



## Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM (or 7:07 PM)

Monday, September 17, 2018

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### INTRODUCTORY ITEMS

(Recited as indicated.)

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

(Absent: Thomas.)

(No previous minutes were approved.)

**(No amendments to the agenda.)**

### SPECIAL ITEMS

**(None.)**

## APPOINTMENTS TO BOARDS AND COMMISSIONS

**BC9-18** Board and Commission Applicants.

**Airport Advisory Board – Tom Drury**

**City of Columbia New Century Fund, Inc. Board – Lynn Kleopfer, Fran Muench**

**Commission on Human Rights – Sherry McDonald**

**Convention and Visitors Advisory Board – (Owner Operator): Susan Bell, Barth Burgin, Heather Hargrove, Teri Weise; (General): Joan Beard, Scott Cristal, Aric Jarvis**

**Personnel Advisory Board – Kevin Kinkade**

**Tax Increment Financing Commission** – Andy Waters was the only applicant with three positions vacant. The Mayor asked to readvertise all positions. **No appointment was made.**

Two additional Mayoral appointments were announced:

**Bicentennial Commission – Amanda Staley Harrison**

**Climate Action Task Force – Hallie Thompson**

## SCHEDULED PUBLIC COMMENT

**SPC52-18** Suzanne Bagby - Vehicle Stops Report (VSR) Data.

(Action: The speaker believes that there will be a property tax increase put on the ballot to increase the number of police. She thinks there is another step to take before that happens. She believes that the report indicates that black people are poor and under educated. She believes these extra concepts show that there is unconscious bias. We want formal training so people can recognize this. There is systemic bias and some statistics describing stops undercut their own arguments. She believes that the police argue that they are simply carrying out orders. That is not true. You can make a change. They made a

change downtown. We found a way to work it out downtown. There is a scare tactic going on. Do not be afraid of black people. We need cops in the black community, but do not vote based on fear.

**SPC53-18 Joan G. Wilcox** - What does the vote mean in Columbia if an issue is voted on; how is it possible to take that vote and have Council be asked to vote and overturn a citywide vote?

(Action: This is a complicated world. I want to thank you. First, for raising the refuse collection salaries. This will help get more people to work without going to privatization. We voted not to have roll carts. We also don't want privatization which would make roll carts happen. Don't go through city council to get this. This does not sound like democracy. Keep the system intact and don't overrule the citizen vote. No roll carts.)

#### PUBLIC HEARINGS

(The following group of items all relate to the adoption of the city's FY2019 budget, and include items relating to employee pay, benefits and classification. All items EXCEPT item **B182-18 dealing with Water Rates** are expected to have a final vote during this meeting.)

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

(Continued from the September 4, 2018 Council Meeting.)

[See B175-18/Mayor Memo]

(Action: Some discussion of the budget is included under this item. Other notes regarding specific aspects of the budget are listed in this section as warranted. Specific votes are noted under specific items.)

The Mayor announced that B175-18 will be held out of order. He asked the City Manager to present the new pay plan. The City Manager indicated that he had a short presentation.

The city manager indicated that to find sufficient funds to make the desired payroll increases, the following elements have been built into the new budget. They will:

Change the sales tax assumptions

Reduce custodial fees

Reduce self-insurance

Reduce subsidy to parks sales tax

Not approve Paratransit fee decrease

Fund purchase of land for a south fire station through deferral of Grissum improvements

Tap cash reserves in many departments

This will allow the city to amend the pay structure to move employees to either \$15.00 minimum per hour, provide an overall 45-cent across the board raise and increase other pay levels in specific departments.

The City Manager indicated that there will be some changes that may be unintended consequences. Refuse collectors need to be raised by an additional 2 cent per hour rate to insure that managers make more than subordinates. Some minor changes were also made to sanitary collection pay rates to insure that new people don't jump over existing employees. The solid waste increase is the most important amendment presented tonight. That amendment allows for the new pay raise plan to be implemented. The Mayor asked if there was an amendment addressing the pay problem for one police lieutenant? Staff indicated yes.

Skala asked if we can address the potential raises to water and light employees through a rate increase, but wants to know if that can happen within the enterprise funds of those utilities. The City Manager

indicated that they could do most of this tonight but that there could be another study that could show where everyone ends up under the current proposals and future action may be needed.

On Amendment #6, the proposal would have raised some positions to a level beyond the maximum for their job classification if they went to \$15, so they adjusted those down and did not make them eligible for other increases. Peters asked for the overall impact of these proposals to come back within a month or two and not wait for 6 months for a report. The Mayor asked for the collective bargaining process to weigh in on this and wants to see how we compare to co-ops and investor owned utilities in terms of compensation. Skala indicated that he, too, would like more information.

Pitzer asked about the solid waste budget. He believes that this proposal indicates an increase of \$1.5 million and wants to know where that money is going. Staff indicated that it is for capital projects and fleet replacement. Staff indicated that some other line items show up throughout the budget as contractual services. The city manager also indicated that contract management is also included in that line item.

The Mayor asked about salary compression issues on the solid waste side and why we did not do this in the police department? The City Manager indicated that the math works different in different departments. He stated that because we move some people to mid-point, and then provide a 45-cent increase, different departments see different results. We have to have separation between supervisors and hourly workers, and all of these were identified individually. The Mayor asked to address salary compression issues next year.

Staff indicated that in the solid waste department there were several capital improvements including wash bays, and other needed improvements including landfill, permitting costs and other costs that appear in utility service miscellaneous budgets. Some other costs labeled as Other could be depreciation and random miscellaneous expenses.

The City Manager then revisited how to procure payments for REDI like we do other departments. So, rather than giving funds to REDI, the annual payments go to the department of Economic Development and then those funds are dispersed through that entity rather than a direct payment. Some payments are based on pre-Hancock rules, some are based on post-Hancock amendments, and some are based on increases in approved taxes.

The Office of Sustainability is funded through Utility contributions. If we increased pay in that department, we had to increase the charge against other departments.

In terms of the airport, we had to make changes to design and construction contract payments, moving some projects out further in the funding stream, changing parameters on other projects but with the same basic outcome.

We show key sidewalk projects with funds from CDBG funding, we increase solid waste management funding, but we add in estimated grant revenue funding, show personnel changes that have caused actual changes since the original proposal, change classifications that do not require some advanced classifications, discontinue the pilot FLEX program, change runway parameters, etc.

The Mayor opened the public hearing. The City Manager also mentioned that there were some discretionary council expenditures that could be made from the 2017 savings that will be made after the

adoption of the formal budget. The City Manager indicated that the list to date is as indicated and that there is still \$300,000 remaining for allocation or retention.

Public comment was opened on all items.

The first speaker represented the Water and Light Advisory Board. He indicated that he wants the advisory board opinion to increase line worker salaries by 15% be heard. We need journeyman line workers, but we also need apprentices and if we don't have the journeymen, we don't have supervisors to train them. Then we have to go to contract labor. It is a slippery slope. Do not lose your key workers. We are losing 4 of them next month. Don't let this happen. He applauded Peters for bringing this up. Let's do something. You do not have to make this change for the entire city work force. Just make this part right. We are losing our capability for trained workers and a whole approach. The Mayor asked where the 15% bump came from. The speaker indicated that this was a partial solution. It would cost about \$400,000. It would come from cash reserves, but other possible cuts could be realized. We need to do this to keep us competitive and well-trained. The Water and Light Board did not look at the 2.5% rate increase proposed in terms of how this would affect salaries.

The next speaker appeared on behalf of the solid waste employees along with two other employees. He believes the current proposal looks very positive and that this is better than a simple 25-cent per hour increase. The minimum rate of \$15.00 has a great impact. The pay bump for solid waste employees is good. We are extremely grateful and thank you for taking this seriously. We are hopeful that as we go forward, this should be considered as a first step. We will be looking forward. We don't want to always be in a catch-up mode. We also want to note that there are some other departments where staff retention is a problem. Streets, sewers and other have retention problems and we need to address this as well and hope the council understands this. Local 773 believes this is a great step forward.

The next speaker commented that she thought that tonight it looks like solid waste workers will get \$2.00. but thought it should be more. It was noted that solid waste will actually also get the 45-cent bump as well.

The next speaker stated that a friend lost one job but was trying to get a new job that would pay up to \$3 per hour more, but he could not get there because of transportation constraints. She wants to enable people to travel within the city, particularly for jobs, and asked to charge \$5 per day for parking at the airport to pay for it.

The next speakers appeared on behalf of a developmental disability group. They want to increase the reach of the Paratransit system. Don't just cut it. Expand it. There is a moral component to this. You should want people like my daughter in your businesses and places of worship. Thomas was the only person who responded to our questions. We need to increase parking rates at our airport. It is an elitist place. It is a luxury flight. We can't afford to travel that way. Put more money from the Transportation sales tax to public transit.

The next speaker indicated that she is supportive of the Paratransit amendment. After losing my sight, I stayed living downtown because it was important for me to be in a walkable place. As the years have gone on, the rent rates have increased and I can't afford it anymore. However, I can't just go where I need to go, and I take public transit a lot more. Make changes to allow me to travel. I am looking for a job now and will need transportation. She described how the cuts in service times and days affect people who rely on Paratransit. This is really hard on a segment of our population. She advocated for

charging \$5 per day for parking, since she is poor and has to pay \$4 for a ride to and from any place in town on Paratransit. If we can afford to make parks nice, why can't we focus first on accessibility and making things pretty after that.

The Mayor asked the speaker if we have ever put together a group of people who really understand this and see how we can really make this happen. We've had consultants, but nothing seems to work. We are going to have to get this figured out by June 1 of 2019. The speaker agreed to that, but thought there will be some hard choices that have to be made.

The following speaker believes public transit is an equity issue. She wants to make sure the council recognizes the importance of transportation and its availability to all citizens. She believes that the perception of the business community is that use of the airport is dependent upon free parking. She thinks that is not true. She tried to get people to indicate whether they would fly or not based on flying. She got a lukewarm response and then said the question was rhetorical, but she wants people to think about it. She thinks there are a lot of reasons that people don't use the bus system because of time, cost and other factors. People need these services. We need to maintain a good public transit system.

The next speaker brought up several different issues. He first mentioned the Water and Light recommendations and thinks that they did not do enough investigation before they made their statements. He believed that \$400,000 for linemen salaries is appropriate and that there may be money for infrastructure costs in subdivisions that could be transferred to salaries if the developers had to pay for all of that. I have asked for this information from the staff and no one will give it to me but there is a lot of money there. Next, I think we need an amendment to support broader public transportation. I think we have to order public works to set up parking and rental car fees and use that fund to put back the full amount of money cut from public transit and keep doing that doing forward, with a possible adjustment to ratios. This is more than a moral issue. We need to do this to deal with transportation who need it and rely on it. Please make an amendment in this regard. This is a core part of economic development and social equity.

The next speaker indicated that she has used the bus for years and that sometimes we make changes without understanding how those changes really affect people. She thinks people who don't rely on the buses don't miss it. We didn't expand it right in the first place and we need to make transit a priority.

Another speaker suggested that she believes that all utility rate increases do affect people who are on fixed incomes and it forces them to make choices. Connection fees hurt people. They will increase costs, but I won't see any improvements at my house. Lineman pay increases won't change anything either. It won't improve me, but maybe it will improve them. Maybe we need some people to serve more. Thanks for not cutting Paratransit. Thanks for solid waste fee increases to cover higher pay.

The speaker talked about transit and access to independents. She said she is unable to drive, but she is generally mobile. We want to be independent. No public transportation makes a huge difference. She moved from Philadelphia. She can walk to work if she lives downtown, but she can't go other places and other people are limited.

Another speaker wanted to talk about rate increases. They asked how the withdrawal of the water rate proposal would affect the imposition of the newly voted in water rates. Will this affect the 3% rate, or will that be delayed as well? Staff indicated that the 1% rate would be delayed until summer of next year

and that the 3% would also be delayed, but that bonds will be sold this winter, then new rates will be implemented in mid-2019.

The general public hearing was closed.

Pitzer then asked a series of questions. He wanted to know where we stand in terms of More's Lake remediation. He wanted to know how much it costs to close one landfill site. Staff indicated that closure of one would cost about half a million dollars. He then asked about future costs for the sewer utility. We projected no new costs at the time we passed the original proposal. Now we will have to look at how to accommodate new pay increases. Pitzer asked about the increases of \$5 per month for downtown parking. We have been collecting money. When we get a new consultant, we will try to implement a residential parking program and then pay for this, but we need a consultant and we will look at Benton Stephens first. The Mayor then asked how we are doing on bus shelters. The staff indicated that once we figure out what the new routes are, we can answer that, and some old shelters could be moved to old pad sites. Skala said we never even had enough money to do what we needed to do. He thought this should not include too much relocation. Staff agreed with that but did say that changing connection points back to Wabash will change things. It will be June before we can get this all straightened out. Skala said we cause ourselves so much grief by continuing to change our policies. We need to get this set I stone at some point. Staff said we could have done better but we always seem to get the same voices and we need to do better outreach. The Mayor asked about advertising on bus routes, economic development, etc. and why we don't check that out. Let's get some of those good people in a room 2 or 3 times. Peters said we HAVE done this before and that the consultants gave them a program that just didn't work from a practical point of view. We had routes, but nobody riding the bus on those routes. There re problems to the hub system as well, because if one bus is late, the whole thing gets thrown off.

There has been a task force in the past. Maybe what we should do is provide a report to tell you what we have done in the past. We don't have state or major University dollars in this system. Maybe we can approach this a different way.

**A motion to adopt the main amendment sheet was passed, with the exception of lieutenant pay and 175-18.**

**(A COPY OF THE NEW COMPREHENSIVE AMENDMENT SHEET IS AVAILABLE AT THIS LINK)**

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

(Continued from the September 4, 2018 Council Meeting.)

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

**(Action: Overall, a 1% increase in rates is being proposed. The vote on this item appears later in this report.)**

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

[See B179-18/Mayor Memo]

**(Action: A \$1 per ride increase has been proposed. However, discussion at earlier meetings indicated that the council may not approve this increase for at least 6 months, and possibly 1 year until a more comprehensive public transportation program can be established. The vote on this item occurs later in the agenda.)**

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

(Action: This was temporarily held for further consideration.  
The overall budget was moved.  
Discussion ensued.

Trapp indicated that we changed our budget assumptions and we found money to raise pay for city workers. He believed that we should do most of this work up front the next time rather than try to bring it up late in the process like we did this time. It is a crude tool to amend complex documents like this at the last minutes. We have spent new funds without bringing new revenues and I think these decisions were good for this year or we could undermine our future sustainability. Our transit fund will go broke in 2023 unless we do something. We are hitting critical points Twice, we have found new money for transit, but our transit sales tax has not kept up with our needs. We raised pay, we have more drivers, but we have no new money. There are only so many deck chairs we can rearrange on the Titanic. We do have control over how we spend our money. Otherwise, we need to find new revenues. We need help from the state legislature. Allow us to partner with Columbia Public Schools. We need to combine efforts. We also need to enact a sales tax for internet purchases. That could have been the solution. Want to be engaged? Go for this.

Skala took some umbrage to the thought that we are rearranging deck chairs on the Titanic. Skala believed that the entire budget has been a good process and we always have a good record of making things work. There are no secret Swiss bank accounts. I think the city managers have done a good job. We even did well during the recession in terms of fiscal responsibility. Now, I took a risk in terms of changing our sales tax revenues and I hope we are not wrong.

Pitzer thought Trapp made good remarks, and that the budget is better than it was originally. Pitzer said that our pay increases worked this time, but next year, we are going to have to address that. We need to have a priority-based budget process. Pitzer also indicated that he believed that his work, even though it took quite a while, was helpful. The Mayor echoed that sentiment and believed that the new budget looks better through staff cuts, salary increases for public safety and solid waste workers. I am proud of this work.

**This motion passed unanimously.)**

**This approves the entire FY 2019 budget as amended. Water rate increases were exempted from this budget. All amendments previously approved were included in this vote.)**

**(A COPY OF THE NEW COMPREHENSIVE AMENDMENT SHEET IS AVAILABLE AT THIS LINK)**

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

(Action: Overall, a 1%, across the board, rate increase has been proposed.

**A motion to approve passed unanimously.)**

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

(Action: General park fees are not expected to change, however, fees for the new sports fieldhouse that is under construction need to be set. The charges include: hourly rental fees per court of \$30/hr.; full day rental of all courts (16 hours) at \$1,900/day; use of meeting rooms at \$30; and special event fees that include deposits, vendor fees and a minimum gate fee of \$1 per ticket or a \$100 minimum. Other specific fees and charges are included based on number of courts rented and duration.

**A motion to approve passed unanimously.)**

**B179-18** Amending Chapter 22 of the City Code as it relates to the fare for paratransit service.  
(Action: A \$1 per ride increase has been proposed. However, discussion at earlier meetings indicated that the council may not approve this increase for at least 6 months, and possibly 1 year until a more comprehensive public transportation program can be established.

A motion to approve was made and passed unanimously.)

**B180-18** Amending Chapter 22 of the City Code as it relates to solid waste rates and services.  
(Action: There are many categories relating to solid waste collection rates. Proposed increases originally ranged between 2% and 5%. A new amendment suggests that all rates should increase by 3% across the board to accommodate new employee pay increases.

An amendment to increase rates by 48 cents to cover pay increases has been put forward. The amendment was agreed to unanimously.

With no further amendments, the motion to approve passed unanimously.)

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

(Action: Overall, a 1%, across the board, rate increase has been proposed.

This motion was approved unanimously.)

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

(Staff recommends withdrawal.)

(Action: The proposed increase in rates was 1%, and the recently passed water bond issue would have increased the overall water rate by 3%. However, an additional fee structure has been proposed that would affect how the new rates would be applied based on overall usage for residential customers. The implementation of these new increases is being reconsidered. Additional public hearings will be held.

A motion to withdraw was made. Staff indicated that staff would come back to council with new plans by the end of this year.

The motion to withdraw passed without objection.)

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

(Action: This is a very complicated schedule. However, it is reasonable to characterize the increases as follows: Residential rate increase: 2.5%; small general service rate increase: 3.77% but allows businesses to select a different rate plan based on demand rather than energy use; large general service increase: .05%; Industrial rate increase: 5.5%. Overall, these increases are expected to increase electric utility revenue by 2.51%.

The motion to approve passed 5 to 1 with Treece voting NO.)

**B212-18** Adopting the FY 2019 Classification and Pay Plan; providing for FY 2019 salary adjustments relating to the Classification and Pay Plan.

(Action: This is an overview of the NEW pay proposal.

A \$2 per hour pay raise for trash collectors

**Minimum wage would be \$15 per hour for all full-time permanent city employees, except for 56 hourly employees, who will have a minimum wage of \$10.71**

**Current city equipment operators receive a 5 percent increase in pay or the new minimum pay, whichever is higher**

**A potential 20 to 45-cent per-hour across the board pay increase for all employees.**

**Employees with 5.5 years of service would be moved to the mid-point range of the salary schedule for their individual pay classification**

Not all employees will be eligible to receive all pay increases. The city currently has 12 permanent full-time job openings with most of the openings offering more than \$15 per hour to start. The city estimates it will cost \$869,000 total to make the minimum wage \$15 an hour. If the council does not amend and approve a budget by Sept. 30, the proposed manager's budget is approved automatically and goes into effect Oct. 1

An amendment to the amendment sheet was made, but city legal indicated that there are several items included in that document and that the council needs to pass a substitute a bill with the new amendment sheet. Amend B212-18 first, and then amend that item with a further amendment to page seven of that document.

**That amendment passed unanimously. The amendment as amended passed unanimously.  
The motion to accept the bill as amended passed unanimously.)**

**B213-18** Establishing plan year 2019 active employee medical and dental premium rates, non-Medicare medical rates, and retiree dental premium rates for the City of Columbia; providing for payroll withholdings.

**(Action: Employee and dependent health gross premium rates will increase 3.3% in plan year 2019 (effective January 1, 2019. The total increase is shared by the City and employees.**

**The City will continue to pay the full cost of employee health insurance premiums in the High Deductible Health Plan (HDHP).**

**Employees enrolled in the \$750 and \$1,500 deductible PPO plans will continue to pay a portion of their health insurance premiums.**

**The \$750 deductible PPO plan remains closed to all new enrollments (closed as of January 1, 2017). Employees and retirees currently enrolled in the \$750 deductible PPO may stay in that plan, but once they leave they cannot return. Current employees and retirees enrolled in the \$1500 deductible PPO plan and HDHP for plan year 2018 will not be allowed to enroll in the \$750 deductible PPO plan during open enrollment for plan year 2019.**

**City contributions to Health Savings Accounts (HSAs) under the HDHP will remain at \$125/month for employee-only coverage, and \$250/month for family coverage. (The definition of family coverage includes Employee and Spouse, Employee and Child(ren), and Full Family.)**

**No plan design changes will be made in plan year 2019 under the medical or prescription drug plans.**

**Pre-65 non-Medicare retiree health premium rates will also increase 3.3% in 2019. Pre65 retirees pay the full premium cost for the plan chosen.**

**Post-65 retiree health premium rates are expected to reflect a general premium increase under the fully insured plan.**

**A motion to approve passed unanimously without discussion.)**

**B214-18** Amending Chapter 19 of the City Code as it relates to personnel policies, procedures, rules and regulations.

(Action: This item amends the code to accommodate changes realized as a result of new collective bargaining agreements, increased participation by the city in employee health insurance programs, the addition of a holiday and other technical or required human resource programs and methodologies.

**A motion to approve passed unanimously.)**

**(The following two items are Public Hearings only. Final action on annexation and zoning will occur when these cases appear on a future council agenda.**

**PH35-18** Voluntary annexation of property located on the north side of Mexico Gravel Road and east of Spring Cress Drive (5705 E. Mexico Gravel Road) (Case No. 18-131).

[See B229-18 under Intro & 1st Read/Mayor Memo]

(Action: Derek and Charlee Zimmermann (owners) request to annex approximately 3 acres of land into the City of Columbia and permanently zone the property to R-1 (One-Family Dwelling District). The property is currently zoned Boone County R-S (Single-Family Residential), and is contiguous to the City along its northern property boundary. The requested R-1 zoning is similar in nature to the County's R-S zoning in terms of development density and use. A single home is on the property presently, consistent with the proposed R-1 zoning.

The annexation process was begun by the previous owners, J. Patrick and Barbara Fitzgerald, and is being continued by the Zimmermann's. The property was sold in June. As such, the attached Planning and Zoning Commission materials reference the previous owners, J. Patrick and Barbara Fitzgerald as the applicants. An updated annexation petition from the Zimmermann's was received by the City on August 10, 2018. The address and legal description of the property has not changed.

Skala asked if the extension utilities would be at the applicant's cost. Staff indicated that was true. Pitzer asked if this property would remain within the Boone County Fire district service area and staff indicated that was true.

**No formal action was taken on this item and the public hearing was closed.)**

**PH36-18** Voluntary annexation of property located on the northwest corner of the Scott Boulevard and Brushwood Lake Road intersection (Case No. 18-146).

[See B230-18 under Intro & 1st Read/Mayor Memo]

(Action: The applicant, Smith Lewis, LLP (agent), on behalf of NGT, Inc. (owners), seek to annex 10.36 acres into the City of Columbia and apply M-N (Mixed-Use Neighborhood District) zoning as the site's permanent zoning. Annexation is sought to allow the parcel to connect to the City's sewer and utility services. Construction plan approval will be required before the applicant can connect.

The applicants intend to develop the property with a neighborhood commercial center. The requested M-N (Mixed-Use Neighborhood District) zoning is considered consistent with existing City planned commercial zoning to the east and southeast; however, it is considered inconsistent with the site's

current Boone County A-R (Agriculture Residential) zoning. Current County zoning does not permit commercial development.

The subject site is located within the floodplain and floodway of Mill Creek and would become subject to the City's FP-O (Floodplain Overlay District) requirements upon annexation. To provide an unrestricted area of development on the subject property, the application has obtained a Letter of Map Revision (LOMR) from FEMA for an approximate 2.9-acre portion of the site located in its southeast corner. Issuance of the LORM means that the 2.9-acre portion of the site is no longer considered as being located within either the floodplain or floodway. The area removed is generally the same as that upon which fill materials were placed prior to the relocation of Brushwood Lake Road to the south. The LOMR did not reclassify any of the remaining approximate 7.46 acres of the site from its floodplain or floodway classification. The development of the site, as desired by the applicant, will be subject to the FP-O District standards, upon annexation, which development within the floodway and places special permitting requirements on portions of structures located within the floodplain.

The parcel is located within the Urban Services Area as depicted within the city's Comprehensive Plan. The site is serviced by City electric and water. Given this property is currently within the Boone County Fire Protection District's service territory and pursuant to House Bill 1446, primary fire protection for the site would remain with the District; however, City Fire services would provide additional support. Other City services that will be provided in the future, upon annexation, include Solid Waste and Police. Scott Boulevard, along the eastern edge of the site, is designated as a major arterial roadway on the CATSO Major Roadway Plan. Brushwood Lake Road bisects the southern portion of the site and is designated as a neighborhood collector. Both roadways were recently reconstructed; however, additional right of way will need to be dedicated to ensure compliance with City street standards. Dedication of the additional right of way will be obtained at the time the site is final platted. Final platting is required since the site is not considered a "legal lot" per the Unified Development Code.

At its August 9, 2018 meeting, the Planning and Zoning Commission recommended approval (6-1) to assign M-N (Mixed-use Neighborhood) zoning as the subject site's permanent zoning upon annexation. The full staff report and minutes associated with the Planning and Zoning Commission's hearing accompany the introduction of permanent zoning request which is being concurrently considered on the September 17 Council agenda.

The public hearing was opened.

An attorney appeared on behalf of the applicant and explained to the Mayor the change in route of the original road and why these changes were necessary. She also indicated that they did get a letter of revision to the floodplain map. The Mayor asked what was going in on this property. The attorney indicated that there is no buyer for this yet, but that this followed the zoning code for some sort of commercial hub. The existing Brushwood Lake Road is a county road and will remain as such. There are still some undevelopable areas and there will be some remnant parcels.

**There was no further public comment and no formal action was taken.)**

#### **OLD BUSINESS**

**B215-18** Authorizing 2018 amendments to the collective bargaining agreement with Columbia Police Officers Association, Fraternal Order of Police Lodge #26.

(Action: **A brief report was presented by staff and the motion to approve was passed unanimously.**)

**B216-18** Authorizing 2018 amendments to the collective bargaining agreement with Columbia Professional Firefighters I.A.F.F. Local 1055.

(Action: Staff indicated that this legislation would bring the agreements into conformance with the other budget moves regarding pay. Pitzer asked if any change regarding property tax discussions was called for. Staff indicated that there was no change needed at this time. No further comment was forthcoming.

The motion to approve passed unanimously.)

(The following two items authorize the expenditure of funds leftover from the previous year's budget.)

**B217-18** Appropriating fifty percent (50%) of FY 2017 General Fund savings to General Fund departments as part of the Incentive Based Budgeting Initiative.

(Action: The City Manager indicated that these funds go back to departments and funding for things like Vision Zero and other departmental needs are funded here. The project code list does not make sense, but the Mayor indicated he thought he understood it. There was no further discussion.

The motion to approve these funds was approved unanimously.)

**B218-18** Appropriating fifty percent (50%) of FY 2017 General Fund savings for projects identified by the City Council as part of the Incentive Based Budgeting Initiative.

PROPOSED AMENDMENTS AND EXPENDITURES

(Action: Right now, there are several items that have been proposed for funding from this excess fund account. The total amount available to the council is \$1,454,983. Earlier suggestions from the council used \$1,136,000. The following items were identified:

Resident officer policing program	\$800,000
Impact fee study	\$75,000
Race Equity Tool Kit	\$50,000
Strategic plan funding	\$50,000
Supplier diversity program	\$36,000
Focused job coaching program	\$55,000
Dignity in work program	\$50,000
Flex rides to council meetings	\$20,000

If all proposed items were agreed to, there would still be \$318,983 available for discretionary programs, projects or other applications.

The Mayor moved this amended expenditure. Ruffin asked about the \$800,000 for the resident officer housing program. He would rather see it phased in rather than spend \$800,000 all at once. The Mayor responded by saying that this could be an appropriation, but that staff could come back with plans as we go along. We have the authority to spend this, but we can require a good plan before one dollar goes out. Pitzer agreed with that and believes that there will be new things we find out as we go along.

Skala called this more of a placeholder for the police officer program, but wants more information and believes this should be held to a higher standard before the money is actually spent. Trapp agreed with that and thought it was good to contribute back some fund balances.

The motion to approve as submitted passed unanimously with no additional amendments presented.)

**This action completed approval of all budget elements. The proposal to fund a performance audit of the city at a cost of \$750,000 was not brought forward and was not approved in this budget.**

## **CONSENT AGENDA**

**(All items remaining on Consent Agenda approved unanimously.)**

**B219-18** Approving the Final Plat of "Corporate Lake Plat 13A" located on the south side of Corporate Lake Drive and east of Commercial Drive (Case No. 18-155).

**B220-18** Approving the Final Plat of "Barkwell's Plat No. 2" located on the south side of Nebraska Avenue and the north side of Business Loop 70, east of Seventh Street; authorizing a performance contract (Case No. 18-141).

**B221-18** Authorizing a consolidated grant agreement with the Missouri Highways and Transportation Commission for FY 2019 transportation planning services (Case No. 18-179).

**B222-18** Appropriating funds for maintenance and repairs to the Tenth Street and Cherry Street municipal parking structure.

**B223-18** 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.

**B224-18** Authorizing a joint funding agreement for water resources investigations with the U.S. Geological Survey, United States Department of the Interior for groundwater monitoring of well sites in the vicinity of the wetland treatment units and the Eagle Bluffs Conservation Area.

**B225-18** Authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services for the issuance of birth and death certificates and associated information technology activities.

**B226-18** Authorizing a program services contract with the Missouri Department of Health and Senior Services for the Show Me Healthy Women program.

**B227-18** Authorizing an airport aid agreement with the Missouri Highways and Transportation Commission for reconstruction of Taxiway A, Taxiway A1 and Taxiway A2 and portions of Runway 2-20 at the Columbia Regional Airport.

**B228-18** Accepting the North Central Columbia Phase II historic preservation grant from the Missouri Department of Natural Resources; appropriating funds.

**R143-18** Setting a public hearing: consider the draft community oriented policing report.

**(This would set the public hearing for October 1, 2018 in conjunction with the scheduled council meeting.)**

**R144-18** Authorizing an agreement with Columbia Housing Authority Low-Income Services, Inc. for Teen Outreach Program (TOP) activities in Boone County.

**R145-18** Transferring funds to cover accrual payouts associated with employee retirements.

**R146-18** Transferring funds for the purchase of additional software licensing, hardware technology and maintenance relating to the Information Technology disaster recovery project.

**R147-18** Transferring funds to purchase a replacement alarm vaccine refrigerator for the Department of Public Health and Human Services.

**R148-18** Granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages for the annual Harvest Hootenanny fundraising event.

## **NEW BUSINESS**

**(None.)**

## **INTRODUCTION AND FIRST READING**

**B229-18\*\*** 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).

**B230-18\*\*** Voluntary annexation of property located on the northwest corner of the Scott Boulevard and Brushwood Lake Road intersection; establishing permanent M-N (Mixed-use Neighborhood District) zoning (Case No. 18-146).

**B231-18\*\*** Rezoning property located on the south side of I-70 Drive SE, approximately 2,000 feet east of St. Charles Road, from District A (Agriculture District) to District PD (Planned District); approving the statement of intent; approving the "Truman Solar" PD Plan; granting a design adjustment relating to landscaping and screening (Case No. 18-115).

**B232-18\*** Approving the Final Plat of "The Crossing-EPC Plat 5" located on the southeast corner of the Grindstone Plaza Drive and Grindstone Parkway intersection; authorizing a performance contract (Case No. 18-163).

**B233-18\*** Authorizing annexation agreements with Dale L. and Joyce K. Rice, the Joel D. Haden Trust, the Estelle Jean Taylor Living Trust, the James W. Gerau Trust, and the Gerald E. Tveitnes and Mary Ann Tveitness Family Trust for properties located on Lake of the Woods Road and Mexico Gravel Road (Case No. 18-149).

**B234-18\*** Authorizing an annexation agreement with JQB Construction, Inc. for property located on the east side of Highway 163 and south of the proposed Old Plank Road/Grans Road extension (Case No. 18-62).

**B235-18\*** Authorizing a connection agreement with Boone County Regional Sewer District for sewer connection of the proposed Clear Creek Subdivision located on Highway 163 to the City's wastewater collection and treatment system.

**B236-18\*** Authorizing construction of the Hirth Avenue storm water improvement project; authorizing the Purchasing Division to call for bids or issue a contract for the project.

**B237-18\*** Authorizing an agreement with The Curators of the University of Missouri, on behalf of its Veterinary Medical Teaching Hospital, for emergency veterinary services.

**B238-18\*** Authorizing an airport aid agreement with the Missouri Highways and Transportation Commission for completion of master plan and airport layout plan updates for the Columbia Regional Airport.

## **REPORTS**

### **REP83-18 Adopt A Spot Beautification Program.**

(Action: City staff presented a report indicating that the Adopt-A-Spot has grown considerably since it was first implemented, and that of 101 potential sites, 85 have groups active in maintaining the adopted areas. However, some spots have specific challenges and city staff cannot maintain all locations without significant volunteer participation. Some spots are larger than others and require more maintenance, supplies and volunteer time. When Adopt-A-Spot groups do not meet minimum expectations, they are contacted by city staff and solutions are discussed or the groups are terminated. City staff has few options and resources for areas that are not adopted by active groups.

Staff is currently examining the situation and may suggest relinquishing responsibility to MoDOT in some cases, planting alternative low-maintenance vegetation, or potentially making some sites hard-scaped. In some instances, the city has hired third-party vendors to improve specific locations. 13 locations are currently available for adoption. Three are the focus of special projects by city departments.

Skala asked if there are general guidelines and how volunteers are recruited. Staff indicted that sometimes staff can help in special challenge areas, but sometimes they don't have enough resources.

The Mayor asked how much time city staff spends on this and how many are really doing this with volunteer labor. Staff indicated that most is done by volunteers. We have one person who is dedicated to this program. It takes 1/3 of their time, but that position is currently open. Staff indicated that they are continuing to work on the project and this is submitted as a report only. Peters indicated that in her ward has some problems with being overgrown or unsafe for traffic. Staff indicated that they always respond to such complaints. Pitzer asked how much turnover there is in adopters. Staff indicated that about 10% turnover per year. Staff also indicated that some beds are harder than others and that the city tries to step in when something isn't working out. We work with people to try to get the best care for the various areas. We try not to kick out people, but occasionally, if nobody is doing anything, we terminate the agreement. Trapp thought the program was strong and would prefer natural landscaping over hard scaping. It does not have to be exquisitely landscaped.

**REP84-18** Intra-Departmental Transfer of Funds Request.

(Action: No formal action required.)

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

**Public**

One speaker indicated that he has chosen some mulch suppliers in the past and wanted to know if rubber mulch and perennial flowers could be a solution to making the places look better. It was not a formal presentation. More of a "what-if" kind of approach. He then asked if there were any immediate changes to the bus system. The council indicated that there were none at this time in terms of routes, but hours of service could be cut in the short term.

**Council**

**Trapp** asked that the council allow the North Village Arts District to put up a sign. The Mayor thought they should go to the Board of Adjustment. Trapp said it would be expensive and the council could simply allow this. The Mayor said he did not want to open this can of worms and do special legislation. Trapp insisted that this could be done, but it is not allowed under the new UDC. Skala asked about the ordinance and asked why regular signage was not allowed. There was no resolution to the question.

**Ruffin** indicated that in July he made an amendment to the ADU ordinance. He wants to know what the status of this is in terms of a dust-free driveway and another occupancy permit. What is the hold up? He promised these people some action and has suggested changes. The Mayor acted like there was some consensus on this earlier and acted like there should not be changes to the underlying rule. Staff indicted they will provide a report on the status.

**Peters** indicated that she got a letter from the County Commission wanting to use a building downtown as a parking garage of sorts. She thought it would mean a new curb cut and the loss of a tree. The Mayor asked if someone else asked for such permission, what would happen? The staff indicted that this was not in the highest and best use and in terms of Vision Zero it was not great. Staff does not like this, but thought it could happen. They will submit a report. Legal staff claimed authority in this matter and asserted that they can control curb cuts and zoning even if the building is owned by the county.

**Peters** then asked about the ill-fated mural on Old 63. She wondered if someone would wash off the old white paint since it is going to another location. The Mayor said he thought it was going to come back for discussion on October 1 and that there is no process. The city needs to maintain ownership and we cannot just give authority away to the artist who wants to put something there. Peters thought they could wash off the primer coat on the wall with a fire hose.

**Peters** then make a comment about Bird Scooters. She has had reports about scooters on the sidewalks, blocking passage and Lime Scooters are on the way. Skala said the issue of Bird scooters has been encountered in Columbus, OH and maybe that could be instructive to us. Skala thought Bird was like the mural thing since people tried to do things without asking permission first. Staff indicated that Bird is generally in compliance in terms of where the scooters are used, but they are working with the company in terms of a business license and where they can infringe on right-of-way and access. A report will be forthcoming. Staff indicated that there is an attorney on the legal staff who is working with the company so, please try to route stuff through them. The Mayor asked if the new agreement would be specific to Bird or if this could serve as a future template for other transportation. City staff indicated that they are considering a fee for occupying any public right of way. Trapp wanted to know if this could apply to Lime. Pitzer wanted to know who gets the deal. Bird, Lime or anyone? The City Manager indicated that maybe they could provide a franchise agreement. The Mayor asked if competition was good or if it is better to give a monopoly. Staff said they are looking at that. License limits can be important. Legal staff indicated that there are other issues about being able to disable bikes at night, etc. that need to be explored. A future report will be forthcoming.

**Staff**

(No comments.)

**ADJOURNMENT**  
**(Time: 10:16 PM)**

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