



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, July 2, 2018  
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, July 2, 2018, 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 THOMAS, PITZER, PETERS, TREECE, RUFFIN, and SKALA were present. Council Member TRAPP 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 June 18, 2018 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Mr. Pitzer.

The agenda, including the consent agenda, was approved unanimously by voice vote on a motion by Mayor Treece and a second by Mr. Ruffin.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

#### IV. SCHEDULED PUBLIC COMMENT

SPC31-18 Alan Mitchell on behalf of the CPOA - Collective bargaining.

Officer Mitchell explained he was the President of the Columbia Police Officers Association (CPOA) and the back left corner of the room included representatives of the CPOA that were present to support him. He commented that the CPOA had negotiated its first contract last year. It had not been the best contract, but had been a good move forward since they previously did not have a contract. He noted the contract had its issues, but they had been able to address most of those issues internally. He explained the CPOA had spoken with the Police Chief and command staff, and they had been very open in working with them, which had resulted in being able to find a middle ground. He noted there were still differences in how the CPOA and Police Chief felt the Columbia Police Department (CPD) should be run, but trust had been fostered between the two. He pointed out this was the second year of negotiations whereby they were negotiating wages and other items, and their fear of how they would be treated by the City had come true. He did not feel the City understood how negotiations worked. He commented that he felt each union should argue for what it wanted, but pointed out the City addressed negotiations in the light of equality. As a result, if the CPOA asked for something, the City would cost it out on a citywide basis, and the same was true for the fire union and the other unions. If the item could not be afforded for the entire City, it was rejected. If it could be afforded or it was cost neutral, it was provided to everyone even if the

representative union had not requested it. He stated this had come to a head with finances. He noted finances were supposed to have been negotiated in the beginning of April, but had not started until the end of May at which point there were only a couple of weeks left for negotiations. In addition, when the City had come to the negotiations, it had already made a decision of 25 cents for all City employees. It was set and there was no changing it. He did not feel that was bargaining in good faith. He understood the City would likely point to other negotiated items like the vests. The vests were cost neutral and had taken two years to negotiate even though the City Manager had indicated it was a no brainer. He stated other more important items took even longer to negotiate. He commented that he believed the City's quest to make everything equal was ruining things. He felt the City believed a job that required no education and a day or two of training was essentially equal to a job that required constant training, a higher skill level, high integrity, and the willingness to risk one's life in some cases. In addition, he believed they were saying a first day employee was exactly the same as someone that had dedicated 20 years of their life to the City. He thought the City was crazy if it felt an employee that had dedicated more than a decade of his/her life was equal to an employee that was untested and unproven. He explained they were in favor of equality when it came to race, sex, sexual orientation, and religion as no one should be judged on who they were or what they believed, but skills and what one did for the City changed from job to job. He commented that they understood a tax increase would be required before any legitimate raise could be considered so they had come to the City in that regard. He stated they had indicated that if they supported a tax increase and that tax increased passed, they wanted Plan 4 to be put forward, but the City had rejected that proposal. The only thing the City said they would be willing to do was to put a paragraph in the contract that indicated they might provide a raise if they supported a tax increase. He was not sure what made the City believe they would trust a promise of that nature, and pointed out they had wanted something more solid. He stated they had been willing to negotiate, but the City would not negotiate with any sort of guarantee. He explained they had made one last attempt for negotiations, and the City had responded by letter making the situation worse. After promising they would try to provide a raise, the letter stated in multiple places it would not. The letter indicated they could not guarantee raises because they did not know how the Council would vote in terms of a tax ballot. If the City made an obligation to use \$800,000 of a tax increase to fund salaries, he did not believe the Council would make a decision to vote on something that would bring in less revenue, and thus he did not feel that was a good argument. He understood the letter had also indicated the City would have to lay people off if they instituted a salary step plan with a tax increase, which did not make sense to him. He commented that the letter had stated the foreseeable future was grim as the City did not see finances recovering. He believed the letter told them that the City never had the intention of using tax money to provide significant raises, the City likely intended to supplement any future paltry raises out of a public safety tax while giving that same raise to all of the other departments from the general fund, and the City would likely have to lay people off without a tax increase. He stated he had many examples of where trust was lacking, and provided the Sunshine lawsuit as an example whereby it had been determined the City had knowingly violated the law costing the City \$28,000. He noted the CPOA had spent \$27,000 for attorneys in its dedication to prove there had been a violation. He commented that another issue they felt was dangerous to their members involved testifying in open court that when an officer used force, the officer should do so in a slow and gentle manner as that went against all use of force training and police training anywhere in the country. It was dangerous for the officers and showed a complete disregard for the safety of police officers and a lack of knowledge in how the police worked. He believed something needed to change. At this point the unions had been told there was not any plan for future salaries or future money. Citizens had indicated they would not vote for a tax increase unless they knew what it was for, and some had

even indicated they would not vote on a tax increase if the City Manager was still here. He stated someone needed to hold the City Manager accountable. If nothing was done, they would continue to lose people at the CPD, and the CPD would consist of officers with only five years or less of training. He reiterated something needed to be done, and noted it was up to the City Council.

SPC32-18      Jama Rahn - City policies disenfranchising further the most vulnerable members of our community.

Ms. Rahn commented that she had used her one-time pass in terms of her utility bill as that had sounded reasonable when she did not have any money, but it alone could not help bridge a gap. There was also a trust issue since the City would not talk to those that were poor. She pointed out policies, such as the one-time pass, did not go hand in hand with social equity. She asked them to think like the poor as it was difficult for those living in crisis every day to be concerned about their utilities bills along with food and other needs.

SPC33-18      Lynn Maloney - Building Trust: Community-Oriented Policing.

Ms. Maloney provided a copy of the Race Matters, Friends report on Community-Oriented Policing in Columbia to the Council as had been promised in April. It was a living document they referred to as Policy Brief # 1. She noted new information about the CPD and the engagement process had continued while they were writing this document, and as a result, they viewed it as a work in progress that would continue to evolve in response to events in Columbia. In writing the history section of the report, they had reviewed the reports written about CPD in 2006 and 2012, and neither the Chief nor his boss, the City Manager, had affected changes in response to the recommendations. She wondered whose job it was to create change recommended by paid consultants, asked for by the community, and resolved and voted on by the Council. She commented that the Council's excellent resolution for department-wide community-oriented policing in February had so far resulted in a process of community engagement whereby the Chief had not engaged the public and had indicated he did not see the need for his presence at these meetings. He had absolved himself from any role in meaningfully listening and engaging the community. She believed the City Manager had further eroded trust through the process of preparing the plan for department-wide community-oriented policing when trust was a cornerstone of community-oriented policing. This had been done through the deflection of the conversation about what the community wanted away from implementation of community-oriented policing and toward the lack of funding available. The call for 50 more officers had been for the current model of reactive policing, and was not particularly related to community-oriented policing. She stated trust had been eroded by CPD leadership repeatedly when responding to racial disparities in the Vehicle Stops Report data as reflected by poverty and not racial prejudice. Given the history of segregation policies, such as the bulldozing of black-owned homes and businesses in the Sharp End, she felt it was disingenuous to claim a lack of causal relationship between race and poverty. The historical economic divide among the races was a reason to be sensitive to disproportionate racial contact, and was not an excuse for it. She commented that the majority of the impoverished population was white so economic disparities were not an adequate answer to the question of disparate minority contact by the CPD. Continually blaming poverty for the ever increasing racial disparities in the Vehicle Stops Report did not build trust with the community. She felt trust had been further eroded by the deflection of CPD away from questions of policies and toward the actions of individual officers denying the systemic nature of racial disparities. She explained they did not seek to call any one officer racist because that would not change the disparities. They sought instead an end to practices that unfairly targeted minorities, such as saturation policing and stopping black drivers when looking for a black suspect. She noted most crimes in Columbia were committed by white people, and the CPD was

not stopping all white drivers. These practices generated unfair disproportionate contact and eroded trust instead of building trust. She stated the Council took effective action every time they met in relation to planning, zoning, parks, and recreation, but appeared impotent in creating change in policing. The Minneapolis City Council was looking at changing its structure to allow the Council the ability to create policy change for its police department. She wondered what was needed in Columbia to make the Council more powerful in affecting change in policing. She noted Mr. Skala had told her she was naïve to ask Council to find ways to encourage the Police Chief to take action or choose to leave, and felt the City was not asking the Chief to earn his salary. She did not believe the City Manager had seen to the implementation of the Council's recommendations regarding policing in the past, and judging by the so-called community engagement process, she did not think he would implement the plan resulting from the 2018 Council resolution either. She commented that they were presenting their report on implementing community-oriented policing as a template by which to measure the validity of the City Manager's plan, which he would submit in August, and wondered if their report would be met with an action. She stated policing was not merely a profession. It was a political force in community, and involved how the citizens directed their employees to provide public safety.

SPC34-18 Brian Johnstone - Present a video demonstrating how a city created connectivity and a loop via a bike/pedestrian path using existing streets.

Mr. Johnstone stated he was a resident of the Sixth Ward and wanted to share a media presentation from Boston, Massachusetts, which was a city that had been developing walkways and bike paths for more than 20 years. It was his hope that Boston's ongoing successful program featuring connectivity and establishing a city loop could reveal helpful methodology for their current and future pathway projects. It was clear that Boston's connectivity challenges were being served well by using existing roadways as a basis for safe and popular pathways designed for pedestrian and bicycle enthusiasts. He believed Columbia's connectivity and city loop program would benefit through the study of other successful and established programs as they could provide a greater opportunity for success and further provide guidance to minimize unhelpful decisions. He presented the video.

SPC35-18 Julie Ryan - Continued concerns regarding execution of the planned strategy for the upcoming water bond.

Ms. Ryan commented that the COMO Safe Water Coalition would support a yes vote for Proposition 1, which was the water bond, on the August ballot, but they wanted Council, staff, and the Water and Light Advisory Board (WLAB) to clearly understand they did not support the way the bond had been structured. They believed the strategy of the bond was shortsighted and disregarded the recommendations of the Drinking Water Planning Work Group, especially in regard to the removal of chloramine for disinfection byproduct compliance. While they understood the past was the past, it was their belief the future of the Water Treatment Plant and directions of improving water quality would follow the inaction of the past. There was a difference between using consultant reports and citizen work groups to affect meaningful change and using them to claim planning initiatives. They could not complain and cite declining revenue when not raising operational rates for four years or going ten years between water bonds. They could not have a group to plan for the future supply needed and then stop short when advance treatment technologies become part of the expansion. Disinfection byproduct violations had occurred ten years ago, and the choice to fix it was the cheapest and easiest even though the recommendation of chloramine was to be a short-term solution. Nothing meaningful had been done except to compile consultant reports and unheeded citizen feedback costing over \$1 million. She commented that again in this bond, the cheap and easy way out was being chosen. The \$35 million planned for years in the CIP Plan for the Water

Treatment Plant had been reduced to \$23 million. She wondered what strategies could have been changed with the additional funding, and noted the plans for those advanced treatment technologies were now being saddled on the need for expansion. She explained the City tended to speak out of both sides of its mouth. The Integrated Water Resource Plan had identified increased usage that would occur and the expansion needed for it, but once citizen groups had come forward asking for improved water quality, the numbers had indicated expansion was not necessary and just fixing the Plant would suffice. She questioned why there had been fear in asking ratepayers for more money in this current bond. The last four percent operating increase for fiscal year 2018 had equated to approximately 91 cents per month on an average customer bill. She believed communicating the lack of a bond five years ago and not having operational rate increases from 2013 to 2016 might have given ratepayers the understanding of why more was needed now, especially if improvements in water quality were a part of the plan. In addition, she felt they were already behind in planning for a bond they likely needed in five years. Calling the bond a means to increasing capacity and improving water quality was a perfect example of choosing a narrative to fit an agenda. Water quality and capacity were being restored in a way that should have been done years ago. She commented that they did not have faith that even these things would occur, and asked for the vision, for a proactive plan, why the water utility was operating as if meeting the bare minimum was acceptable, why no one would come forward to say there was a plan to eliminate chloramine as soon as it could be done without incurring violations, why there was not a plan to address potential regulation changes or changes in source water characteristics, and why there was not accountability for these plans and the decisions that were being ignored. She stated they had wished they had been aware of what had been going on 10, 5, or even 3 years ago. She explained the Drinking Water Planning Work Group's recommendations had been picked over and used to fit someone's agenda, but it had not been the agenda of the Group. COMO Safe Water Coalition was demanding that Columbia do better as drinking water was the key to public health. She felt being satisfied with only meeting the minimum, not planning for improvement, and allowing facilities to fall into such significant disrepair while waiting for expansion to be necessary told the citizens that their health was based on someone's agenda. She commented that the COMO Safe Water Coalition supported the bond because they had no other choice, and felt that was an unfortunate way to operate a utility. She stated it was the responsibility of the Council to ensure they represented the voice of the citizens of Columbia. She noted Bob Bowcock, an expert with which they had worked closely, had last come to Columbia in 2016 just after the COMO Safe Water Coalition was founded. She stated he would make himself available to meet with Council, staff, and past consultants once the bond was voted on to help identify the best strategies for Columbia going forward, and hoped the Council would request this type of collaborative meeting as a means to generate a productive dialogue.

## V. PUBLIC HEARINGS

- PH21-18 Proposed construction of the Portland Street and Lansing Street water main replacement project.  
Discussion shown with B146-18.
- B145-18 Authorizing construction of the Portland Street and Lansing Street water main replacement project; authorizing the project to be bid by The Curators of the University of Missouri per the terms of a cost-share agreement.  
Discussion shown with B146-18.
- B146-18 Authorizing a water main cost-share agreement with The Curators of the University of Missouri relating to a joint construction project to replace

water mains along Portland Street and Lansing Street, adjacent to the Women's and Children's Hospital.

PH21-18 was read by the Clerk, and B145-18 and B146-18 were given second reading by the Clerk.

Mr. Williams provided a staff report.

Mayor Treece asked who was requiring it be eight inches. Mr. Williams replied the City. In order to have the amount of flow required, the six-inch line needed to be upgraded to an eight-inch line.

Mr. Williams continued the staff report.

Mayor Treece asked how many other users were on the line. Mr. Williams replied there were about a dozen customers around the loop. Mayor Treece understood the Children's Hospital was the largest. Mr. Williams stated 8-10 customers other than the University would have to be transferred over to the two new mains once they were put into service.

Mayor Treece understood the University had initiated the cost-share agreement. Mr. Williams stated this was a compromise solution that would actually service the area better than what the University had initially wanted. Mayor Treece understood the City's share was about 25 percent. Mr. Williams stated that was correct.

Mayor Treece opened the public hearing.

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

Mr. Thomas commented that he thought it was good that the University was paying for the majority of this. It was a capacity expansion project, and the University was either the customer that benefited or one of a number of customers that benefited. He believed they needed to get into a mindset where all capacity expansion was paid for from either an existing customer that was asking for additional capacity or new customers that were joining the system and requiring that increase in capacity. Currently, this was not done as they only covered a small percentage of the capacity expansion costs across the utility as a whole. He stated he liked the fact the customer was paying 75 percent or more for this project. Mayor Treece understood Mr. Thomas was saying he liked the percentage and the precedent. Mr. Thomas stated that was correct.

Mr. Skala noted this was in the Third Ward and there were a number of other relatively large users in terms of fire service. He thought it was great this was a 75-25 cost split, and that the City's 25 percent would come from the capital improvement project that already existed for water main replacements. He felt it was a logical and equitable arrangement, which he was happy to support.

**B145-18 was given third reading with the vote recorded as follows: VOTING YES: THOMAS, PITZER, PETERS, TREECE, RUFFIN, SKALA. VOTING NO: NO ONE. ABSENT: TRAPP. Bill declared enacted, reading as follows:**

**B146-18 was given third reading with the vote recorded as follows: VOTING YES: THOMAS, PITZER, PETERS, TREECE, RUFFIN, SKALA. VOTING NO: NO ONE. ABSENT: TRAPP. Bill declared enacted, reading as follows:**

PH22-18 Voluntary annexation of property located south of St. Charles Road and east of Dorado Drive (Case No. 18-105).

PH22-18 was read by the Clerk.

Mr. Teddy provided a staff report, and pointed out the property was located within the Boone Electric Cooperative service territory.

Mr. Skala commented that St. Charles Road was dotted with County islands. He understood this was separate from Grace Lane and the expansion of Stadium Boulevard. Mr. Teddy stated that was correct. The Hominy Branch Trail, which had recently been built, was just to the northwest. He described the property within the City using a diagram displayed, and noted there had been a legacy planned district there.

Mr. Thomas understood this property would be served by both the Columbia Fire

Department and the Boone County Fire Protection District and asked if the property owner would pay property tax to both agencies to receive fire service. Mr. Teddy replied they would pay City property tax, which was general, and there would be a separate tax to the Boone County Fire Protection District as well. He noted it would increase when the property was improved since it was currently unimproved residential property.

Mr. Thomas asked if this would be the case for all annexed property going forward as long as the new State Law remained in place. Mr. Teddy replied he believed so.

Mayor Treece opened the public hearing.

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

PH23-18      **Consideration of the FY 2019 Capital Improvement Project Plan (CIP) for the City of Columbia, Missouri.**

PH23-18 was read by the Clerk.

Mr. Matthes provided a staff report.

Mr. Pitzer asked if anything fell out by including the alley. Mr. Matthes replied no, and explained it was because they carried a balance in the transportation sales tax. He pointed out that fund source was used for streets, airport, and transit.

Ms. Peters asked for the exact location of the alley. She had attempted to locate it this past weekend and had been unsuccessful. Mayor Treece replied when going south on Garth Avenue from the Business Loop, it was between Forest Avenue and Grand Avenue. Ms. Peters stated it appeared as though there was a house in the middle of it. Mayor Treece explained one had to look closely since it was so overgrown.

Mr. Thomas asked about the process. He understood this was a public hearing and asked if there would be another public hearing. He also wondered if the vote would happen with the vote on the budget at the second meeting in September. Ms. Peveler replied this was a public hearing, and they would incorporate any feedback into the proposed budget. The public could still comment at the public hearings in August and September with regard to the budgets, and the Council would adopt the 2019 CIP Plan with the budget.

Mr. Thomas asked if prior to the end of July was appropriate for him or others to suggest amendments. Mr. Matthes replied yes. Ms. Peveler noted there would be a budget work session on August 13 so the Council could bring up changes then. Mayor Treece thought that would be a good target date.

Mayor Treece opened the public hearing.

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

Mayor Treece explained the discussion would continue as part of the budget process in August and September.

Mr. Skala commented that in his experience it was better to submit suggestions sooner than later. He noted this plan included about \$42 million in capital improvement projects and that comments had been made about equity at the last decennial capital improvement project discussion. He was happy to point out the Third Ward in this budget of about \$42 million would be the recipient of about \$5 million. A good chunk of that involved the improvements on Ballenger Lane. He thought they were starting to see an improvement of movement in the proper direction of equity across the City. He also appreciated the staff putting this forward with that kind of balance in mind.

## VI. OLD BUSINESS

B147-18      **Authorizing an agreement for professional engineering services with TPR Enterprises, LLC, a/k/a EcoEngineers, for a feasibility study analyzing the potential for the City to upgrade its landfill gas to produce renewable natural gas to be sold as transportation fuel.**

The bill was given second reading by the Clerk.

Mr. Johnsen provided a staff report.

Mayor Treece asked if there would be a tax credit or carbon offset. Mr. Johnsen replied he understood there was a transportation renewable credit that went with the need to have transportation sector renewable fuel. When this was done, there would be a lot more information as to how they could participate. Mayor Treece understood the City would not claim the credit. Those that purchased the fuel would. Mr. Johnsen stated his best guess at this time was that the price they would pay for fuel would include the value of the associated transportation renewable energy credits. He understood it was tied to the use of the fuel for the transportation sector. In this case, it would involve converting landfill gas to natural gas to create a credit for use for a transportation sector project. He understood it would have a 3-5 year payback. This would provide the details as to how it might work so the Council could make a decision as to what they wanted to do next.

Mayor Treece asked if potential revenue for this project in the future would go back into the Utility Department or if it would be considered general revenue. Ms. Thompson replied it would be revenue attributable to the landfill. Mayor Treece understood that was because they were using landfill gases. He asked if that would be the case if it came back so rosy that the investment was a fraction of what they could potentially get from it or if they used non-enterprise revenue to pay for the improvement. Ms. Thompson replied she did not know as they would have to look at how it was structured. She imagined it would have to go back to the landfill since a landfill asset was producing the revenue.

Mr. Matthes asked Mayor Treece if he was thinking of an investment or return on an investment as he had seen that in other parts of the country. He had not seen it in Missouri so it would be something they would have to work toward.

Mayor Treece commented that he wondered what would be acceptable if they used non-landfill money to make the improvement and it was lucrative. Ms. Thompson explained they operated the landfill like a utility, but it really was a general fund department as it did not have a separate revenue source. Mayor Treece noted the landfill gas was a throw-away commodity that they would otherwise capture, and wondered if that was still a landfill asset. Ms. Thompson stated there was the potential to make the argument, but noted she could not say today without more information.

Mr. Skala understood they did not throw away any of the landfill gas and were actually capturing it all. He thought it was a capacity issue. Mr. Johnsen stated the electric utility currently purchased the gas from the solid waste utility and combusted it in the generators for electricity production. He pointed out there would be increasing levels. The facility had originally been designed for four units and the CIP Plan included a fourth unit. Prior to proceeding, they wanted to investigate this as an alternative to ensure they knew about all of the options. Mr. Skala understood it was a way to reduce peak in order to obtain better prices on the market for electricity. Mr. Johnsen explained it operated as a renewable energy source behind the meter. It was not really governed by energy prices. It would simply offset the load at the distribution level.

Mr. Thomas asked why methane gas was considered a renewable energy. Mr. Johnsen replied he thought it was due to the fact it was generated from the landfill. This would only take that gas and put it to pipeline quality. It would retain its renewable qualities.

Mr. Thomas asked if it was true they would not generate methane if they could separate organic matter and compost it under different conditions, which caused a very serious greenhouse gas. Mr. Johnsen replied he was not sure. Mr. Thomas understood the landfill gas was the result of organic matter in the trash. Mr. Johnsen stated that was correct. Mr. Skala commented that he thought Mr. Thomas was correct as there were ways of composting to minimize the amount of methane gas they had, but noted they already had this system in place of capturing the gas to generate electricity. Mr. Thomas thought they should also think about minimizing the amount of methane gas that was produced since it was a serious greenhouse gas.

Mayor Treece understood the Sustainability Manager was working on this as well. Mr. Thomas asked if the Office of Sustainability had looked at this proposal. Mr. Johnsen replied at this point they only wanted the consultant to provide them information to review.



They wanted a preliminary investigation that indicated the market, the payback, etc. Mr. Thomas asked if there would be an environmental impact analysis as a part of this. Mr. Johnsen replied there would be when they came to a decision. This would only provide the business case along with the market with which they would be involved.

Jay Hasheider, 1812 Cliff Drive, explained he was on the WLAB, but was not representing it tonight. As a WLAB member, he would have expected to have been made aware of this before it had come to the Council. A lot of questions had been raised tonight, and he had a lot of questions as well. One question was what would happen to the infrastructure they had in place to generate electricity from landfill gas. He wondered if it was gas that was targeted for the fourth unit or if it would involve all of the landfill gas. He thought the WLAB could work with staff to iron out some of the questions that had been raised, and did not believe there was any urgency to this long-term project.

Mr. Thomas understood Mr. Hasheider was the Chair of the Mayor's Task Force on Climate Action and Adaptation Planning, and asked if he saw environmental impacts of this process if it went into effect. Mr. Hasheider replied the point of the lens of the Climate Action and Adaptation Plan was to maximize all renewable resources, and it appeared they were maximizing it with locally produced electricity, which created jobs and local benefits. He thought those aspects should come into play. The gas that was being generated today from the landfill was not from the material being thrown out today. It was from material that had been decomposing for several years. They were using stuff that was already there. Going forward, it would be great to divert that to better local uses. He viewed this proposal as becoming a provider of renewable energy for someone downstream in the pipeline instead of it being used locally.

Mr. Thomas asked if this would function like it did for CNG vehicles. Mr. Johnsen replied his assumption was that this would provide offsetting fuel usage for LNG or CNG vehicles.

Mr. Skala commented that he thought it was good policy to run items such as this by the WLAB, as it was an advisory board to the Council and a unique way to get information from citizens. He noted staff input was valuable as well. He asked if there would be any problem with delaying this for review by the WLAB. Mr. Johnsen replied no. He explained the purpose of this was to provide answers to the exact questions posed by Mr. Hasheider. He did not have any information to provide, and this would provide them the opportunity to gather information to help make a decision. Mr. Skala thought it might be useful to run this by the WLAB to craft the questions the consultants would be asked.

Mayor Treece asked Mr. Hasheider when the next WLAB meeting would be held. Mr. Hasheider replied July 11.

Ms. Peters suggested they delay approving this until the WLAB met.

Mayor Treece asked if TPR Enterprises, LLC, was licensed in Missouri as an engineer. Mr. Johnsen replied he was not sure they had done work in Missouri yet as an engineer. Mayor Treece understood the contract had indicated they would be providing professional engineering services and asked if they would have to be licensed. Mr. Johnsen replied he understood they would go through the steps necessary to do so after they were provided work to be done. Mayor Treece understood there had been some problems in the past with firms not being licensed, and suggested that be looked into as well.

Ms. Peters made a motion to table B147-18 to the September 4, 2018 Council Meeting. The motion was seconded by Mr. Skala.

Mr. Pitzer commented that this would only address their many questions. He supposed the WLAB could come up with more questions, but it already involved a fairly comprehensive list of questions. In addition, Mr. Johnsen had stated he did not have anything more to offer. As a result, they were only delaying the time it would take to get that information.

Mr. Skala stated he did not view it that way. He noted the Council had two different ways of getting information. One was from citizen boards and commissions, and the other was from staff. He thought the staff had crafted a comprehensive set of questions, but believed there was a good possibility of enhancing the ability to question the consultant

and get more out of this in the long run by waiting a couple of months.

Mr. Thomas stated he agreed with Mr. Skala and planned to support tabling this item.

**The motion made by Ms. Peters and seconded by Mr. Skala to table B147-18 to the September 4, 2018 Council Meeting was approved by voice vote with only Mr. Pitzer voting no.**

## VII. CONSENT AGENDA

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

- B141-18 Granting the issuance of a conditional use permit to Missouri Property Associates II, LLC to allow the establishment of a hair salon (barber and beauty shop) on property located at 607 Jackson Street in an M-OF (Mixed-Use Office) zoning district (Case No. 18-107).
- B142-18 Approving the Final Plat of Willow Falls, Plat No. 3 located on the east side of Creasy Springs Road and south of Sunnyridge Lane; authorizing a performance contract (Case No. 18-60).
- B143-18 Approving the Minor Plat of Old Hawthorne Plat No. 5-A, a Replat of Lots 510 to 512 of Old Hawthorne Plat No. 5, located at the east terminus of Crooked Switch Court and approximately 1,000 feet east of Cutters Corner Lane (6504, 6506 and 6507 Crooked Switch Court); authorizing a performance contract (Case No. 18-97).
- B144-18 Approving the Final Minor Plat of McGary Subdivision Plat 3 located on the north side of St. Charles Road and west of Tower Drive (4217, 4301 and 4305 St. Charles Road); authorizing performance contracts; granting a design adjustment relating to the minimum stem width to a tier lot (Case No. 18-102).
- B148-18 Authorizing a license agreement and memorandum of license agreement with Cellco Partnership, d/b/a Verizon Wireless, for the installation of fiber optic cable adjacent to Parkside Drive in Columbia Cosmopolitan Recreation Area; appropriating funds.
- B149-18 Appropriating funds received from donations and miscellaneous revenue to the Parks and Recreation Department.
- B150-18 Appropriating funds for the purchase of disaster recovery software licenses.

- R93-18      Setting a public hearing: proposed installation of traffic calming devices on Sexton Road between Business Loop 70 and Providence Road.
- R94-18      Transferring funds from FY 2016 General Fund savings allocated to the City Manager's Office to the Parks and Recreation Department's Community Recreation Program to supplement funds dedicated to neighborhood park fun days held in three strategic priority neighborhoods.
- R95-18      Authorizing various Adopt A Spot agreements.
- R96-18      Authorizing grant agreements with Taxi Terry's, LLC for the purchase of wheelchair accessible vehicles pursuant to the City's Wheelchair Accessible Vehicle (WAV) Taxi Project.
- R97-18      Approving the Preliminary Plat of Woodstrail Ridge Subdivision located on the south side of Blue Ridge Road, across from the terminus of Derby Ridge Drive (Case No. 18-108).
- R98-18      Rescinding Resolution 57-18 which authorized a state aviation trust fund project consultant agreement with Burns & McDonnell Engineering Company, Inc. to complete a Documented Categorical Exclusion (CATEX) checklist relating to the proposed new terminal site at the Columbia Regional Airport.
- R99-18      Rescinding Resolution 58-18 which authorized a state aviation trust fund project consultant agreement with Burns & McDonnell Engineering Company, Inc. to complete a Supplemental Terminal Area Master Plan (STAMP) relating to the proposed new terminal site at the Columbia Regional Airport.

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

## **VIII. NEW BUSINESS**

None.

**IX. INTRODUCTION AND FIRST READING**

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

- B151-18 Rezoning property located south of St. Charles Road and east of Dorado Drive from District PD (Planned District) to District A (Agriculture District) (Case No. 18-104).
- B152-18 Voluntary annexation of property located south of St. Charles Road and east of Dorado Drive; establishing permanent District A (Agriculture District) zoning (Case No. 18-105).
- B153-18 Approving the Final Plat of Harris Estates located south of St. Charles Road and east of Dorado Drive; authorizing a performance contract; granting a design adjustment relating to minimum stem width (Case No. 18-106).
- B154-18 Approving the Final Plat of CPS Middle School Subdivision located on the east side of Sinclair Road and south of Chesterfield Drive; authorizing a performance contract (Case No. 18-23).
- B155-18 Authorizing a cost share agreement with the Missouri Highways and Transportation Commission for the proposed Sinclair Road/Route K/Old Plank Road intersection improvement project; appropriating funds.
- B156-18 Vacating a portion of a water line easement located east of Kipling Way within Lot 35 of Wellington Manor Plat 3 (Case No. 18-101).
- B157-18 Vacating a portion of a sewer easement located south of Business Loop 70 and east of Charles Street (2000 E. Business Loop 70) (Case No. 18-137).
- B158-18 Vacating a portion of the westernmost right-of-way of Hoylake Drive within Lot C5 of The Brooks, Plat No. 1 (Case No. 18-130).
- B159-18 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Parks and Recreation Department's Career Awareness Related Experience (CARE) Program for youth employment placement and mentoring services.

- B160-18 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Parks and Recreation Department's Adapted Community Recreation Program.
- B161-18 Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for the Healthy Families Missouri Home Visiting program.
- B162-18 Authorizing a tax collection agreement with the County of Boone.
- B163-18 Authorizing an agreement with Property Professionals Management LLC for the lease of property on Orchard Lane to be used for the Police Department's temporary northeast substation.
- B164-18 Appropriating funds for the construction of repairs to portions of Runway 2-20 at the Columbia Regional Airport.

## X. REPORTS

- REP56-18 Downtown Community Improvement District (CID) Board of Directors - Membership Change Due to Resignation.
- Mayor Treece stated he would appoint Deb Rust to the uncompleted vacancy of the term of the person that had resigned. He asked if there was any objection by the Council, and no one objected.
- REP57-18 FY 2019 Annual Budget - Downtown Community Improvement District.
- Mayor Treece explained this did not require any action on the part of the Council, but statutes required submission of the budget to the City.
- REP58-18 FY 2019 Annual Budget - Business Loop Community Improvement District.
- Mayor Treece explained this was the same in that it did not require any action on the part of the Council, but statutes required submission of the budget to the City.
- REP59-18 Administrative Public Improvement Project: Construction of four bocce courts at Columbia Cosmopolitan Recreation Area.
- Mr. Skala commented that it was first pickleball, and it was now bocce ball. The last time he had been at the courts at Albert-Oakland Park to try to play tennis, they had been overwhelmed with pickleball players so they had to go to another place. He noted he was not complaining, and appreciated the Parks and Recreation Department accommodating the games people took very seriously and from which they received a lot of enjoyment.
- Mayor Treece stated in looking at the metrics, this appeared to be a modest investment for a good potential return. In addition, bocce appeared to be a good sport that everyone from seniors to Special Olympics participants could enjoy. He thought it could put Columbia on the map as a destination for these types of tournaments.
- Mr. Pitzer thanked the Parks and Recreation Department for the mud run on Saturday,

which had turned into a great annual event. He noted Mr. Griggs and a lot of other staff and volunteers had worked hard in some pretty warm temperatures. He reiterated it had turned into a great community event and thanked Mr. Griggs.

REP60-18 Citizens Police Review Board - Supplement to the 2017 Annual Report.

Ms. Thompson provided a staff report.

REP61-18 Intra-Departmental Transfer of Funds Request.

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

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

Frank La Mantia explained he was the bocce coach for the Special Olympics. In 2007, he had sent two individuals to Shanghai, China, and those individuals had come back with three gold medals. He noted they trained in Kansas City since the Sons of Italy had four indoor courts. He stated they were always trying to find a place to play as they could not play on grass or hills, and mentioned he had been fighting for this for over 12 years. He commented that building these courts did not involve a lot of money, and asked the Council to approve it.

Mr. Thomas commented that he wanted to make everyone aware of a very good article about community policing in the Columbia Missourian yesterday. He thought it had presented a lot of different sides of the issue in a very accurate way, and believed it advanced their agenda to have that kind of quality reporting.

Mr. Thomas read a letter they had received from Bill View, the Executive Director of Habitat for Humanity, requesting the City waive building permit fees associated with the construction of all of their single-family homes. Mr. Thomas stated he would provide it to the City Clerk to distribute to staff. He asked for a report with a summary of all of the fees new home construction paid to include the administrative fees for the permitting process, the development impact fees for roads, and the different connection fees. He thought they had approved some reductions or waivers for affordable or low-income housing, and asked for that information to be provided as well. He noted he also wanted to see how Habitat for Humanity fit into that matrix. This would allow them to see where they were now and determine what they might do to respond to the request.

Mr. Matthes stated staff would be happy to provide a report. Mr. Thomas asked for a rough timeline. Mr. Matthes replied he thought it could be provided within a couple of months.

Mayor Treece asked if they could try to get it as part of this budget cycle so any changes could be included in next year's construction cycle. Mr. Thomas replied he thought that would be beneficial. He noted he thought he had received similar information in the past, but could not locate it. Mr. Matthes stated they would provide it sooner if they were able.

Mr. Skala thought that was an excellent suggestion as it would be a great resource, and felt the budget season would be the time to take up any exceptions.

Mr. Skala asked for a copy of Officer Alan Mitchell's presentation so he could see it. He noted he also wanted the City Manager to respond to it so they had that information with respect to their connection to the process.

Mr. Skala stated he had recently returned from a National League of Cities (NLC) meeting in Little Rock, Arkansas, which had been a great meeting. He explained he was the Columbia representative on the Racial Equity and Leadership (REAL) Council, and they had planned for the upcoming year. He noted he had picked up a copy of the Municipal Action Guide: Advancing Racial Equity in Your City, and all of the other related materials. He stated he would provide it to the City Clerk to distribute so everyone could review it.

He believed there were tremendous opportunities for input on a national scale. He commented that the other part of that meeting had to do with the NLC University of which he was a fellow. He noted it was a two-day seminar of leading through disruption, primarily with regard to social media in terms of how it could be both a blessing and a curse. He stated he would like to take the opportunity to debrief and provide some national ideas to local problems at some future pre-council meeting.

Mayor Treece commented that he wanted to be sensitive to the prohibition in the Charter of the Council engaging in collective bargaining with regard to the request of Mr. Skala. He noted the presentation they heard had painted a pretty dire picture of public safety and morale. He encouraged both sides to keep talking to the extent possible. In addition, he thought they should inquire of the City Manager as to whether they were still on track to have a community policing report by August with regard to the comments of Ms. Maloney, how that might inform police officer morale and budgets, and how that might in turn inform community policing. He noted they were intertwined and believed that although the balancing act was difficult, they needed to get it right. If those City employees were unhappy, it would make it difficult to do that job effectively. Mr. Skala stated he was mindful of that as well, and was just suggesting they be provided the perspectives so they knew what was happening.

Mayor Treece noted they had forfeited a chance to hear from the Columbia Police Lieutenants Association (CPLA) in the work session earlier this evening. He stated that would now come before them in two weeks, and thought the same applied there in terms of both sides continuing to talk.

Mr. Pitzer commented that he wanted to tag on to the request of Mr. Thomas with regard to building fees, connection fees, and charges in terms of how they looked over time. He was not sure what he was looking for and suggested whatever they might have for three years ago, five years ago, and ten years ago. He asked that this information be included in the report.

Mr. Pitzer understood an extraordinary work session would be scheduled to discuss the Vehicle Stops Report data for August 22 or 23. He noted he wanted to have the information, data, or analysis that would be presented at the work session a week prior to the work session. He suggested it be posted and sent to them as he believed it would help facilitate a more engaged and thoughtful discussion. He pointed out there were six weeks between now and then so they should have enough time to provide it.

Mr. Pitzer understood many of the Solid Waste employees had chosen to work on Wednesday, July 4th, and he wanted to commend them. He noted it would be hot, and asked those who saw them to provide them a cold non-alcoholic drink.

Ms. Peters pointed out she was trying to generate questions she had with regard to the Vehicle Stops Report to send to the City Manager by the middle of July to try to ensure the questions they had were answered. She encouraged others to do the same thing.

Mr. Matthes thanked Ms. Peters for addressing that and asked the Council to e-mail or call him with the questions they had as they would try to get them all answered if possible. He noted they might not have answers to some of them, but would provide what they had a week in advance of the work session depending on whether it involved others outside of the City, which had been a request.

Mr. Matthes stated staff would also be responsive to the request for a response to Officer Mitchell. There were a lot of laws with regard to what could be done in the middle of a process, including local ordinances. He asked the Council to think about one concept as

they moved forward. He felt a lot of misunderstanding and misinformation could be avoided if they conducted all of their negotiations in the public. Currently, they were closed sessions. He reiterated his request for them to think about that, and noted he would conduct some research in that regard as well.

Ms. Peters asked what the Utilities Department was doing to try to recruit electric line workers. She wondered if they could get more people trained to provide this service. Mr. Matthes replied this problem existed in every service line within the City. What the Council had heard from the retirees was true, and it was true across the organization. Over the last ten years, since they relied heavily on sales tax, they had been able to do very few raises, and the ones they had been able to give had not been significant. This continued. It was a real problem, and the way they were approaching it now in the Utilities Department was through an apprenticeship approach. It was hard to be an expert without training and practice with someone watching since it was so dangerous. He noted they could provide the details as to how that worked and how long it took. He pointed out it was true that they were in a position whereby they lost truly trained people to relatively nearby institutions for a significant pay raise.

Ms. Peters asked if these people were paid through the general fund as opposed to the water and light fund. Mr. Matthes replied they were paid by the electric utility. He noted this problem existed in the water utility and all other service areas as well.

Mr. Skala stated Mr. Windsor had sent an e-mail suggesting this was a different situation as police officers and firefighters were paid out of the general fund, but the utilities were different in that it was a function of rates. Mr. Matthes commented that when he used the sales tax example, he did not mean it specifically for the water and light utilities. He noted twelve departments used sales taxes to fund them. He explained each utility had its own rate structure, which was separate from the general fund. If they were to fix this issue, they had the tools. It did not require a ballot as it was an operating increase.

Mr. Thomas commented that he did not know if Mr. Matthes had a philosophy of tying salary increases across all departments. It sounded as though that was what Officer Mitchell had indicated. Mr. Matthes stated the Council had a philosophy of equity across the organization. This did not mean jobs were the same. Each job classification was studied against its classification from other organizations. Mr. Thomas understood electric line workers were paid from the electric utility, and if there was a shortage of funds in the electric utility in terms of paying the line workers what was needed competitively, a way to increase revenue into the electric utility was to start charging an electric utility connection fee for new development. He felt one of the reasons there were inadequate funds in the electric utility was because they subsidized growth.

When discussing equity across departments, Mr. Matthes pointed out a lot of jobs were shared with the same classifications, and provided administrative support assistants as an example. If the utilities could raise rates to give their employees raises, those in general fund departments would be asking why they were not being provided raises. Mr. Thomas stated he would say the job of an administrative support assistant would be similar in the electric utility and the police department whereas an electric line worker or a police officer on patrol were different jobs from each other and from the other jobs within those departments. As a result, it might not be necessary to maintain strict equity. Mr. Matthes agreed it was always a choice, and noted he would say the administrative support assistants were just as underpaid as the line workers. They tended to lose just as many administrative support assistants as line workers. Everyone was correct in terms of the lack of resources.

## **XII. ADJOURNMENT**

Mayor Treece adjourned the meeting without objection at 8:43 p.m.