



Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

Monday, July 15, 2019

Pledge of Allegiance

Roll Call

Approval of Minutes

Adjustment of Agenda

INTRODUCTORY ITEMS

(Recited as indicated.)

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

(Absent: None.)

(Minutes)

(Trapp asked to abstain from a vote on R106-19. The Mayor asked to abstain from appointments to the Bicycle Commission. The Mayor added a motion to discuss the recent appointment of a new City Manager as an additional item under Special Items.)

SPECIAL ITEMS

SI7-19 Howard B. Lang, Jr., Award Presentation.

(Action: The Mayor indicated that this is the presentation of the 10th annual Howard Lang Award for volunteer service. The current chair of the Parks and Rec Commission, Marin Blevins, was named as the recipient. Marin donated the cash award of \$1,000 to the Community Foundation Fund. Mayer thanked the council and his nominator, Ted Farnen, for this unexpected honor.)

Special Item: Discussion of the Appointment of a New City Manager

(Action: The Mayor described the process employed for the selection of a new City Manager. He announced that John Glascock was selected for that post.)

A motion was made to execute a formal contract with Glascock.

The motion was approved unanimously.)

APPOINTMENTS TO BOARDS AND COMMISSIONS

BC8-19 Board and Commission Applicants.

Bicycle/Pedestrian Commission – Sam Phillips (*Bicycle Knowledge*); Kim Schwartzkopf (*Pedestrian Knowledge*)

Building Construction Codes Commission:

Landlord- Alternate: Robert Jackson

Master Plumber-Regular: Matthew Young

Master Plumber-Alternate: Austin Tipton

PE Elect/Mech-Regular: James Watson
PE Elect/Mech-Alternate: Fred Malicoat
PE Struct/Civil-Regular: David Weber
PR Struct/Civil-Alternate: Josh Lehmen

Community Land Trust Organization Board – Linda Head
Downtown Columbia Leadership Council – Tyree Byndom
Historic Preservation Commission – Stephen Bybee
Integrated Electric Resource and Master Plan Task Force – Dick Parker
Personnel Advisory Board – Walter Lantzy

SCHEDULED PUBLIC COMMENT

SPC47-19 Frank Klockenga - Hinkson Valley Neighborhood safety - crime (homeless experience and concern with trails) and bicyclist protocol.
(Action: The speaker did not appear as scheduled.)

SPC48-19 Natarajan Kumar - Decriminalizing psilocybin in Columbia.
(Action: The speaker indicated that sometimes crimes are non-violent and that we cannot arrest our way out of problems. He believed that psychedelic drugs are reasonable therapies for some patients. He noted that psilocybin can help with end of life issues and other medical problems. When used properly, they can be beneficial. He believed that these drugs can be useful and should not be criminalized. Please make this a municipal infraction and not a major crime.)

PUBLIC HEARINGS (None.)

OLD BUSINESS

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).

(Action: The proposed development will include two commercial buildings on the north and west portion of the site that will provide approximately 17,000 sq.ft. of floor area. The statement of intent will allow uses such as office and retail. This is the first time the plan has been amended at this site and has never had a specific building plan attached, nor a specific Statement of Intent. Staff presented images that depicted where various site amenities or changes would be located. A pedway will be built through the development as well as sidewalk access.

The southeastern portion of the site will include four single-family attached dwellings. The applicant is also requesting several exceptions to the requirements of the UDC as part of the request that involves reductions in the minimum lot sizes for the single-family dwellings, modifications to the installation of landscaping, buffering and screening, use of commercial setbacks along Frontgate Drive, and a waiver of the requirement for an entrance accessing the commercial building along Frontgate Drive to face Frontgate Drive.

The currently existing Copperstone Commercial C-P plan did not include any buildings at the time of approval and was approved to allow the construction of the private street located north of the site. The Planning and Zoning Commission considered this request at their June 6, 2019 meeting.

Several members of the public spoke in favor of the plan as presented, including the request to change the typical landscaping requirements. The Commission inquired about the landscaping and verified that the landscaping shown on the plan would be required to be installed according to a strict interpretation of the zoning code. Following additional discussion, a motion to approve the PD plan amendment with all requested exceptions was passed (8-0).

Usually the ordinance would require an 8-foot fence and some additional landscape buffering that is 80% in opacity. The applicant and neighborhood spokespeople spoke in favor of the design modifications since most areas in this neighborhood do not have fencing and landscape buffering that would match the prescribed standard. Additional modifications were sought to certain yard setbacks since the buildings planned are not free standing and have different yard arrangements than may be typical.

Pitzer asked about the area in general, particularly regarding increased pedestrian traffic and the potential for a crosswalk from Frontgate crossing Vawter School Road. Staff said there were no plans for such a crosswalk at this time.

The public hearing was opened.

An engineer appeared on behalf of the applicant and noted that his client has been very involved in this project and that the neighbors were supportive of the different landscaping standards. We know of no opposition to this project. The applicant is a resident of the neighborhood. The Mayor asked what might have been allowed here under the old plan. The engineer indicated that it could have allowed more dense commercial uses, but this application is for office and residential. The Mayor also asked about the orientation of the buildings. The engineer explained that there will be four-sided design, that the buildings are staggered and that there is not a specific reference to four-sided design, but that is how the buildings are being designed.

The next speaker indicated that he is a member of the board for the neighboring HOA and that there is unanimous support for the project. This plan meets their local covenants if not the code.

The applicant appeared and stated that he and his family live there and that he wants to build his vision of what should be built here. He actually feared what someone else might do, so he wanted to do it right. He thinks this is worthy of support and his neighbors have expressed that. This should be a good example of how things can be done collaboratively. Several of my employees also live in this area. This is an employment center for the neighborhood. It may be unique. People can bike to work here.

The public hearing was closed.

Skala said he did not how long they have tried to work with the development community to achieve this kind of outcome and this is a positive outcome. How refreshing it is that you don't always need screening to protect neighbors. This is a good solution and a vast improvement over other efforts. Pitzer stated that he doesn't generally like to create exemptions, but this is a good one and it is a good mixed-use project that encourages density close to existing neighborhoods. This fits in with the surrounding

neighborhood. We should look at these types of projects when exemptions match community sensibilities. Thomas said he thought this was positive.

A motion to approve passed unanimously.)

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.

(Action: The Columbia Community Land Trust (CCLT) conducted a Request for Proposals for development of lots located at 6 Fourth Avenue and 19 Third Avenue currently in City ownership. The CCLT has received approval for development financing from two different local community banks necessary to complete the construction of the project.)

Approval of the agreement will transfer real estate and funds to the Columbia Community Land Trust in order to develop two affordable owner-occupied homes. The Columbia Community Land Trust has selected a winning bid from R. Anthony Development. Total construction costs within the bid for 19 Third Avenue are \$147,609 and total construction costs for 6 Fourth Avenue are \$139,850. R. Anthony Development's bid costs also include 10% development fee, which is within program guidelines.

Homeownership Assistance Neighborhood Development Program Guidelines (HOA ND) require that HOME funds go towards the affordability gap defined as "the difference between the CLT appraised value and the level of subsidy needed to obtain an 80% loan to value ratio and not to exceed \$50,000. Project underwriting estimates the appraised values of the homes to be approximately \$130,000 and maintains estimated proceeds for the CCLT to be below 5% as outlined within the HOA ND program guidelines. The program results in a final sale price of about \$104,000 per unit with an additional land lease arrangement payment of about \$40 per property each month.

Project underwriting sheets including the developer's bids, plans and specifications and staff feasibility worksheet is included within the Council memo packet. In accordance with the guidelines, the agreement includes a subsidy amount of \$48,000 for 19 Third Avenue and \$50,000 for 6 Fourth Avenue. The \$98,000 subsidy will be funded through the HOA ND program.

Over ten years, the city will realize new property tax revenue of \$22,000 and it will increase the value of the underlying property over time. Upon questioning, staff indicated that they do have one existing unit for sale that has been on the market for more than 90 days.

The public hearing was opened and one person appeared to speak.

The first speaker said that she contributes to the housing fund on a monthly basis as a citizen. But there is an "and" to this discussion. She owns her own home now and it used to be in substantial disrepair. Now it is good. We also need to look at some older housing stock and upgrade those properties in addition to investing in new construction.

The next speaker said that she is excited about the new land trust houses. She likes it that they did not build apartments and that these homes are single family. However, she thinks the style of these homes should be tweaked because they don't look like the surrounding homes. The Mayor asked if it was too late? Staff said they will look at this. The public hearing was closed.

Trapp said he thought there was strong interest on the part of the Land Trust board to get into rehabilitation projects, but they don't have a fund balance to support that type of activity right now. It is in the vision and they will continue to engage. The Mayor asked about the addition of people to the land trust board. He noted that they just filled a post on the board, but that it might require reappointment to the board unless they extend the term now. The council concurred.

A motion to approve passed unanimously.)

CONSENT AGENDA

(All items remaining on Consent Agenda approved unanimously except for the abstention by Trapp on one item as indicated earlier.)

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).

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.

R103-19 Authorizing an electric distribution line relocation agreement with Boone Electric Cooperative as part of the Nifong Boulevard intersections improvement project.

R104-19 Authorizing a sales agreement with Patagonia Health, Inc. for an electronic medical records software system for the Department of Public Health and Human Services.

R105-19 Authorizing an agreement with Columbia Swim Club for sports development funding under the Tourism Development Program for the Missouri Valley Long Course Championships swim meet.

R106-19 Authorizing an agreement for landscaping services with the Downtown Community Improvement District for the care and maintenance of trees and landscaping beds in the downtown CID area.

R107-19 Authorizing the temporary closure of a portion of the sidewalk on the south side of Green Meadows Road between Carter Lane and Gray Oak Drive to facilitate the installation of a construction entrance and drive approach for a new commercial development located at 550 E. Green Meadows Road.

NEW BUSINESS
(None.)

INTRODUCTION AND FIRST READING
(All items introduced as indicated.)

B187-19 Rezoning property located on the northwest corner of the intersection of Clark Lane and McKee Street from District R-2 (Two-Family Dwelling) to District R-MF (Multiple-Family Dwelling) (Case No. 142-2019).

B188-19** Rezoning property located on the northeast corner of the intersection of Brown School Road and Highway 763 from District PD (Planned Development) to District M-C (Mixed-Use Corridor), District M-N (Mixed-Use Neighborhood) and District M-OF (Mixed-Use Office) (Case No. 143-2019).

B189-19* Approving the Final Plat of "Auburn Hills Plat 17" located on the northeast corner of the intersection of Brown School Road and Highway 763; authorizing a performance contract (Case No. 144-2019).

B190-19 Approving the Final Plat of "The Backyard" located on Sixth Street and Seventh Street, between Locust Street and Cherry Street (120 S. Sixth Street and 119 S. Seventh Street); granting design adjustments relating to alley right-of-way width, corner truncations and reduced utility dedications (Case No. 82-2019). (Will require approval by 2/3 of Council when vote occurs at a future meeting.)

B191-19** Approving the Columbia College Amended Development Plan dated April 2019 (Case No. 146-2019).

B192-19* Approving the Final Plat of "Gas Light Industrial Park Plat 4" located on the east side of Highway 763 and approximately 550 feet north of International Drive (5210 and 5250 N. Highway 763); authorizing a performance contract (Case No. 147-2019).

B193-19* Approving the Final Plat of "Wellington Gordon's Subdivision, Plat No. 2" located on the west side of Old 63 and south of Gordon Street (Case No. 129-2019).

B194-19* Approving the Final Plat of "Tandy's Addition Plat 2" located on the southwest corner of the College Avenue and Wilkes Boulevard intersection (Case No. 151-2019).

B195-19* Authorizing construction of a sidewalk along the east side of McKee Street between Orchard Lane and Nick Court; amending the FY 2019 Annual Budget by appropriating funds.

B196-19* Authorizing the acquisition of easements for construction of a sidewalk along the east side of McKee Street between Orchard Lane and Nick Court.

B197-19* Amending the FY 2019 Annual Budget by appropriating funds for municipal building repairs, and to finalize and close out completed capital improvement projects and to provide funding for current and future capital improvement projects.

B198-19* Amending the FY 2019 Annual Budget by appropriating funds received from donations, miscellaneous revenue and Park Sales Tax revenue to provide funding for various Parks and Recreation Department projects.

B199-19* Authorizing 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; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor; amending the FY 2019 Annual Budget by appropriating funds.

B200-19* Authorizing an agreement for professional engineering services with Weaver Consultants Group, LLC for the Columbia Sanitary Landfill Horizontal Expansion Permitting Project - Phase II; amending the FY 2019 Annual Budget by appropriating funds.

B201-19* Authorizing Amendment No. 1 to the memorandum of understanding with the Missouri Department of Social Services - Family Support Division to expedite the filing and processing of

electronic Medicaid applications for provision of presumptive eligibility for the Show Me Healthy Babies and MO HealthNet programs.

B202-19* Authorizing Amendment No. 2 to the program services contract with the Missouri Department of Health and Senior Services for the Healthy Families Missouri Home Visiting program.

B203-19* Authorizing an amendment and consent to assignment with The Curators of the University of Missouri and Columbia Family Medical Services, Inc. for physician services.

B204-19* Authorizing renewal of the residential lease agreement with Property Professionals Management LLC for property located at 4507-A Orchard Lane to be used for the Police Department's northeast substation.

B205-19* Authorizing a memorandum of understanding with The Curators of the University of Missouri relating to primary response areas by law enforcement officers for property owned or leased by the University of Missouri together with certain roadways and intersections within and bordering the University of Missouri Campus.

B206-19* Authorizing a memorandum of understanding with The Curators of the University of Missouri relating to primary response by law enforcement officers for off-campus apartment buildings leased by the University of Missouri and staffed by University's Residential Life Program.

B207-19* Authorizing a mutual aid agreement with The Curators of the University of Missouri for law enforcement services and assistance.

B208-19* Authorizing a memorandum of understanding with The Curators of the University of Missouri for Greek Town operational authority, mutual aid and primary response by law enforcement officers.

B209-19* Authorizing a subrecipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2018 Justice Assistance Grant (JAG) Program Award to purchase equipment for the Police Department; amending the FY 2019 Annual Budget by appropriating funds.

REPORTS

REP66-19 North 763 Community Improvement District - FY 2020 Annual Budget.

(Action: The annual budget for the North 763 CID was presented as required. The Mayor noted that there was a 30-day period allowed for comment.)

REP67-19 Visitor Perceptions of Columbia's Dog Parks.

(Action: The Parks and Recreation Department has been working with a master's Candidate with Mizzou's School of Natural Resources on a yearlong study of users of Columbia's three dog parks: Twin Lakes, Garth Nature Area, and Indian Hills. The Department is interested in user demographics, motivations and constraints, desired amenities and willingness to pay entry fees.

Out of 210 surveys, 180 were completed for an 83.7% response rate. Nearly 30% of users were between ages of 18-24 with over 50% being under age 30. Over half spent an hour or more at the dog park, with primary use in later afternoon or evening, with most use occurring during the spring and summer. Greatest motivation for visiting the dog parks are dog centered, citing exercise and playing with other dogs.

Key constraints to use were 1) lack of time, and 2) worry about dogs that are too aggressive. Desired amenities included shade, maintenance, adequate trash cans, secure fencing, seating, lights and attractive trees and landscaping. Since Columbia does not currently charge dog park entry fees it was expected that over 25% were opposed to fees. The largest support (44%) was for paying less than \$25 per year but only indicated a willingness to pay if desired improvements such as lighting, more seating, improvements to terrain and landscaping, and restroom facilities were added.

Staff feels it's important to keep dog parks free to the public, but as users continue to request more services and amenities, there may become a point where fees are charged or a new dog park is constructed at a location to be determined that requires a fee.

Trapp noted that he is a big proponent of dog parks. He has heard some recent comments and he thinks having a higher amenity dog park with membership fees may be appropriate in the future. He noted that dogs and animals in general are people's companions and that we have to speak on behalf of our animals because they can't. Strawn Road would be a great place for the next dog park. Park staff noted that they try to improve these sorts of amenities in innovative ways. It was noted that the researcher did a great job.)

No formal action was taken on this item.)

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public

One speaker congratulated John Glascock on his appointment. He noted that he had asked Glascock about building a new shelter on North 8th Street but people didn't want it. However, we still need a 4th shelter. I have heard that there is a teen shelter on the way. How can that happen when I can't get the adult shelter built that I have talked about for ten years? Currently, homeless people may be able to qualify for Section 8 – but it won't cover everyone. There are people who are on hard times and some people are dying. I am saying that we need to do something for mankind. Some of these people might be productive. We need to do something to help.

Council

The Mayor indicated that earlier they passed a sidewalk ordinance regarding fees for tables on sidewalks downtown. He has had lots of inquiries about the bill and is asking for an administrative delay on this rule due to confusion. Skala said he could go along with this. The Mayor wants to take time for education on this manner and explore the inequity of current enforcement and application. There was no objection.

The Mayor further noted that on St. Charles Road there was a request from the Somerset Village development for a TDD. The city now processes some of the tax collections from that location. He noted that he just had interactions with the North 763 CID, and he wanted to explore how to have a citizen, possibly appointed by the city, be involved with the St. Charles Road TDD. The Mayor said his main idea is to have a citizen or consumer be a representative on this board, rather than just a property owner. Skala said in the past he attended a series of TDD meetings and that he noted that they all seem to be run by the same people. Pitzer asked how this would occur? City staff noted that there are some limitations, but in the case of the TDD on St. Charles the agreement allows for the appointment of a city designated member. The governing statutes, however, only specify that *property owners* are eligible to serve on such boards. In this case, there is specific permission. In others, that is not specified. Also, it should be remembered that, if you serve on one of these boards, you have to act in a fiduciary manner, and so you won't necessarily always be acting in concert with the wishes of the city.

Skala brought up the concept of a potential West Columbia Area Plan. He noted that such a plan has been mentioned in the past and wanted to know the status of such planning efforts. The city manager indicated that this is being worked on and there will be a report at the next meeting.

Trapp said the council had received an email from a constituent regarding an internal affairs memo from the police department. He wants to know how we will respond to an open records request for such

information. The city manager said he is aware of the request and that he will speak to the chief about the issue. Trapp said it should be an open record. Trapp then indicated that there had been comments about psilocybin and how it could be useful. He wants to see more information on this topic and would like the Board of Health to weigh in on this issue. Finally, he wanted to thank staff for extraordinary efforts at times and noted that it can be difficult to always be responsive.

Thomas thanked the staff who put together the Active Transportation Summit and the bicycle symposium regarding alternative transportation.

Staff
(None.)

ADJOURNMENT
(Time: 8:18 PM.)

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