase in the agreement, subject to appropriations by City Council. The contract amendments will be effective on execution by both parties; the changes to overtime and pay will occur starting September 23, 2018.

This language was necessary in order to comply with existing Missouri law and avoid having to renegotiate the entire agreement. It was suggested that if the council changes the pay structure during budget hearings, this contract should be allowed to take advantage of that. Amended language was proposed by legal.

**The amended language was introduced and accepted.
The motion to approve was approved unanimously.)**

B185-18 Voluntary annexation of property located on the north side of Mexico Gravel Road and east of Spring Cress Drive (5705 E. Mexico Gravel Road); establishing permanent R-1 (One-Family Dwelling District) zoning (Case No. 18-131).

(Staff recommends withdrawal.)

(Action: Due to an unexpected change in ownership during the annexation application process, the annexation request must be withdrawn and subsequently refiled under the name of the new owner. A series of new public hearings will be required.

Withdrawal of the request was recognized by the Council.)

CONSENT AGENDA

(All items remaining on the Consent Agenda were adopted by unanimous vote.)

B173-18 Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures.

B186-18 Amending the Regulating Plan for the M-DT (Mixed Use-Downtown) District for property located on the southwest corner of the intersection of Fifth Street and Locust Street (205 S. Fifth Street) to designate a proposed school addition as a civic structure; approving a design facade and development parameters (Case No. 18-121).

B187-18 Approving the Final Plat of Central Missouri Islamic Subdivision Plat 1, a Replat of all of Lots 14, 15, 52 & 53 and the East 30 Feet of Lots 13 and 54 (and the Vacated Alley in Deed Book 483, Page 693) of the Original Town, located on the southwest corner of the intersection of Fifth Street and Locust Street (205 S. Fifth Street); authorizing a performance contract; granting design adjustments relating to utility easement dedication and corner truncations (Case No. 18-122).

B188-18 Rezoning property located on the west side of Fay Street, between Wilkes Boulevard and Hinkson Avenue, from District IG (Industrial) to District M-N (Mixed Use - Neighborhood) (Case No. 18-132).

B189-18 Approving the Final Plat of OTA Subdivision - Plat 1 located on the west side of Fay Street, between Wilkes Boulevard and Hinkson Avenue; authorizing a performance contract; granting design adjustments relating to street right-of way width and utility easement dedication (Case No. 18-133).

B190-18 Approving the Final Plat of The Brooks, Plat No. 1-A located south of Hoylake Drive, approximately 1,700 feet west of Rolling Hills Road; authorizing a performance contract (Case No. 18-114).

B191-18 Accepting conveyances for sidewalk and street purposes.

B192-18 Accepting conveyances for underground utility, electric utility and water utility purposes.

B194-18 Authorizing an amendment to the agreement with Tyler Technologies, Inc. for the Columbia Financial Enterprise Resource System (COFERS) project to replace the Adobe software license agreement with DocOrigin software license agreement.

B195-18 Authorizing a school resource officer agreement with the Columbia School District.

B196-18 Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for public health emergency preparedness services.

B197-18 Authorizing a program services contract with the Missouri Department of Health and Senior Services for the 1-2-3-4-5 Fit-Tastic! Early Childhood Education project; appropriating funds.

B198-18 Authorizing a memorandum of understanding with the Missouri State Emergency Management Agency, in association with the Medical Reserve Corps program, to establish and maintain a registry of volunteer health professionals known as Show-Me Response.

R120-18 Setting a public hearing: proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.

R121-18 Setting a public hearing: proposed construction of improvements at the Clyde Wilson Memorial Park to include the construction of amenities at three (3) park entrances, repairing portions of the trail surface, replacing existing retaining walls and railroad timbers, and the removal of invasive vegetation encroaching on the trail.

R122-18 Authorizing a contract with North East Community Action Corporation for the provision of Title X family planning services.

R123-18 Authorizing an agreement with We Always Swing, Inc. for festival and events funding under the Tourism Development Program.

R124-18 Authorizing a contract for services with Burlington Associates in Community Development, LLC to assist the Columbia Community Land Trust and City staff providing services to the Land Trust with a strategic planning process.

R125-18 Authorizing a property management agreement with LaHue Enterprises, LLC, d/b/a Hawthorne Management Company, for management of commercial and residential rental units on City-owned property located at 910 and 912 E. Walnut Street.

R126-18 Authorizing an agreement for professional engineering services with Burns & McDonnell Engineering Company, Inc. for construction phase services for Runway 2-20 pavement repairs, and Taxiway A, Taxiway A1 and Taxiway A2 improvements at the Columbia Regional Airport.

R127-18 Authorizing a first amendment to two (2) grant agreements with Taxi Terry's, LLC for the purchase of wheelchair accessible vehicles pursuant to the City's Wheelchair Accessible Vehicle (WAV) Taxi Project.

R128-18 Authorizing various Adopt-A-Spot agreements.

NEW BUSINESS

R129-18 Authorizing an operations agreement with FPC Live, L.L.C., d/b/a The Blue Note, for the production of three (3) Ninth Street Summerfest events.

(Action: Mike Nolan, General Manager of The Blue Note dba FPC Live, LLC, is requesting a closure of 9th Street, from Walnut to Broadway, and a waiver of the open container ordinance on 9th Street, from Walnut to Broadway, from 6:30 p.m. until 11:00 p.m., on the following dates:

- August 31, 2018
- September 8, 2018 (day of MU v. Wyoming)
- September 21, 2018 (day prior to MU v. GA)

No public comment was forthcoming, but council did ask if drinks would be sold on the street and if there were drink limits. Staff indicated that there was a two-drink street limit and that this process had been followed during past events.

The motion passed unanimously.)

R130-18 Adopting goals for the reduction of community and municipal carbon emissions through local policies, services and practices.

(Action: The Mayor's Task Force on Climate Action and Adaptation Planning members voted for the following emission reduction goals to be considered by City Council.

1. Reduce the amount of community carbon emissions as follows:
 - a. 35% reduction of community emissions by 2035;
 - b. 80% reduction of community emissions by 2050; and
 - c. 100% reduction of community emissions by 2060.
2. Reduce the amount of municipal carbon emissions as follows:
 - a. 50% reduction of municipal emissions by 2035; and

b. 100% reduction of municipal emissions by 2050.

Specific plans for long-term emission reductions were not provided during this meeting. The establishment of goals was the primary purpose of this bill.

Thomas asked about target number calculations. Staff indicated that that was done by survey, and that there will be measures that encourage mass transit for employees and potential use of federal grant programs. Staff explained that these are stretch goals, and that we cannot control external forces, but we will take measures to reduce our carbon footprint.

A speaker appeared and indicated that he thinks he is smelling trash burning somewhere in this town, and wonders what that is, so he wants that checked out, and would support more solar. He brought this up before, but no one checked it out.

One speaker appeared on behalf of the Climate Change Task Force. She indicated that this is in line with other cities, and this may seem like a stretch, but if we set it any lower, it would not be enough. We would like to see higher goals. But this will allow for true leadership.

The final speaker supported this idea. She asked how many trees it takes to support one human being? The answer is 4. She wants to add to the goals one that encourages people to plant new trees and take turns watering them. She believes that there is a mystery woman who dresses in black and secretly waters trees at night. She thought we did not need to do this in the dark – we can do this in public. Thomas asked if tree planting counts toward the goal. Staff indicated that this is not included. Thomas asked where the Tree Task Force was? Skala said he did not know and they will check on that. Staff indicated that a tree program is in operation by our arborist.

The Mayor indicated that he wants to continue to be a leader in this regard. He thinks this proposal strikes the right blend of achievable and aspirational goals.

The motion passed unanimously.)

INTRODUCTION AND FIRST READING

(All bills were introduced and read as indicated.)

B199-18** Rezoning property located on the south side of Worley Street and west of Stadium Boulevard (2502 and 2504 W. Worley Street) from District PD (Planned Development) to District M-C (Mixed Use-Corridor) zoning (Case No. 18-138).

B200-18* Approving the Final Plat of Copperstone Plat No. 1B, a Replat of Lots 149 & 150 of Copperstone Plat No. 1, located on the southeast side of Stone Grove Court, east of Scott Boulevard; authorizing a performance contract (Case No. 18-142).

B201-18* Amending Chapter 14 of the City Code as it relates to all-way stop intersections.

B202-18* Amending Chapter 14 of the City Code to prohibit parking along both sides of a portion of Buttonwood Drive between Nifong Boulevard and Providence Road outer roadway.

B203-18* Authorizing a consultant services agreement with Center for Transportation and the Environment, Inc. relating to the procurement and deployment of three (3) 30-foot battery electric buses; appropriating funds.

B204-18* Appropriating funds received from the Federal Emergency Management Agency (FEMA) for mitigation expenses incurred relating to the 2016 flood event.

B205-18 Authorizing construction of sanitary sewers to serve the Henderson Branch Watershed; calling for bids through the Purchasing Division.

B206-18 Authorizing the acquisition of easements for construction of sanitary sewers to serve the Henderson Branch Watershed.

B207-18 Authorizing an annexation agreement with the Fritz Family Gift Trust for properties located on Highway UU and West Van Horn Tavern Road.

B208-18 Authorizing an annexation agreement with Bechtold Properties LLC for properties located on West Highway 40.

B209-18 Authorizing an annexation agreement with VH Properties LLC for properties located on Highway UU and West Van Horn Tavern Road.

B210-18 Authorizing construction of improvements at the Clyde Wilson Memorial Park to include the construction of amenities at three (3) park entrances, repairing portions of the trail surface, replacing existing retaining walls and railroad timbers, and the removal of invasive vegetation encroaching on the trail; calling for bids through the Purchasing Division.

B211-18* Authorizing an airport aid agreement with the Missouri Highways and Transportation Commission relating to air service promotion for the Columbia Regional Airport; appropriating funds.

REPORTS

REP76-18 Request from the Building Construction Codes Commission to Review the 2018 International Codes.

[Synopsis of the Key Changes to the 2018 Codes](#)

(Action: The City of Columbia is currently following the 2015 International Building Codes and the 2014 National Electrical Code. The 2018 codes are available, and the City has purchased and received the necessary copies. The Building Construction Codes Commission voted to request from the City Council the directive to start the review process. The BCCC assigns committees to review the various code books such as: The International Building Code, the International Residential Code, the International Energy Conservation Code, the International Fuel Gas Code, the International Plumbing Code, the International Mechanical Code, the International Property Maintenance Code, the International Fire Code, and the National Electrical Code.

Public hearings on any proposed code changes and approval by the City Council will follow next year. Because there will be a phase-in period, these should be ready for implementation by 2020.

A motion to initiate this process passed unanimously.)

REP77-18 Amending City Homeownership Neighborhood Development Administrative Guidelines to Align with Columbia Community Land Trust.

(Action: Closing on sales of the Lynn Street Cottages project have been completed and staff, local Community Housing Development Organizations (CHDOs), and lenders have gained additional information to further codify the manner in which CCLT closing should occur. It is intended that the attached draft amended "Homeownership Assistance Neighborhood Development (HOA ND)" guidelines replace the existing "HOA ND" guidelines to align City programs with Council policy. Staff has crafted this report to obtain initial feedback from Council and provide details for staff intentions in proceeding with amending the City's existing guidelines.

Key points to understand in reviewing the amended "draft" HOA ND program guidelines are as follows:

1. Funded projects will be required to donate the land to the CCLT and sell only the improvements to a qualified buyer and subject to the 99-year CCLT Ground Lease.

2. Assistance will be provided as a credit to the buyer at closing, provided all terms of the agreement have been met. This subsidy is protected by the CCLT's Ground Lease, rather than a secondary lien.
3. All projects require an as-proposed CLT appraisal and final CLT appraisal to ensure program funds are filling only the gap between total project cost and an affordable price necessary to achieve an 80% loan to value ratio.
4. The draft guidelines require an agreement between the CCLT and the developer, as well as an agreement between the City and the developer. City agreements must be approved by City Council.
5. Home sales would be subject to City HOA homebuyer policies and CCLT Homebuyer Selection policies, including industry standards and best practices for credit score requirements and underwriting ratios.
6. The amended guidelines further define the affordability gap and the method by which to determine that gap.

This will come back to the Council in November for more formal ratification of guidelines.

REP78-18 Nine-Month Interim Financial Report (Non-GAAP Basis).

(Action: The Finance Department provided an interim financial report based on the past nine months of the 2018 fiscal year. The report is 130 pages in length and made an attempt to show current fund balances (noting that some revenues may not show up until subsequent months). It also showed current sales taxes collected for this fiscal year to date and then derive any sales tax collection trend information that may be evident from those collections. The statement also showed the location of excess, unused or restricted funds in the current city portfolio.

Pitzer indicated that he had read this report and believed it was good to have this item made available to the public.

REP79-18 Intra-Departmental Transfer of Funds Request.

(Action: The requests are for additional funds to purchase rock and construct drainage terraces at Cell #6 at the landfill; construct an ADA compliant ramp at the airport terminal; and cover an overage in mailroom expenditures due to an increase in mail volume across departments.

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public

The first speaker indicated that he had some observations regarding revenue sources. He did not hear any discussion of property taxes and wanted to know if there was a progressive rate system. He does NOT want to burden everybody equally. He wants to burden those who are more able to pay, and he did not hear any discussion of this idea. He wants this council to consider this and skip the across-the-board approach. When asked who else did this, the speaker did not directly answer. The speaker then asked about how residential and commercial were taxed and if there was a differential. The Mayor indicated he thought there were probably some disparities there.

The next speaker addressed the issue of employee pay. He thought it should be determined who was full time and who was considered to be part-time. He thought part-time people got no help out of what has been proposed so far.

The first speaker got back up and addressed matching the video and audio output for meetings. He then wanted to know about the police response to downtown policing. If there is a credible threat, then we need to know that from the police. Going forward, we need more input and notification from the police.

The final speaker said he forgot to talk about other disabled people who had spoken tonight. He wanted to make sure that there was another way for disabled people to get to city council meetings. He then talked about tree planting. He said that sometimes people try to plant trees that won't get into the power lines. We need more trees.

Council

Skala referenced a racial equity presentation that he provided at the pre-council worksession. He believes that we can explore some additional tools and resources regarding this topic for our community. He also noted that many people have approached him about city decisions relating to the Hinkson Trail. He understands that there has been an ownership change and that this may affect the council's decision regarding condemnation. He wants additional information and wants a better sense of what is going on. Staff indicated that the city has filed condemnation proceedings, but that the property changed hands before service was made. The city then had to change the name on the service documents, and then they can proceed. It should not result in a delay of more than 30 to 45 days.

Trapp wanted to mention the Fair Housing Task Force and indicated that there will be a major meeting and their keynote speaker will be a major player in this regard. The cost would be \$4,000 and wants to know if the council would support the use of funds for this. There was general council agreement for this. He then asked about why some CBD business were raided here and then wondered why CBD derived from hemp was illegal and how we treat this in this community. He wanted to speak out in support of CBD businesses and if the police chief would be willing to make some statement in this regard. Skala thought maybe this was a problem with state regulations. Trapp then apologized that he has not been on his A-game lately and appreciates everyone helping while he deals with family issues.

Peters complimented the Parks department on Kaleid-O-Spoke and how great that event was.

Ruffin wanted to commend Skala on his presentation about racial equity. He noted that he would not be able to attend a national presentation on this topic because he and other church leaders were preparing to go on a civil rights tour through Memphis, Birmingham and Montgomery. The Mayor asked when that was going to occur. Ruffin indicated it would start on or about November 9.

No further comments from council.

Staff
(None.)

ADJOURNMENT
(Time: 11:40 PM)

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