



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, February 1, 2016  
7:00 PM

Regular

Council Chamber  
Columbia City Hall  
701 E. Broadway

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#### I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, February 1, 2016, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance was recited, and the roll was taken with the following results: Council Members TRAPP, SKALA, NAUSER, PETERS, MCDAVID and RUFFIN were present. Council Member THOMAS was absent. The City Manager, City Counselor, City Clerk, and various Department Heads and staff members were also present.

The minutes of the regular meeting of January 19, 2016 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Mr. Trapp.

Mr. Skala asked that B14-16 be moved from the consent agenda to old business. Mayor McDavid asked that R14-16 be added to the agenda under new business. The agenda, including the consent agenda with B14-16 being moved to old business, and the addition of R14-16 to new business, was approved unanimously by voice vote on a motion by Mr. Skala and a second by Mr. Trapp.

#### II. SPECIAL ITEMS

SI2-16

Cosmo Luncheon Club Donation.

Jim Loveless, 2404 Topaz Drive, explained the Cosmopolitan Luncheon Club had contributed to fighting, researching, diagnosing, and helping with the treatment of diabetes, and were instrumental in establishing a diabetes center in Columbia. He commented that they were also dedicated partners with the City of Columbia through the Parks and Recreation Department, and noted Cosmo Park, a regional park in north Columbia, had started with funding from the Cosmopolitan Luncheon Club. He pointed out they had assisted with Cosmo-Bethel Park in south Columbia, and had contributed to ARC as well. He explained they had picnic shelters all over town, and 2-3 years ago they had dedicated the \$125,000 for the play equipment and trail at Woodridge Park behind the Women's and Children's Hospital. Their latest gift was to the J. W. Blind Boone Heritage Foundation to help in the restoration and landscaping of the Blind Boone Home. He stated it was a great pleasure to inform the Council of their latest partnership with the City, and presented a check for the redevelopment of the southeast corner of Nifong Park, which they hoped would soon be referred to Cosmo Corner in Nifong Park. He noted four more checks would be presented in the future as the project proceeded.

Mayor McDavid commented that the City was thankful for the legacy of the Cosmopolitan Luncheon Club as they had made Columbia a better place for many generations to come. He thanked them for their contributions to Columbia.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

**IV. SCHEDULED PUBLIC COMMENT**

SPC4-16 Rachel Taylor - Response to the Columbia Police Department's report on their progress towards the recommendations in the President's Task Force on 21st Century Policing, focusing on Pillar 1, Building Trust and Legitimacy.

Ms. Taylor, 119 Clinton Drive, explained she was representing Race Matters and Friends, which was a racial equity activist group in Columbia, and read how Pillar 1, Building Trust and Legitimacy, had been described by the Columbia Police Department. The report had indicated people were more likely to obey the law when they believed those who were enforcing it had the legitimate authority to tell them what to do, and that the public conferred legitimacy on those they believed were acting in procedurally just ways. The Columbia Police Department had reported the main two items perceived to be problematic between law enforcement and the community was implicit bias and racial discrimination. The changes recommended by the report included adopting a guardian mindset, which was defined as a mindset in which guardians were members of the community defending from within, and incorporating procedural justice through policies and practices that guided police departments in their interactions with the community. In the training section, the Police Department had reported they had pursued training for all police personnel in foundations of strategic awareness in 2014 and for supervisors and administrators in procedural justice for law enforcement agencies in 2015. She commented that it was great to hear they were working on recommendations through training, and encouraged them to pursue education for all police personnel, especially those that were on the front line, not just the supervisors and administrators. She felt that was important because she understood there was still low morale in first line employees and supervisors. If the City wanted the community to trust and respect law enforcement personnel, the personnel needed to feel supported by a culture that valued their investment in the community. She thought they needed to invest in building a Police Department culture that valued quality communication with the community and promoted transparency, diversity, and inclusion. This involved the mentality of guardianship and a true partnership of the Police Department with the community as law enforcement personnel were not just protecting citizens. They were both protecting each other. She believed a commitment to police cultures that valued community relationships could address representation in the Police Department that reflected the community. She stated Chief George Turner of Atlanta, Georgia had indicated their best recruiters were their officers, their friends, and their family members as they thought the way they thought and looked the way they looked, and it had become one of the best recruiting tools for them in terms of black officers. She explained Race Matters supported an inclusive and transparent culture that built the kind of officers that could recruit friends and family members since police clearly acted in cooperation with the community, and encouraged the Council and Columbia Police Department to take advantage of education and training programs that already existed. She commented that the Diversity Awareness Partnership program had resources available to connect the Police Department with the community, and noted Race Matters and Friends could be contacted through Facebook or Twitter. She pointed out the training section had also mentioned training the community, and felt this might indicate a victim-blaming approach that denied historical evidence of racism and violence in policing. She suggested the Columbia Police Department present themselves as co-learners in community building. She commented that Officer Hestir had attended a Race Matters and Friends meeting, and had offered to teach them his implicit bias program, which she thought was the kind of co-learning needed.

**V. PUBLIC HEARINGS****PH4-16 Construction of the Manor Drive stormwater improvement project.**

PH4-16 was read by the Clerk.

Mr. Johnsen provided a staff report.

Mayor McDavid opened the public hearing.

Keenen Simon explained he owned the property at 404 Manor Drive and asked the City to consider replacing the private sanitary lateral at 404, 405, and 407 Manor Drive. He understood there was a petition process and wait list for dedicated easements and replacing laterals, but asked if that could be sped along if the project would disrupt the lateral line and the owners of 404, 405, and 407 Manor Drive had the petition ready prior to construction.

Mayor McDavid asked staff to comment on Mr. Simon's request. Mr. Johnsen replied they could look at any sewer improvements that would fit well with this project, but they were coordinating with the time line for the sidewalk and other projects so they would not want to disrupt those time frames. He reiterated they would look at any sewer improvements that made sense. Mayor McDavid asked if information could be provided to the Council so they could transmit it to the interested parties.

There being no further comment, Mayor McDavid closed the public hearing.

Mr. Skala commented that they were trying to prevent failures, which did not always line up with sidewalks and waterlines. He appreciated the cooperative aspect of this project and the willingness of staff to evaluate the other lines in this particular area.

Mayor McDavid understood staff would do its best to determine if coordination could occur with regard to the sewer issue in the area.

**Mr. Skala made a motion directing staff to proceed with plans and specifications for the Manor Drive stormwater improvement project. The motion was seconded by Mr. Trapp and approved unanimously by voice vote.**

**PH5-16 Construction of shelter, playground, parking lot, walkway, lighting, signage, ADA access and lake improvements at the Frank G. Nifong Memorial Park.**

Discussion shown with B15-16.

**B15-16 Authorizing construction of shelter, playground, parking lot, walkway, lighting, signage and lake improvements at the Frank G. Nifong Memorial Park; calling for bids for a portion of the project through the Purchasing Division; appropriating funds.**

PH5-16 was read by the Clerk, and B15-16 was given second reading by the Clerk.

Mr. Griggs provided a staff report.

Mayor McDavid opened the public hearing.

There being no comment, Mayor McDavid closed the public hearing.

Mr. Skala stated this was another good example of what a dedicated funding source meant to programs such as this, and expressed his appreciation to Mr. Loveless and the Cosmopolitan Luncheon Club for their generous donation.

Mr. Skala asked if the City would address issues involving the interior of the Maplewood Home any time in the near future. Mr. Griggs replied yes, and explained the Council would see it at its next two council meetings. He noted the Public Works Department would manage that project as they would work with historic preservationists. This would allow the Parks and Recreation Department to focus on the items they were good at, such as the shelters, the playground, and items on the exterior of home.

Ms. Nauser thanked the Cosmopolitan Luncheon Club for their generous donation, and noted her family grew up going to Cosmo-Bethel Park. She felt this showed the

community valued its parks and believed they should continue to support taking care of valuable items in the community, such as parks. She was happy to see funds going towards the update and renovation of this particular jewel in the community.

**B15-16 was given third reading with the vote recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Bill declared enacted, reading as follows:**

## VI. OLD BUSINESS

B13-16 Approving the Final Plat of Somerset Village Plat 4 located west of Battle Avenue and between St. Charles Road and Spartan Drive; authorizing a performance contract (Case No. 16-20).

The bill was given second reading by the Clerk.  
Mr. Teddy provided a staff report.

**Mr. Skala made a motion to amend B13-16 per the amendment sheet. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.**

**B13-16, as amended, was given third reading with the vote recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Bill declared enacted, reading as follows:**

B14-16 Authorizing a contract for the sale of real estate with The Callaway Bank for property located in the Auburn Hills Subdivision to be used for the future Municipal Service Center.

The bill was given second reading by the Clerk.  
Mr. Glascock provided a staff report.

Mr. Skala stated he wanted the public to understand this involved over \$460,000 and funding was coming from the capital improvement sales tax extension, which had been passed by the voters of the City, so the money had already been provided for it. Mr. Glascock explained with Council approval of this bill, the design of the new municipal service center would begin and an additional \$8.7 million would be budgeted in FY 2018 for the construction of the facility.

Mr. Trapp understood this money could not be spent to hire police officers to increase patrols. Mr. Glascock stated that was correct.

Gary Meyerpeter, 3100 S. Winding Trail Drive, explained he was representing Callaway Bank and commented that they had offered the City a bank-owned parcel off of Range Line Street with frontage on International Drive, formerly Bodie Drive, in an attempt to provide support for the placement of a police/fire substation in the northern sector of the Columbia. The bank would donate one-third of the ground in question, and would offer the rest at a discounted price. They were willing to do this because they were interested in seeing stability and improved security in the area and for the City as a whole. They understood the number and severity of 9-1-1 calls in this sector had increased dramatically in the last 3-5 years. They also understood nearby homeowners associations had invested their own money in off-duty police patrols to protect their families and property values. He commented that Callaway Bank had a 158 year history of being a good corporate citizen in the markets it served, and wanted to see Columbia thrive.

Mr. Skala stated he wanted to emphasize the importance of this municipal service center as the downtown station was cramped and too centralized. There were hot spots in terms of safety in north Columbia, to include the Demaret Drive and Bodie Drive areas. He wished they could have found property in the Third Ward, but understood the goal was to ensure they had a distributed function in order to reduce response times. He commented that he had been able to convince Mr. Matthes to potentially establish a

police substation in the area of Demaret Drive. He reiterated they could not use this money for personnel costs, and would need to come up with another solution for that issue. He stated this would assist with efficiency through a capital improvement, and noted he was happy to support it.

Mr. Trapp understood when this had initially been discussed, the intention was to put it in the Third Ward because there was more growth in that area, but the generous offer by Callaway Bank of the partial donation and an attractive price had moved it to the Second Ward. He commented that this was a really exciting possibility for development in the area, and noted those he had spoken with in the area were very supportive of it. The only push back he had received was from people that wanted to see more officers. He understood that pending availability, the Police Department would increase patrols over the next month until the community outreach officers were available on February 28. He stated the people who resided on Bodie Drive went to work every day, had lives, etc., and only a handful of people were involved in the negative actions. He understood it would take a couple of years, which was another complaint he had heard as many wanted relief now. He also thought there was more they could do now, which he planned to discuss under council comments later in the meeting.

**B14-16 was given third reading with the vote recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Bill declared enacted, reading as follows:**

B18-16

Authorizing an agreement for engineering services with HDR Engineering, Inc. for development of an Integrated Management Plan (IMP) for the City's sanitary sewer and storm water utilities; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Glascock provided a staff report.

Ms. Peters understood the City did not have a plan now, and would have to spend \$750,000 to hire someone to develop a plan. She noted she thought they had a plan to address this issue, and asked why they could not use the plan they had. Mr. Glascock replied the City had a master plan, which discussed facilities, etc. This plan they would be contracting for would address the regulatory concerns. He explained the City could only have so many sanitary overflows in a particular year, and they had exceeded those numbers in 2008, 2009, and 2010. As a result, the Environmental Protection Agency (EPA) had informed the City it had a problem that needed to be corrected, and their normal way to correct problems was to require the spending of a certain amount of money and time. In 2012, the EPA established an integrated management plan process, which allowed communities to control their own destinies and to only nominally increase rates so the effect on ratepayers was limited. If they did not participate in the integrated management plan process, the EPA would likely issue an order of consent, which meant the City would have to spend a certain amount of money and time regardless of whether it would solve the problem. This contract would allow for the development of a plan to meet EPA guidelines. Eight elements would have to be met and the City would be able to control rates by moving in this manner.

Ms. Peters understood this was to address the problems the City had in 2008, 2009, and 2010. Mr. Glascock explained the City had already taken care of some of the issues as they had fewer sanitary sewer overflows now than they had back then due to upgrades in the treatment plan, the lining work that had been done in the Flat Brach area, etc. Ms. Peters understood the City was required by EPA to spend another \$750,000 to develop a plan. Mr. Glascock replied yes, and noted this was only the beginning of the process. Mr. Noce stated this was essentially a larger version of the Collaborative Adaptive Management (CAM) process for the Hinkson Creek. The City had a plan to try to fix issues going forward, but there were uncertainties in the plan. They had begun to address issues by disconnecting downspouts, ensuring drains did not go to the sanitary sewers, etc., and this was all helping the situation. This plan would allow for an

engineering structure that would measure success, and if they did something that did not work very well, they could try something new midstream that might be more successful. He noted they had found certain things needed to be mitigated with regard to the Hinkson Creek, and as a result, they had focused their resources on the items that needed to be mitigated. It allowed for more flexibility with the money, and did not involve mandates of certain amounts of money and time. Ms. Peters understood the consultant would tell the City how this could be done. Mr. Noce stated that was correct. Mr. Glascock pointed out it would involve a community outreach program as well, similar to the CAM process for the Hinkson Creek, and that would drive a lot of what the City would do. It would be a public process.

Mr. Skala understood the City had very little choice in the matter, and would have more expensive alternatives in the long term and could even wind up with fines if they did not go in this direction. This would provide the City the most flexibility in solving any problems. He viewed this as the least worst alternative in solving the problem so they did not have bigger problems in the future.

Mr. Glascock explained the master plan was done from 2003-2006, and the cost associated with it was about \$850,000. The proposed plan was similar in that it would be very intensive. He noted the EPA had mandated a Total Maximum Daily Load (TMDL) solution on the City previously, which would have cost hundreds of millions of dollars. Luckily, they had been able to change the process to allow for public input, etc. The City did not want the EPA to force the City to spend \$100 million for a solution that might not work.

Mr. Skala pointed out he was still working with the CAM group with regard to the Hinkson Creek.

Mr. Glascock reiterated this would provide more flexibility and was the preferred process. Mr. Noce pointed out the City was working with the Missouri Department of Natural Resources (DNR) to help effectuate this. He noted he believed one of the reasons the EPA and DNR had been working with the City was because they had been pushing forward in trying to solve the problem the entire time, and had not been sitting around.

Mayor McDavid commented that he had learned they did not want to be on the wrong side of an EPA mandate because their mandates did not consider citizen impacts. He recalled the TMDL whereby EPA was mandating a \$300 million fix whereby the City had to find 140 acres to store one foot of water, etc. It took a lawsuit by the University of Missouri, Boone County, and the City of Columbia against the EPA that resulted in a settlement to create the CAM process. The amount of money at risk when on the wrong side of the EPA was unfathomable. He agreed this was a lot of money, but noted it could be worse if they were not proactive.

**B18-16 was given third reading with the vote recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Bill declared enacted, reading as follows:**

## VII. CONSENT AGENDA

The following bills were given second reading and the resolutions were read by the Clerk.

- B12-16 Approving the Final Plat of The Park at Somerset Village Plat 1 located on the west side of Battle Avenue and north of Spartan Drive; authorizing a performance contract (Case No. 16-19).
- B16-16 Accepting and appropriating donated funds for the Parks and Recreation Department's Holiday Toys for Columbia's Youth Program.
- B17-16 Authorizing a software license agreement and software support contract for basic software service with KEMA, Inc., d/b/a DNV GL Software, for tracking Bulk Electric System (BES) substation asset maintenance in

- compliance with NERC standards; appropriating funds.
- B19-16 Accepting conveyances for water utility and underground electric utility purposes.
- R8-16 Setting a public hearing: authorizing construction of the Douglass Park - Phase II improvement project to include construction of shelters, replacement of playground equipment, construction of a skate spot, ADA walkway improvements, the installation of new signage and park lighting improvements.
- R9-16 Authorizing a memorandum of understanding with Columbia Housing Authority's Low Income Services (CHALIS) for Teen Outreach Program (TOP) activities in Boone County.
- R10-16 Authorizing the Finance Director to write off certain uncollectible receivables.
- R11-16 Approving the Preliminary Plat of Paris Road Village - Plat No. 2, a Replat of Lot 5 of Administrative Plat 2 of Lot 1, Paris Road Village, located on the east side of Paris Road, approximately 400 feet south of Vandiver Drive (Case No. 16-36).
- R12-16 Authorizing agreements with Welcome Home, Inc. for the use of CDBG funds and City of Columbia FY 2014 General Fund Savings for the construction of a homeless veterans emergency housing and supportive services facility located at 2120 Business Loop 70 East.

**The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Bills declared enacted and resolutions declared adopted, reading as follows:**

## VIII. NEW BUSINESS

- R13-16 Authorizing a contract with Burlington Associates in Community Development, LLC for consulting services to assist in the planning and development of a community land trust organization; transferring funds.

The resolution was read by the Clerk.

Mr. Teddy provided a staff report.

Mr. Skala understood this was a two part contract with one being contingent on the other. He asked if this would come before Council prior to moving forward with the second part. He explained he was supportive of this idea, but there were lots of approaches to affordable housing, and described the tiny house idea as another alternative. He believed diversifying the affordable housing capacity was good, and wanted the exploration of other options to occur to determine what might be successful.

Scott Buis, 3160 S. Crestview Drive, explained he was a path supervisor at a local community support agency so the assisted people in transitioning from homelessness, which allowed him to work with the homeless population with mental health disorders on a daily basis. He believed this proposal was a good step in the right direction, but felt the numbers being discussed would not touch the problem. He noted funding was available to assist with paying for housing, and an increase in the number of affordable homes was needed to help to end homelessness in Columbia.

Mr. Trapp stated he had been interested in housing trusts for a long time, and the key element of a housing trust was that it locked in affordable housing. The City was already

in the affordable housing development business with Community Development Block Grant (CDBG) and HOME funds. A portion of the housing they had developed and sold to income eligible buyers had moved out of the affordable housing market and had moved to the rental market. After meeting federal requirements, which he thought involved a 10 year time frame, the homes belonged to those living in it so they could then do what they wanted with the home. This meant they could sell it at a higher rate or sell it to a person that planned to rent it out at higher rates. A land trust would allow for maintenance of representation and influence by the City. There were a number of different structures that could be built around a non-profit structure. He noted he had volunteered to serve on that Board to ensure the long term interests of the City were represented, and had agreed to commit his time on an ongoing basis in perpetuity because he believed this was important. He stated they needed a business plan to ensure everything was in order for the best possible structure as they moved forward. They had to decide whether they would spend the money to bring in technical assistance for the creation of bylaws, the organizational structure, and the strategic planning process to ensure it was a viable operation. He felt this was a small amount of money to ensure it was viable. He commented that there was strong community interest for affordable housing, and as land values increased in the central city, housing affordability would become more of an issue. The beauty of a land trust was that it locked affordability into perpetuity. He was concerned more affordable housing would fall into the rental market unless they acted. He thought the City would be thankful in the future for this forward thinking, and noted it did not preclude other community land trusts. He explained the Columbia Housing Authority had planned to pursue this, and if they had moved forward, the City would not have become involved. The Columbia Housing Authority had recommitted its resources to extensive renovations and did not have the capacity to pursue a land trust. As a result, the only way to move forward was for City involvement. He reiterated this did not preclude other land trusts from forming or obtaining properties. It would provide a vehicle for community-minded people to donate land for the City to hold in perpetuity. He asked the Council to support it as he could not think of a more important item they could address in terms of the long term affordable housing situation.

Mr. Ruffin commented that he wanted to extend his endorsement of this recommendation as he believed this was an important initiative that would ensure the longevity of affordable housing for the community so it was passed on from generation to generation. He noted Mr. Cole had found an excellent consultant to help guide the City through this process in a timely manner.

Ms. Nauser stated she was conflicted about this issue. She noted she supported affordable housing, but was concerned they did not have an affordable housing policy. If they constructed 4-5 land trust homes per year, they would only have 50 homes in ten years, and it would not solve the problem of affordable housing. She stated she would prefer to hold off on hiring a consultant until they determined the goals they wanted to accomplish in terms of number of homes, if they wanted a multi-faceted process, what that process might entail, etc. She did not believe the land trust alone would solve the affordable housing issue in the community. She thought they needed to know how much money would be needed throughout the process, how many people they wanted to move into affordable housing, etc. She was concerned about spending most of their council reserve funds with it only being February. She suggested they wait a few months and after they determined the actual goals they wanted to accomplish.

Mayor McDavid stated he would endorse this resolution as he viewed it as an evaluation of a business plan. He commented that he would not be on the Council when these decisions would be made. He challenged the public and the Council to take a very strong look at this business plan to ensure it was viable. He noted he was not sure how the competency for designing, building, monitoring, repairing, and maintaining these houses would be addressed. He pointed out the Lynn Street development would put \$500,000 of general fund revenue at risk if accepted by the Council because they would be

responsible for the mortgages. It would only serve twelve members of the community when they had 20,000 people living in poverty. He explained he was a skeptic, and hoped he ended up being wrong. He reiterated he would support this resolution.

**The vote on R13-16 was recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Resolution declared adopted, reading as follows:**

R14-16 Recognizing the value of the University of Missouri to the economy of the City of Columbia, Missouri and expressing support for adequate funding of the University by the State of Missouri.

The resolution was read by Mayor McDavid.

Mayor McDavid explained this effort had been led by the good work of Presiding Commissioner Dan Atwill, and noted he was asking the Council to approve the resolution.

Ms. Peters stated it was well written and noted she was supportive of it. She thanked the Law Department and Mayor McDavid for their work.

Mr. Skala explained there had been tension between the City and County with regard to certain issues, but there was not any tension with regard to this issue. The University was the reason many of them had come to Columbia, and it was facing the same type of funding reductions as the City in terms of losing money from sales tax due to internet sales. He thought they should do what they could to support the University as it was an employer that meant a lot to this State.

Ms. Nauser stated she appreciated the work in bringing this resolution to the Council. She did not feel they could stress strongly enough the importance of the University to Columbia, Boone County, the surrounding region, and State of Missouri. She implored the State's representatives to focus on more important issues. She did not feel they should threaten the pulling of funding or the punishment of anyone at the University for the unfortunate events that had transpired, and believed the University was capable of addressing and resolving the issues with its new leadership and competent staff. She stated she fully supported the University of Missouri, and asked the State legislators to stay out of the fray by focusing on issues important to the State.

Mr. Ruffin agreed now was the time to make a strong public stand in support of the University of Missouri and believed this resolution was a great opportunity to do so.

Mr. Trapp commented that he was in total agreement and noted his appreciation to Mayor McDavid for bringing this forward as it was a good time for them to stand with the University and to show them support.

Mr. Skala pointed out the Chamber of Commerce was on board as well. This issue had brought a lot of people together and had underscored the importance of the University to the community and State of Missouri.

**The vote on R14-16 was recorded as follows: VOTING YES: TRAPP, SKALA, NAUSER, PETERS, MCDAVID, RUFFIN. VOTING NO: NO ONE. ABSENT: THOMAS. Resolution declared adopted, reading as follows:**

## IX. INTRODUCTION AND FIRST READING

The following bills were introduced by the Mayor unless otherwise indicated, and all were given first reading.

B20-16 Approving the Final Plat of Hamilton Acres, Plat No. 2, a Replat of Lots 1 and 2 of Hamilton Acres, located on the southwest corner of McKee Street and Alan Lane (1611 McKee Street); authorizing a performance contract (Case No. 15-160).

B21-16 Approving the Final Plat of Sam Subdivision, a Resubdivision of Part of Lots 92 & 93 of the Original Town of Columbia, located on the west side of

- Tenth Street between Locust Street and Cherry Street (Case No. 15-200).
- B22-16 Approving the Discovery Office Park North C-P Plan for property located on the northwest corner of Ponderosa Street and Philips Farm Road; authorizing an intergovernmental cooperation agreement with Discovery Park Transportation Development District and P1316, LLC (Case No. 15-203).
- B23-16 Authorizing construction of the Douglass Park - Phase II improvement project to include construction of shelters, replacement of playground equipment, construction of a skate spot, ADA walkway improvements, the installation of new signage and park lighting improvements; calling for bids for a portion of the project through the Purchasing Division.
- B24-16 Authorizing an agreement with AssurX, Inc. for energy and utility enterprise management software to comply with NERC reliability standard requirements; authorizing a support and consulting services agreement with AssurX, Inc.; appropriating funds.
- B25-16 Accepting conveyances for water and utility purposes.
- B26-16 Accepting conveyances for sewer, drainage and utility purposes.
- B27-16 Amending Chapter 2 of the City Code as it relates to membership requirements for the Bicycle/Pedestrian Commission.
- B28-16 Amending Chapter 2 of the City Code as it relates to term end dates for the Youth Advisory Council.
- B29-16 Authorizing a Memorandum of Understanding with the Missouri Department of Health and Senior Services for STD testing and treatment services.
- B30-16 Amending the FY 2016 Annual Budget by adding and deleting positions in the Utilities Department - Solid Waste Administration Division; amending the FY 2016 Classification and Pay Plan by adding and deleting positions and by making a classification market adjustment.

## X. REPORTS

- REP11-16 North 763 Community Improvement District - Report on Services, Revenues, Expenditures for Fiscal Year 2015.

Mayor McDavid understood this report had been provided for informational purposes.

## XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, stated he thought it was important to continue the conversation with regard to land trusts as there were a lot of issues in the area of homelessness. He noted Pastor Meg Hegemann would be leaving in June, and thought major changes would come as a result. He suggested everyone stay positive because change brought uncertainty with it. He asked the Council to ensure the issue of homelessness was addressed. The idea of tiny homes mentioned by Mr. Skala involved a central building with very small homes built around the central building, and was something he thought was worth looking into.

Mr. Skala commented that he had distributed through the City Clerk a communication he had received from Bill Froehlich of Ohio State University with regard to the publications of

the Divided Community Project. He explained he had participated in its review, and noted it had to do with dispute resolution in terms of civil unrest. He asked the Council to review it as he felt it fit into the idea of social equity, racial equity, and equity in general.

Ms. Peters pointed out the banner over the Stephens College walkway stated "Hate Has No Home Here," and noted she wanted to let them know she had seen it along with many others that drove west on Broadway.

Ms. Peters noted she had heard clearcutting had occurred near the MKT Trail as a result of the sewer line project and asked if less clearcutting was possible. Mr. Matthes stated he would look into it.

Ms. Peters asked if the City's drinking water was checked for lead and other items. She understood the City's drinking water came from aquifers, but wondered what was done to ensure the drinking water was safe. Mr. Matthes replied the City started with groundwater, which was cleaner than river water, since it had some natural filters, and then treated that water.

Mr. Johnsen explained the City conducted in-depth water sampling as was required, and lead was an item that was sampled. He noted there was a table on the website, and the maximum allowable lead amount according to the table was 15. When sampling on the distribution system, it went from undetected to 2.63, which was the largest number they had found. The City had excellent source water on the system. They pumped water from alluvial wells in the McBaine River bottoms to the water treatment plant. The water went through an aeration process to get rid of hydrogen sulfides, and was softened with lime to remove calcium and magnesium. They were also able to control the pH at this time. The other two steps were filtration and disinfection. He explained the reason they sampled the water on the distribution system was because most of the lead was picked up then as there was not much coming out of the plant. They wanted to ensure the water was not corrosive so it would not pick up lead in the distribution system, and the lime softening system helped by coating the pipes and keeping the pH above seven to keep it out of the acid or corrosive range. He noted the City's water pH was always in the mid-eights. This was the reason they had good lead numbers.

Ms. Peters asked if checks were done in some of the older homes that had lead. Mr. Johnsen replied the distribution samples came from 50 different homes around the community annually.

Mr. Skala asked if there was testing protocol for drugs that were flushed into the system. Mr. Johnsen replied minor levels had shown up everywhere in the past 30 years as a result of pharmaceutical drugs. It was a very small level at this time.

Mr. Skala recalled discussions about something accumulating at the ends of closed systems, and asked if that had been resolved. Mr. Johnsen replied it had to do the Total Trihalomethanes (TTHMs) and had been resolved. The chlorine they put in the system continued to react until it was out of the system, and TTHMs were a byproduct of the disinfectant if left in long enough. They actually timed the chlorine and froze it after a certain time with ammonia. As a result, they had a chloraminated system as opposed to a chlorine system. He noted this had been recommended by the Missouri Department of Natural Resources and the Environmental Protection Agency.

Ms. Nauser commented that she believed citizens had a right to live in a sustainable manner in terms of growing the food they consumed. She pointed out she had voted against the chicken ordinance, but had come to change her mind as she felt people should be able to provide for themselves. She asked staff to review the City's ordinances to ensure there was nothing there that would prohibit people from having small gardens or container gardens in their yards. She wanted staff to look at what other communities were doing to ensure citizens could partake in a sustainable lifestyle of growing a garden

in their yard.

Ms. Peters asked Ms. Nauser if she had heard of problems. Ms. Nauser replied she understood there were problems across the country. In addition, she understood certain subdivisions did not allow for it. Mr. Trapp understood that was due to covenants and homeowners associations.

Ms. Nauser stated she did not want people turning their front yards into cornfields, but felt people should have the ability to grow some of their own food. She wanted staff to ensure City ordinances did not prohibit this.

Ms. Nauser understood another 161 kV line might be needed from the Perche Creek substation to the northeast, and suggested they determine whether that was needed in the long term and address issues, such as easements, today while it was still rural. She noted this did not mean they had to build the lines, but felt they should acquire easements to make it clear there was the potential so people could not say they did not know these lines would be placed there. Retrofitting neighborhoods with 161 kV lines was not a pleasant process. She asked that this other site be looked into today so they were not in the same predicament in the north side of town ten years from now that they were in for the south side of town.

Mr. Trapp echoed the comments of Ms. Nauser with regard to gardens to promote a sustainable lifestyle, and thought they owed it to the public to bring forward an ordinance if needed.

Mr. Trapp commented that the Project Homeless Connect event had gone really well in that they were able to help shelter sixteen unsheltered homeless people plus another sixteen people that were doubled up. This aided in the overall count of the number of people that were unsheltered, which helped them compete for federal funding with regard to affordable housing and homelessness prevention services. He explained they did a vulnerability index this year instead of only counting people, so they were asking people more and using that information for the Functional Zero Task Force, which was a community coalition seeking to bring a functional end to homelessness for the chronically homeless and the veteran homeless in the next two years. He understood it was an ambitious goal, but believed there was value to setting goals and having a plan.

Mr. Trapp noted Central Missouri Community Action was looking into tiny houses. He understood they were doing a survey to determine if people struggling with homelessness wanted to live in a tiny house, and if so, whether they would prefer a scattered site or a tiny house village. He commented that he had lent his support if anything was needed to be done legislatively as he wanted to ensure they had not created artificial barriers. He explained barriers, such as limits to boarding houses, were the reason they had such a problem with homelessness. There was a lot that would need to be done in terms of zoning to ensure there was a home for everyone that wanted one.

Mr. Trapp stated he was sorry to hear about Pastor Meg Hegemann leaving, and hoped it was so she could move on to greater things. He thought this might put the community in threat because Wilkes United Methodist Church ran the homeless day center, which was critical in providing addresses, socks, laundry facilities, case management services, etc. He was not sure what they would do if they lost the Turning Point. Fundamentally, the need in the community was for a full time, all day facility for a day center and an inclement weather shelter that could be weather determined as opposed to calendar driven. It was a strategic priority they needed to continue to address. He commented that his general philosophy was that everyone would get a lift if they built a community that took care of those people with the most barriers and the most struggles. There were a lot of community level impacts of homelessness and there were a lot of wonderful

churches and non-profits that did heroic work to address the issues, and the City needed to do its part. He did not feel the City needed to do anything extra or that it was their unique responsibility as it was a community responsibility, but he thought they should at least match what the churches did.

Mr. Trapp commented that a group of Missouri Highsteppers had pulled together to see if they could bring that organization back to life. He asked Mr. Matthes if he could put these people in contact with Ms. Christenson to find out what work had been done in the past to find a meeting location, etc. Those involved were Tyrone Raybon, Willie Marks, and Christopher Haynes. He noted the return of the Missouri Highsteppers was a recommendation of the Mayor's Task Force on Community Violence.

Mr. Trapp explained the Mayor's Task Force on Community Violence had held its fourth update meeting, which focused on the issues of re-entry. He was pleased to hear about the good work that had been done in terms of the No Violence Alliance method of identifying and addressing people that were most likely to offend by offering carrot to stick approaches. He was also pleased with the work of the Police Department, the Boone County Prosecuting Attorney's Office, Probation and Parole, etc., and thought they might have a true community coalition to address the issues of the most violent crime in a fair and equitable manner that provided people a path out of poverty, but also brought the surety of enforcement for those who wanted to continue to offend and place the most vulnerable citizens at risk.

Mr. Ruffin stated he was grateful the City recognized Pastor Meg Hegemann, the Wilkes Boulevard United Methodist Church, and Turning Point by presenting them with the Columbia Values Diversity Award for their work with homelessness this year. He noted her departure gave urgency to the work of the Columbia Alliance to Combat Homelessness in their plans to establish a comprehensive shelter for the homeless in collaboration with the City. He explained they were still meeting, talking, planning, looking for a location, and considering funding avenues. They were committed to answering some of the concerns mentioned by Mr. Trapp.

Mr. Ruffin commented that the Boys and Girls Club would be expanded on the old Sonic site off of Business Loop 70. It would include a gymnasium, kitchen and eating area, dressing rooms, a stage, etc. This would expand what the Boys and Girls Club was able to do with older children. Currently, the teens were at the Intersection, and this would bring them together at one location so they could be more effective. He stated the cost of the project was \$2.5 million, and they were hopeful to break ground in the fall. He pointed out he was co-chairing the capital campaign committee, and felt this assisted with their agenda for social equity.

Mayor McDavid noted he had attended a ribbon cutting earlier today for the Phoenix Health Program Women's Center, which was a six bed unit for detoxification. He congratulated Mr. Trapp, as Director of Phoenix Health Programs, for his great work for helping to fill a community need.

## **XII. ADJOURNMENT**

The meeting adjourned at 8:41 p.m.