



## Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, July 1, 2019

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	<b>INTRODUCTORY ITEMS</b>
Pledge of Allegiance	(Recited as indicated.)
Roll Call	(Present: Treece, Ruffin, Trapp, Skala, Pitzer, Peters, Thomas) (Absent: None.)
Approval of Minutes	(Minutes from the June 17, 2019 meeting will be available at the next meeting.)
Adjustment of Agenda	<b>(B170-19 moved to Old Business from the Consent Agenda.)</b>

### **SPECIAL ITEMS**

(None.)

### **APPOINTMENTS TO BOARDS AND COMMISSIONS**

(None under this agenda item. See Reports section for other action.)

### **SCHEDULED PUBLIC COMMENT**

**SPC41-19** Katherine Lee - 60th Annual Heart of America Marathon and Inaugural Fun Team Relay; Request for Council support to attend, help with presentations, and/or spread the word.

(Action: The speaker indicated that she wanted to highlight how important this singular event is. She noted that they have participants from 48 states, and that in the early days, this became a challenge between athletes who were both runners and boxers, and in 1960 this event was born as a challenge. This is a tough course. It's hot and humid. This race is not just about who is the fastest. There are several awards that signify individual achievements on many levels. She recognized some historical participants in this event and noted that this is a Boston Marathon qualifier event. Things have changed since this race started in 1960, and most are significant improvements, including the addition of women to the race in 1970. She articulated the different events surrounding the race and invited the city council to attend, support and participate as you are able.

**SPC42-19** Sutu Forte - What's next?

(Action: The speaker indicated that she liked all of the council members and she hoped that you all liked here, too. She wants to focus on the main issues at hand. We want to protect a wilderness sanctuary. We are growing together. But, why do I keep coming back? Because there is always more that can be done. In 2016 we circulated flyers that said we want to keep problems in East Campus in East Campus

and not let them spill over to us. We have looked at crime statistics. We are next to East Campus. East Campus is next to downtown. There are many crimes on the trails. I have put together a report. Burglaries will make our property values go down and bike accidents will make our insurance costs go up.

She showed several photos that illustrate difficult areas on existing streets. She does not want this to happen in her neighborhood. What happens when new things intrude into our neighborhood. Please reconsider this and at least speak to us. No one has spoken to us. What is right is right. Please change your thoughts.

**SPC43-19 Maria Oropallo - Introduction to Transparency Matters.**

(Action: The speaker said she wanted to provide a history letter. Seven years ago she received a letter. Since then she has exchanged correspondence with that original letter sender. She wants to know who the government works for. Transparency matters. Are we using our resources fairly and equitably across all census tracts and areas? We think when we ask questions, they deserve answers that are clear and transparent. We believe that we get action through participation and agitation and organization. We have asked the current city manager to find people who will respond like this. On July 13 we will hold an organizational meeting and it will include other people who have been involved, but all are invited.

Here are our issues: What we know is that by connecting the dots, many issues converge. Some things might require changes to the city charter. We don't play the game anymore, but we can be friends. We expect our leaders to be honest.

**SPC44-19 Antionette Gray - Neighborhood hazards that effect our children's safety.**

(Action: **Did not appear.**)

**SPC45-19 Sara Linde Patel - The trail on Bluff Dale Drive.**

(Action: The speaker has lived in her neighborhood for 8 years. She is an optimist but realizes that change is inevitable. I live on a bling turn on Bluffdale. If you add the new trail, it will add to potential traffic accidents. Many of our residents enjoy the outdoors, not on i-Pads, enjoying the outdoors. I am concerned about allowing introducing a bike trail. I walked the trail to confirm what I believed, and I saw trash and realized that the new trail will be worse than it is now. Please don't make this a main avenue. There is a blind corner, and this is dangerous. That's all I have to say.

**SPC46-19 Karen Sicheneder - Addressing policy and procedure for official communications and increasing communication and transparency for boards and commissions.**

(Action: We are concerned about our homeless citizens. In many cases, we have seen that there are issues surrounding freedom of speech. Everyone can speak, but when you run for office you have to speak for everyone. We have sunshine laws to protect us, not our leaders. However, there are city staff people who are NOT elected, and they are not subject to direct public recall. The current city manager is a member of the staff. When do they become a different creature in terms of public policy and free speech? I have experience in this area. Social media is one example. Sometimes speech by city staff has a real impact and we need to discuss this. As we develop city policies we need to look at this. We realize that some HR discussions are off-limits. I want you to review how staff uses social media, how you determine when apologies are required and how people understand implicit bias, how words affect other people and how staff give up some personal freedoms when they represent a city.

I also want to look at how we look at commission meetings. We don't require them and we don't have good minutes. Sometimes, the public does not care, but it's because they may not know. Some meetings are nothing but discussions of rules instead of doing the real business. Some boards exist only for people of privilege. We are asking for more robust documentation of commission meetings. Mr. Mayor, you ran on a platform of transparency. I am asking you to do that with a new policy about these underreported boards and commissions.

### **PUBLIC HEARINGS**

**PH29-19** Proposed construction of a single-lane roundabout with splitter islands and sidewalk at the intersections of Sinclair Road, Route K and Old Plank Road.

(Action: This proposed project will improve long term safety at the Route K/Sinclair Road/Old Plank Road intersection with the construction of a roundabout. Currently, the north leg (Sinclair) and the south leg (Old Plank) of the intersection are offset from each other. The improvement will align the two legs plus provide other safety features associated with a roundabout, such as slowing the vehicles through the intersection. The roundabout is sized to accommodate large size vehicles and school buses and will be lighted. Sidewalks will be constructed along the roundabout and will tie into existing sidewalks adjacent to the project.

Residential developments under construction along Route K, Sinclair Road and Old Plank Road, plus the construction of the middle school along Sinclair, are anticipated to increase traffic through this intersection. Columbia Public Schools (CPS) completed a traffic study for the development of their new middle school along Sinclair Road. The traffic study projected the need to add a left turn lane at the intersection due to the increased traffic generated by the school. A performance contract between the City and CPS will allow CPS to contribute \$169,723 towards the cost of the construction of the roundabout instead of constructing the left turn lane. A roundabout, instead of the left turn lane, will provide a better long-term solution for the intersection for both safety and vehicle flow.

In addition to the lump sum funding by CPS, MoDOT has agreed to fund 50%, or a not to exceed amount of \$623,187, through their Cost Share Partnership Funding Program. This program provides a public/public partnership to be established in order to jointly complete a transportation project that serves a public purpose. Sinclair Road and Old Plank Road are maintained by the City, and Route K is maintained by MoDOT, thus making the partnership feasible.

The estimated total project cost is \$1,246,375, and includes design, right of way acquisition, utility relocation, and construction. The program requires a local 50% match of the federal funds. CPS will contribute \$169,723 toward that match, and the City of Columbia is responsible for the balance of \$453,465 to be paid from quarter-cent Capital Improvement Program sales tax.

Pitzer asked about alterations to the original design to accommodate neighbors. Staff said that is true and that a few changes were made to move some areas to the south that would have impacted nearby neighbors. Pitzer asked about construction staging. How will that be done? Staff indicated that it will be tough to schedule both road and school construction at the same time and that discussions are continuing.

Thomas asked if the existing road intersections were 2-way stops? Staff said that was correct, but that the intersecting roads are offset. Thomas asked if there was crash data at this site. Staff said there have been no crashes here, but there have been some speed concerns. Staff said that the approach speeds to the roundabout is 25 mph and that within the roundabout the speeds actually decrease.

The public hearing was opened.

The first speaker indicated that he lives right next to these improvements. He supports the roundabout. However, he does not believe that crash data actually reflects what happens there and that there have been cars in the ditch. The roundabout should help. We are supportive of the changes made including the walkability and support the revised plan that cuts down fewer trees.

The next speaker made a technical correction. She owns the largest frontage on this project, other than the government. She has submitted written comments and she recounted them during this hearing. Where there is a concrete wall being shown, that is her front yard. She currently has three points of access to the road. Now she will only have two points of access. She is OK with that, however, there is an old place out there that is owned by John Sam. What some people call a wetland, we call a swamp. It is a muddy mosquito infested area. When they built the Cascades, this got worse. I don't think we need to protect this. I talked to the staff and they said go to council and talk about it. I think you should rip out the old barbed wire and poison ivy out. Apparently, that is not in the budget. I think you should take it out and I want this maintained to residential standards. I will maintain it if you go first.

The Mayor asked what the plan is. Staff said they still have figure out utility easements, so there is no clear solution. If we abandon the roadway, half of that will revert to the property owner. This is one piece of the plan that has not been figured out. If it is conceded to us with ownership, we will maintain it.

Another concern is that there is curb and gutter included in this plan. If underground pipes take water to this area, then those structures may dump open storm sewer onto this land, and it is not a nice little pond or anything. Thomas also mentioned speed on this road. I am telling you that posted speeds are not what people are doing there. Some people come down Sinclair at 60 mph. If this ends in a roundabout, we need to address this. I DO support a roundabout, however. When the Cascades was platted, I supported that, too. However, I was told back then that if all this happened that patch of land I talked about earlier would be ceded to us.

The next speaker spoke in support of the roundabout and believes this is like the roundabout at Scott Boulevard and Vawter School. People will change their behavior over time, and I think this is a safety feature.

No further comments were made and the public hearing was closed.

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

**PH30-19** Proposed construction of a storm drain replacement project on a portion of South Greenwood Avenue.

(Action: The proposed improvements will consist of rehabilitating approximately 250 linear feet of failing metal storm drainpipe and two inlets. The existing corrugated metal storm drain is now more than 50 years old and the bottom of it has rusted away. Holes have been forming in the ground above the pipe for at least 5 years and the street above the pipe may be in danger of collapse.

The estimated cost of the project is \$135,000.

Pitzer asked if it was correct that this project was originally identified in 1993 and is still not completed? Staff said that is correct and that there are still some issues from that 1993 ballot issue that were not completed.

No one spoke at the public hearing.

**A motion to approve was passed unanimously by the council.)**

**PH31-19** Proposed construction of the FY 2019 storm water rehabilitation improvement project along portions of Ann Street, Bluff Dale Drive, McKee Street, Ridgemont, Rollins Road at Brewer Drive and Sinclair Road.

(Action: Six locations have been identified as priorities to line and rehabilitate structurally deficient storm water pipes. These locations were prioritized by Storm Water Utility staff after inspection and in response to customer concerns as well as routine operation and maintenance activities.

Lining pipes is appropriate where digging a trench to remove the old pipe and replace it with new is difficult, unusually disruptive, requires removal of large trees, or risks damaging adjacent structures. The pipes need to be repaired in order to prevent collapse and to keep the storm water drainage system functioning properly during storm water runoff events. The pipes will be lined with plastic or concrete materials. The expected life span of the newly lined pipe is more than 50 years and as much as 80 years for some materials. Typically, this work can be done without excavation, thereby minimizing disturbance and disruption. However, at some locations rock riprap may be needed to stabilize the pipe outlet.

The proposed improvements will consist of rehabilitating approximately 830 linear feet of storm drainpipe at six locations throughout Columbia. The estimated cost of the project is \$235,400 and will be paid from Storm Water Utility funds.

The Mayor asked about timeframes. Staff said it looked like each project would just take a few days. Peters asked why the piece on Ann Street stopped where it did. Staff said that was because there were other obstructions or other improvements already made. Ruffin asked how they line pipes with concrete. Staff said that spin concrete inside the pipes and it applies layers of concrete inside the pipes.

The public hearing was opened.

The first speaker indicated that one of the pipes runs between his house and another property. He has reported problems with this for almost five years. He talked to staff and Betsy Peters. He opposes replacing this pipe in this manner, even though he has complained about it. St. Louis firms have used cameras on this pipe, but they said the whole pipe should be replaced, not just lined due to the existing damage. He believes that is true. He has sent pictures of stormwater coming down the ravine, but at the same time there is no water coming out of the pipe. So how could that happen? So, to be successful, you need to take the pipe out to see what is wrong but that is not what is being proposed. He looked at some camera footage of this pipe and sees a lot of open space inside the pipe. Staff said that they believe the pipe can be rehabilitated without excavation. They have done similar pipes on Worley Street where there has been tree intrusion. That one was 28 feet under the actual street. If this does not work, we will come back, but we think this will work. The speaker countered that all the area pipes were put in at the same time and you ought to replace them all and do it properly in the first place. He also said that if they spin a pipe and you don't support it appropriately, the lifespan of the improvement could be as short as 5 years. I also want you to protect the area trees. Don't just say that you are going to lose the

trees. Maybe there is another way to bring this through in a different space. Why don't we research this?

There was no additional public comment.

The Mayor asked staff about alternatives. Staff said that if it becomes apparent that this will not work, they will come back and ask for a different solution.

Peters said she supports this option and wants to try it this way first. She also knows that this pipe runs by the foundation of a house and that would really get into a much bigger deal.

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

**PH32-19** Proposed construction of the FY 2019 sanitary sewer rehabilitation project.

(Action: The scope of this proposed sanitary sewer system improvement project consists of rehabilitating sewer pipe, sewer structures, and lateral connections to the main located in various areas throughout Columbia. Approximately 85,000 linear feet will be rehabilitated due to structural deficiencies and to reduce Inflow and Infiltration (I&I) into the sewer main. Upon approval by City Council, the project is anticipated to begin in the fall of 2019 and continue into 2020.

Rehabilitation of sewer mains will occur throughout Columbia. Some of the areas where several mains are proposed to be rehabilitated with this project include:

- Parkade
- Valleyview
- Whitegate
- Shepard Blvd
- Rock Bridge Subdivision (El Cortez)
- Blue Ridge and Oakland area

The estimated cost for this project is \$3.2 million and would be funded through Sanitary Sewer Utility enterprise revenue.

Thomas thought there was a shortage of information on this topic and noted that there were no maps included in the documentation. Staff explained that many projects were included in a single interested parties meeting so there was not as much breakout information as usual. Staff indicated that this is the same procedure they have been using to reline for the past five years.

Peters asked about some areas just north of Broadway. Not all pipes in that area are relined, since some were OK, and some were already replaced. Others will be addressed in the future.

The public hearing was opened and no one from the public appeared.

Trapp was pleased that his includes areas in the 2<sup>nd</sup> Ward.

**The motion to approve was approved unanimously by the council.)**

**PH33-19** Consider the FY 2020 Capital Improvement Project Plan for the City of Columbia, Missouri.

(No action required.)

[LINK TO FY 2020 PROPOSED CAPITAL IMPROVEMENT PROJECT LIST](#)

(Action: Some changes to the CIP List have occurred since it was published in June. The following are the major changes. Refer to the previous link to see the entire list of projects.

The major changes from the June 17, 2019 listing include the following:

- Airport: Design and Reconstruct GA Pavement (AP135): moved \$257,500 funding from FY 2020 to FY 2029
- Airport: New Terminal Complex: Design & Construction AP111: moved \$2,000,000 Designated Loan Funding from FY 2019 to FY 2020
- Airport: R/W 2-20 & t/W A (N Ext 900 Ft & Isol Rpr (AP125): changed FY 2020 Transportation Sales Tax Funding from \$971,476 to \$1,045,145
- Other General Government: PBMM: Additional Building Assessments: new project for FY 2020 to complete additional building assessments for City owned buildings to identify maintenance issues: \$100,000 funded with 4.1% general sales tax
- Other General Government: PBMM: Armory Building Repairs: \$70,000 from 4.1% general sales tax – Funding for FY 2020 for HVAC upgrade, roof repairs and replacing the water heaters
- Other General Government: PBMM Health Building Repairs: \$200,000 funded with 4.1% general sales tax – Funding for FY 2020 for upgrading the HVAC system on the roof and LED conversion:
- Other General Government: PBMM Howard Building Repairs: \$40,000 funded with 4.1% general sales tax – Funding for FY 2020 for refinishing the doors, upgrading the HVAC, LED conversion, limestone repair on the porch, and repairing the roof
- Other General Government: PBMM Police Building Repairs: \$300,000 funded with 4.1% general sales tax – Funding for FY 2020 for elevator repair and HVAC upgrade
- Other General Government: Pub Bldgs Major Maint Rev 00021: reduced FY 2020 funding from \$900,000 to \$190,000 as specific building projects were separated into individual projects.
- Sidewalks: Pershing Rd Sdwk – Gary to Pearl Av: changed FY 2020 CDBG funding source amount from \$250,000 to \$219,110
- Streets: Discovery Parkway: Gans to New Haven – 00633: added funding for FY 2020: \$1,476,554 from County Road Tax Rebate and \$1,318,930 from Development Fees
- Solid Waste: Bioreactor Landfill Cell #7: added FY 2020 Enterprise Revenue funding of \$2,000,000

Thomas believed that there were serious concerns about some extensions of road projects in the Lake of the Woods area. He thinks it will add traffic demand to existing roads and that this does not match up with the Climate Action Plan and the Vision Zero Plan. He realizes that this is simply a public hearing, but

as we build highways at the edge of town this does not work. He does not want to approve this project for \$2.8 million. This project is already designed and the funds shown are for construction. Staff said that this project was in an earlier plan; that the money has to be spent on collectors and arterials and that this has been vetted.

Pitzer asked about the reallocation of some funds. Staff said that this report refers to new money and although some projects may actually have been partially funded, there are some projects that require annual requests and staff can break those out. Pitzer asked about elevator repairs for the fire department. Staff said that some projects for fire department facilities come out of one fund and that some come out of this fund. So, Pitzer asked if this is all sales tax funding and is this simply a continuation of previous funding? Staff said that was correct. He asked about remaining balances. Staff said that there are funds that are swept into a general catch-all fund. Pitzer asked if there were available balances in those funds. Staff said they will investigate.

Peters asked about Grissum Building improvements. Staff indicated that those were funded through a ¼ cent sales tax that was passed. The mayor asked about a truck wash for trash collection trucks. Staff said there was not sufficient money to construct that before, so it is included here. The Mayor thought it looked really expensive. Staff said it is because it is large and it is made of steel.

The public hearing was opened.

The first speaker wanted to talk about the water and electric capital improvements. In terms of water, he referred to the water capital improvements budget. He asked which parts come from bonds and from enterprise funds. Through further investigation he found that some of the money came from the enterprise fund and rates, but that most money comes from the bond issue. He noted however, that there were some different expectations in the bond issues presented to voters. He noted that only about \$350,00 was initially expected but that now more than \$1.3 million was being expended in this manner. This doesn't make sense. How do we get from \$350,000 to \$1.3 million. In addition, if you look at the list, they all have account numbers. If you try to match them up with other documents, you find that there are existing balances in some of those accounts and that you have pooled cash, and if you look at these numbers and add these funds, you are effectively overfunding these individual line items.

The Mayor said that he has said for a long time that Water & Light has too much money. The speaker suggested that the council ask for a supplemental report that show each account balance. He noted that the same thing is true for the street fund. There is already \$1.5 million in those accounts that we did not use and now we are adding more. What's the plan? In terms of transparency, you need to know what the closing balances are. Water main replacements are another good example. You are adding new money to existing money. You are not seeing what is already there when you are voting on this for a one-year period. And that's just on the water side.

If you go to the electric side, it shows \$34 million in the budget. Some comes from enterprise funds. Some from the bonds. But we are adding money to funds that already have funds. Annual underground conversion shows existing funds in the account, but now we are adding more. Are you just trying to get ahead of the game or what? As of March 1, there was \$40 million in bond funds and enterprise funds and now if you add in all of this money, we are at \$78 million, then if you add in the latest water bond issue to are up over \$93 million in funds available.

The Mayor asked staff if these funds are being double counted and if there are truly existing funds in those budget line items. Staff explained that it was true that there are some existing funds in some line

items, but that many or most will be spent down by October 1, so it stays on a regular annual expenditure basis. Sometimes we don't know EXACTLY what will be spent – that's why this is a budget. The Mayor asked if the City Manager had a better process. The city manager said that there could be a more transparent report. Additional staff indicated that they are trying to make those kinds of improvements on the streets and sidewalks reports. Staff also said that this will also show up in the budget hearing in August. Peters asked how to easily get this information on the city website. Staff said all the projects are online, but that trying to put all the different budgets online in the same fashion is a challenge.

Pitzer understands that sometimes you allocate money in advance, but he wanted to know if there is a process to monitor those funds? Staff said they do that at the beginning of the budgeting process and that they do subtract out existing balances and projected needs when creating the project cost requests. Annual projects give you more flexibility. Project by project every time is pretty tough.

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

### **OLD BUSINESS**

**B162-19** Amending Chapter 2 of the City Code to change the name of the “Columbia Community Development Commission” (CDC) to the “Housing and Community Development Commission” and updating requirements relating to membership, meetings, duties and responsibilities, and conflicts of interest.

(Action: The CDC is a City commission that provides recommendations to the City Council each year on matters pertaining to Community Development Block Grant (CDBG) and HOME funding. The Community Development Commission is recommending Council consider amending the authorizing ordinance to further align its role with affordable housing efforts, increase oversight of performance metrics and maintain a commission name more reflective of the Housing and Community Development Act of 1974 that authorizes expenditures under the CDBG and HOME programs.

The amendments to the ordinance would have the following impacts: (1) Add the word “housing” to the CDC’s name, or change the name to “Housing and Community Development Commission”. (2) Further formalize the commission’s traditional role with acting in an advisory capacity in matters pertaining to “affordable housing and” community development. (3) Increases the commission’s role in conducting more on-going assessments of program activities and affordable housing metrics. (4) Updates language for Human Services Commission Liaison position.

Discussions within the Fair Housing Task Force, the Community Development Commission and the 2020-2024 Consolidated Planning process each raised up the issue for more on-going monitoring of metrics for affordable housing goals. The CDC has historically reviewed annual goals and accomplishments as it relates to city affordable housing goals within its 5-Year Consolidated Plan. The commission expressed a desire to conduct additional monitoring, therefore the proposed amendments to the ordinance also broadens these duties of the commission.

There was no public comment on the issue.

**The item passed with a unanimous vote of the council.)**

**B170-19** Amending Chapter 22 of the City Code relating to the private source inflow and infiltration reduction program.

**(This item was moved to Old Business for discussion.)**

(Action: Staff noted that this was a follow up from earlier reports that suggested expanding the inflow and infiltration programs. This adds some items at 100% reimbursement for some projects and variable reimbursement for others. Thomas asked if they explored means testing for application to these funds. Staff explained that under existing programs, an initial \$5,000 is already available and that an additional \$5,000 is available as a no interest loan. Staff then explained that there are other programs available that have rigorous requirements that could be considered to be means testing, but they do limit some programs in an effort to stretch the money. We have a wait list, so apparently this program is well-known. Thomas thought that the city should notify the Aldeah neighborhood about the existence of these plans and programs.

The Mayor asked about the dollar amount. Staff explained that it matched the cost of the most usual best solutions.

**The item was approved unanimously after short debate.)**

#### CONSENT AGENDA

**(One item was removed from Consent and moved to Old Business.)**

**B161-19** Approving the Final Plat of "Academy Village Plat 3" located southeast of the Green Meadows Road and Carter Lane roundabout; authorizing a performance contract (Case No. 120-2019).

**B163-19** Authorizing assignment of interests in grants of easements from Conley Road Transportation Development District relating to the recently completed Conley Road to East Business Loop 70 extension project.

**B164-19** Authorizing a lease agreement and temporary construction easement with Wendling Development, LLC for construction, operation and maintenance of a public transit shelter and pad on the east side of Carter Lane, approximately 200 feet from the intersection of Carter Lane and Green Meadows Road.

**B165-19** Authorizing the acquisition of additional easements for the Nifong Boulevard corridor improvement project between Providence Road and Forum Boulevard/Willowcreek Lane.

**B166-19** Authorizing the replacement of storm drainage and sanitary sewer infrastructure along a portion of Garth Avenue north of Lynn Street; calling for bids through the Purchasing Division.

**B167-19** Authorizing the extension of two 13.8 kilovolt electrical feeder circuits from the Rebel Hill Substation to the proposed ten (10) megawatt Truman Solar Facility located east of Burnside Drive; authorizing the Purchasing Division to issue a contract for a portion of the work utilizing a duly authorized term and supply contractor.

**B168-19** Authorizing a master power purchase and sale agreement confirmation letter with NextEra Energy Marketing, LLC for a capacity exchange as it relates to Midcontinent Independent System Operator's (MISO's) resource adequacy requirements.

**B169-19** Authorizing the acquisition of easements for replacement of the water distribution infrastructure along Country Club Drive South and Elliott Drive.

**B170-19** Amending Chapter 22 of the City Code relating to the private source inflow and infiltration reduction program.

**(This item was moved to Old Business for discussion.)**

**B171-19** Amending the FY 2019 Annual Budget by appropriating funds from the Sanitary Sewer Utility Fund retained earnings account to various FY 2019 sanitary sewer capital improvement projects.

**B172-19** Amending the FY 2019 Annual Budget by appropriating funds from the sale of Water and Electric System Revenue Bonds to various FY 2019 water capital improvement projects.

**B173-19** Accepting conveyances for sewer purposes; accepting Stormwater Management/BMP Facilities Covenants.

**B174-19** Accepting conveyances for utility purposes.

**R100-19** Setting a public hearing: consider the installation of a traffic calming device on William Street between Broadway and Rollins Street.

**R101-19** Granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages associated with the 2019 Hot Summer Nights - The Texas Tenors Street Dance event.

**R102-19** Authorizing an aviation project consultant agreement with Burns & McDonnell Engineering Company, Inc. to provide engineering and architectural services relating to the design and construction of a new airport terminal at the Columbia Regional Airport.

#### **NEW BUSINESS**

**(None.)**

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

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

**B175-19** Approving a major amendment to Lot 102A of the Copperstone Commercial C-P Plan by approving the PD Plan for "Copperstone Lot 102A" located on the west side of Frontgate Drive and approximately 300 feet south of Vawter School Road (4015 Frontgate Drive); approving a statement of intent; providing that approval of the PD Plan shall constitute approval of the preliminary subdivision plat for Copperstone Lot 102A; granting design modifications relating to entry door orientation, installation of landscape screening, installation of buffering, reductions in front yard setbacks, and reductions in minimum lot sizes; setting forth a condition relating to the construction of Frontgate Lane (Case No. 122-2019).

**B176-19\*\*** Changing the uses allowed within the C-P Development Plan for "The Broadway Shops" located northeast of the intersection of Broadway and Trimble Road (2703 E. Broadway); approving a statement of intent (Case No. 136-2019).

**B177-19\*** Approving the Final Plat of "Copperstone Plat 7C" located on the south side of Copperstone Creek Drive and west of Copperstone Court (4004 and 4006 Copperstone Creek Drive) (Case No. 134-2019).

**B178-19\*** Vacating utility easements on Lots 3 and 4 within Kitty Hawk Manor - Plat No. 4 located north and south of Kitty Hawk Drive and west of Stinson Avenue (Case No. 127-2019).

**B179-19** Authorizing an agreement with Columbia Community Land Trust, Inc. for the transfer of real estate and reservation of homeownership assistance neighborhood development funding for City-owned properties located at 6 Fourth Avenue and 19 Third Avenue.

**B180-19\*** Authorizing construction of the Third Avenue Alley restoration project, located between Third Avenue, Forest Avenue, Garth Avenue and Grand Avenue; calling for bids through the Purchasing Division.

**B181-19\*** Authorizing the acquisition of easements for construction of the Third Avenue Alley restoration project, located between Third Avenue, Forest Avenue, Garth Avenue and Grand Avenue.

**B182-19\*** Amending the FY 2019 Annual Budget by appropriating funds for maintenance and repairs to the Eighth Street and Walnut Street (Plaza) parking structure.

**B183-19\*** Authorizing an agreement for professional engineering services with Black & Veatch Corporation for construction phase and resident project representative services for the Wastewater Treatment Plant Phase 2 Improvements - Digester Complex project; amending the FY 2019 Annual Budget by appropriating funds.

**B184-19\*** Amending Chapter 2 of the City Code as it relates to accounts receivable collection and write-off policies and procedures.

**B185-19\*** Authorizing an agreement with The Curators of the University of Missouri for the 2019 Missouri State Senior Games and Show-Me STATE GAMES.

**B186-19\*** Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for the FY 2019 summer food service program.

### REPORTS

**REP61-19** Appointment of City Representatives to the Board of Equalization.

(Action: Pursuant to Section 138.015 RSMo, the City Council is authorized to appoint two city representatives to the Boone County Board of Equalization (BOE). The City-appointed members meet with representatives from the County for the purpose of equalizing assessment of property within the City. The City representatives are only entitled to hear and rule on appeals relating to property within the city limits.

Because this is an appointment which has not been submitted to the Council for some time, additional historical background is warranted. On July 7, 1980, the City Council minutes reflect appointment of the Director of Finance to serve as a city representative to the BOE. The Finance Director, or designee, has been serving as a member of the BOE since that time. City staff researched the council meeting records and cannot find where the Council appointed a second member to the BOE from that point forward.

Several changes have occurred in state law and the city charter since that time. In order to assure transparency and consistency in the process and procedure for the BOE representation going forward, the City appointments to the BOE need to be formally made by Council. There is immediacy to council action because the BOE will begin to hear appeals on contested assessments on July 1, which is today. There is no term of office established for the city representatives. The county representatives serve a term of three years. For purposes of representation on the 2019 BOE, city staff recommends the Director of Finance, or designee, continue to serve as one of the city representatives due to the impact of tax assessment on city property tax revenues. City staff does not have a recommendation with regard to the second representative.

Due to the time crunch advertisement of the position(s) in advance of appointment is not feasible. Staff recommends a one-year appointment and that Council revisit the appointments in January or February of 2020. In the alternative, the city is in no worse position than currently exists if Council elects to make no additional appointments at this time and continue with only the Director of Finance, or designee. Staff does need some type of direction from Council to either (1) maintain the status quo, (2) add an additional representative to serve with the Finance Director, or (3) appoint two new city representatives to the BOE. Legal staff noted that in the past the second appointment was either a mayor, council member of city assessor, but we no longer have that office. The county assessor has not issued a conflicting opinion.

The Mayor thought we should have maximum representation and Skala agreed. The Mayor asked if the council would like to appoint the Mayor or his designee or advertise for this. Skala asked about terms of office. Staff said that county positions were four-year terms, but we are not bound by that. Skala suggested doing this on a short-term basis. The Mayor asked about having a city employee like the Finance Director being on this commission. The Mayor thought there might be the perception of bias if you have a government official instead of a regular person on the board. Pitzer noted that there are

already 4 public officials on this board and so we might want to split it up at least. The Mayor asked what the council would like to do tonight?

Peters suggested that we find a citizen that is appointed and some other non-council person and then look at it again in the longer term. Skala said he thought t=you could take the Treasurer and then someone else. The Mayor wanted to be able to appoint a designee of the Mayor. Legal staff suggested that there are appeals being scheduled now and we need to do something. If you want to continue with the Director of Finance appointment, do that now and then add someone if you want to.

The Mayor asked when that could be changed. Staff said in January or February. The Mayor said he prefers not to have a city employee on the board, but also wants someone who wants to serve to apply through some process. Peters said we need to set this up so it is considered on a timely basis. The Mayor asked if Pitzer would be willing to serve? He asked how long the appeal process goes on? Staff said maybe 30 days or so since the tax books are due by August 15. Staff added that we have been doing it this way since 1980. Skala again said he thought that we should have the Finance Director or designee, and then someone who is a council member.

The Mayor made a motion to appoint Pitzer to the commission for now along with the city Finance Director or their designee. Reassessment will not occur again for 2 years. In January or February of next year, we should revisit this. Skala suggested that go ahead and move on the Mayor's motion.  
**It was approved unanimously.)**

**REP62-19** FY 2020 Annual Budget - Downtown Community Improvement District.

(Action: Each year, the Downtown CID is required to submit its annual budget to the City Council, the State Auditor and the Missouri Ethics Commission. The CID has presented its proposed budget for next year based on anticipated revenues that come from the current assessed property tax rate of \$.4478 per \$100 of assessed value and an ½ cent sales tax.

**The CID did not add to the initial report and the report was accepted as submitted.)**

**REP63-19** FY 2020 Annual Budget - Business Loop Community Improvement District.

(Action: Each year, the Business Loop CID is required to submit its annual budget to the City Council, the State Auditor and the Missouri Ethics Commission. The CID has presented its proposed budget for next year based on anticipated revenues that come from the current assessed property tax rate of \$.4778 per \$100 of assessed value and an ½ cent sales tax. The combined sales and use tax estimate for FY2020 is \$316,024.

**The council acknowledged acceptance of that report.**

**The Mayor noted that they had received an additional report from the North 763 CID today and that it will be noted at a future meeting.)**

**REP64-19** Flat Branch Park Expansion Project Update.

(Action: City staff is continuing to work with the property owners of the southeast corner of Providence and Broadway. City staff, the Downtown CID and the property owners are working to come to some consensus on the parking arrangements. Earlier, it was believed that new information would be available by July 1. As of this moment consensus has not been achieved.

**No action was taken.)**

**REP65-19** Amendment to the FY 2019 Annual Budget - Intra-Departmental Transfer of Funds.

(No formal action required.)

### GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

#### Public

A speaker returned to a consent agenda item regarding water projects and from his reading he believes that there is a discrepancy of \$1.25 million between what is budgeted and what was approved. Another CIP projection mentioned earlier differs from the original bond issuance by \$1 million. I would suggest that no water rate increases be allowed until that \$1 million is accounted for. Please hold firm and make the department go back. Now, go back to January 30. On that night my wife thought that she was having a heart attack. He provided military medical care, but medical personnel did arrive from Fire Station #6. They were gallant and she survived. Maybe it was Fire Station #7. Now, it is important that we are going to get a new fire station in that area. We hope it puts us on better terms if anything like this happens in the future.

#### Council

**Thomas** noted that in the Climate Action Plan there is a part about waste. He said that the Sustainability Office has a policy about plastic plates and utensils. He suggested that the city reuse utensils instead of using disposables. The City Manager will check on that.

**Peters** gave an update on the Bluff Creek Trail. She has interacted with a variety of people in the neighborhood and told them she did not believe that there would be a moratorium on the trail. They are worried about emergency access during construction. City staff has said they will address the neighbor's concerns, but they are not going to revisit this again. The **Mayor** also mentioned that there can be a preconstruction meeting and that citizens can hear what will happen and raise concerns. Also, Peters wants the city to deliver notices like door hangars to the neighbors telling them what is happening each week.

**Skala** wanted to give a shout out and talk about the racial equity committees he serves on and has asked the city clerk to send out information with links to National League of Cities materials on these topics. There is also a report on the Road To Affordable Housing. They want to try to educate not only council members, but also board and commission members about these issues. I would like to make sure we spend some money in that regard and would like to hear from anyone who would like these materials.

**Thomas** asked if the council would be able to examine the RFP that will go out for the consultant who will be hired on the Affordable Housing initiatives. The city manager told Thomas they had already approved the parameters and that RFP is going out the door without further council review.

#### Staff

(None.)

**ADJOURNMENT**

**(Time: 9:35 PM)**

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