



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, December 17, 2018
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, December 17, 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 TRAPP, SKALA, THOMAS, PITZER, PETERS, TREECE, and RUFFIN were present. The Interim City Manager, City Counselor, City Clerk, and various Department Heads and staff members were also present.

The minutes of the regular meeting of November 19, 2018 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Ms. Peters.

Mayor Treece noted "opening" needed to be changed to "open" in the second paragraph on the first page of the November 26, 2018 minutes.

The minutes of the special meeting of November 26, 2018 with the correction of changing "opening" to "open" in the second paragraph on the first page were approved unanimously by voice vote on a motion by Mayor Treece and a second by Mr. Trapp.

Ms. Peters asked that B312-18 be moved from the consent agenda to old business.

Mr. Pitzer asked that R199-18 be moved from the consent agenda to new business.

The agenda, including the consent agenda with B312-18 being moved to old business and R199-18 being moved to new business, was approved unanimously by voice vote on a motion by Mayor Treece and a second by Mr. Skala.

II. SPECIAL ITEMS

SI16-18

Recognition of City of Columbia Officer awarded the Public Safety Medal of Merit.

Mayor Treece commented that last month Governor Mike Parson had presented five different Missouri Public Safety Medals for exemplary service to a total of seventeen first responders from across the state and three civilians that had assisted first responders in emergency situation during 2017. Officer Christopher Papineau was awarded the public safety medal of merit in recognition of his brave actions above and beyond the call of duty that had played a critical role in resolving a situation that had endangered public safety. He noted that law enforcement officers were asked to make split second decisions, and each day those law enforcement officers went to work with a badge in one hand their life in the other, not knowing which one they would give up at the end of the day. In May, 2017, Columbia police officers and other law enforcement were sent to the area of Oak Street and Garth Avenue to reports of a man firing a rifle at people, and it was clear lives were in danger. Officers arrived and attempted to instruct the subject to drop his weapon, and unfortunately those attempts had not been successful and the subject continued to fire the rifle while hiding from police. The subject then appeared on the rooftop of a building and fired at law enforcement officers, injuring a sheriff's deputy. In the building below, a graduation party was taking place, and across the street, residents were

outdoors at Oak Towers Apartments. Mayor Treece commented that Columbia police officers were well trained in the areas of de-escalation, crisis intervention, crisis negotiation, and mental health issues, but sadly, this incident had evolved really quickly. The subject had refused to comply with demands, and had stated he wanted to kill or seriously wound law enforcement officers and that he would not surrender. When the subject was in a prone shooting position, a pedestrian had walked into his field of fire. Officer Papineau fired a single shot to prevent the gunman from harming the pedestrian. Although tragic, Officer Papineau's actions saved lives that day. The taking of a life was an action an officer never wanted to experience, but officers understood they might be called upon to do so to protect the community. He noted the community owed a debt of gratitude to Officer Papineau for putting his life at risk and for protecting the lives of others around him. He asked everyone to join him in congratulating Officer Papineau for receiving this honor.

Mayor Treece also recognized the members of the Columbia Police Department and stated he appreciated their service along with the service of Officer Papineau.

SI17-18

Recognition of city employee recipients of the Missourian Progress Awards.

Mayor Treece explained the Missourian Progress Awards recognized people that made Columbia a great place to live work, learn, and play. This was the second year for the awards program, which was designed to lift up and recognize those who were engaged in the community and might not otherwise be recognized for their contributions. Award categories had ranged from civic engagement to sustainability to philanthropy, and the winners and nominees were recognized at the Progress Awards event earlier this month and in a special edition of the Columbia Missourian.

Mayor Treece noted Rose Wibbenmeyer was the winner of the Progress Award for Civic Engagement. He read excerpts from the nomination that had been submitted on her behalf, which indicated Ms. Wibbenmeyer was an unsung hero who tackled tasks beyond the scope of her government responsibilities. The nominator stated that Ms. Wibbenmeyer had approached him four years ago after he had given a presentation on the efforts of the Columbia Public Schools to prevent student drop out with regard to a possible partnership with the City to help expose students to careers and to provide adult mentoring. Since then Ms. Wibbenmeyer had worked tirelessly to develop a community-based program that gave students opportunities by being their advocate, champion, and biggest cheerleader. She had also worked to develop the needed resources for schools around the state to duplicate the program. The nominator indicated he did not believe the program would have been possible without Ms. Wibbenmeyer, and if it had, it would have been a shadow of what it was now. Mayor Treece commented that on a personal note, he worked regularly with Ms. Wibbenmeyer, who organized the Fair Housing Symposium and had researched the fiftieth anniversary of Columbia's Fair Housing ordinance. She also staffed the Citizens Police Review Board and the Human Rights Commission, and was the City's point person on the Municipal Equality Index on which Columbia had received a perfect score the last two years. In 2018, Columbia had been only one of two cities in the state and 78 in the country that had earned a perfect score, which was thanks to the great work Ms. Wibbenmeyer. He asked everyone to recognize Ms. Wibbenmeyer.

Mayor Treece commented that Patricia Weisenfelder was the winner of the Progress Award for Sustainability. He read excerpts from the nomination that had been submitted on her behalf, which indicated Ms. Weisenfelder was all about the small changes people could do in their everyday lives to make the world a more sustainable place. The nominator stated Ms. Weisenfelder currently worked for the City as a community relations specialist and led community events around recycling and improving the City as part of the Climate Action Plan. She also volunteered each year with the True/False Film Festival as their Sustainability Coordinator, and the sustainability team had increased its

impact as a direct result of her presence. They had diverted over 84 percent of festival waste last year. The Festival had also created more bike parking and had gotten a free bus route added under Ms. Weisenfelder's leadership to encourage people to find alternative ways to the event. The nominator indicated she thought very few of them could say their work was their passion, but Ms. Weisenfelder was one of them, and she had been doing the work before it was "cool." Mayor Treece noted Ms. Weisenfelder organized the Mayor's Climate Action Agreement Awards ceremony and had helped organize the Climate Action Town Hall, which had over 350 participants. He asked everyone to recognize Ms. Weisenfelder for her achievements.

SI18-18 Columbia Rotary Club check presentation to the City of Columbia for the Clary Shy Agricultural Park project.

Jan Grossman with the Columbia South Rotary stated she was representing the rotary clubs of Columbia and explained Rotary International was a global network of 1.2 million neighbors, friends, leaders, and problem solvers. They saw a world where people united to take action to create lasting change throughout the world, in communities, and for themselves. Their mission was to provide service to others, promote integrity, and advance world understanding, goodwill, and peace. Rotary International was known worldwide for their commitment to eradicate polio, and they were making outstanding progress in that mission by having reduced polio worldwide by 99.9 percent since their first project to vaccinate children in 1979. Columbia had six rotary clubs with 424 members along with a rotaract club at the college level and an interact club at the high school level. Each of the clubs supported many worthwhile causes and projects within the community and throughout the world. Citizens might have seen them locally ringing bells for the Salvation Army, working together as teams at the Central Missouri Food Bank, loading trucks with supplies being sent to Nicaragua, and countless other projects. This, however, was the first time all six of their clubs had joined together in partnership to support a local project that would benefit the Columbia community. Together, the rotary clubs had raised more than \$51,500 through grants, gifts, and local fundraising efforts, and had committed that amount to help the Columbia Parks and Recreation Department build an agricultural themed playground. She asked those representing the rotaries to come forward to help in the presentation of the \$51,500 check.

Mayor Treece thanked the rotaries on behalf of the City of Columbia, and noted the rotary clubs represented the very best of Columbia, both in their service to the community and in their service to multiple nations. He stated he was grateful that some of their goodwill would stay here to teach generations of people about agriculture in a fun way that complimented other work being done in the community. He thanked them again for their work, help, fundraising, dedication, and commitment.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC12-18 Board and Commission Applicants.

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions.

CITIZENS POLICE REVIEW BOARD

Grover, Catherine, 407 Grapevine Court, Ward 5, Term to expire November 1, 2021

Mayor Treece asked if there was any objection to readvertising the City of Columbia New Century Fund Inc. Board as he did not believe there was a need to appoint someone right away. No one objected.

COLUMBIA COMMUNITY DEVELOPMENT COMMISSION

Fisher, Hannah, 400 Ridgeway Avenue, Ward 1, Term to expire November 1, 2020

COLUMBIA VISION COMMISSION

Craft, Ashley, 112 W. Virginia Avenue (business), Ward 6, Term to expire December 15, 2020

Knoth, Nicholas, 3510 Calumet Drive, Ward 6, Term to expire December 15, 2020

FIREFIGHTERS' RETIREMENT BOARD

Yoakum, Michael, 4111 Meadow View Drive, Ward 6, Term to expire December 31, 2020

HUMAN SERVICES COMMISSION

Cook, Joy, 1010 N. Seventh Street, Ward 1, Term to expire December 31, 2021

Ford, Stacy, 2701 Andy Drive, Ward 2, Term to expire December 31, 2021

Schattgen, Sharon, 2200 Topaz Drive, Ward 4, Term to expire December 31, 2021

POLICE RETIREMENT BOARD

Frede, Benjamin, 6706 Madison Creek Drive, Ward 5, Term to expire December 31, 2020

Mayor Treece stated he wanted to delay making appointments to the Tax Increment Financing Commission to allow for a larger pool of applicants and asked that the vacancies be readvertised.

IV. SCHEDULED PUBLIC COMMENT

SPC72-18 Trevor Harris - Concerns about Columbia Transit (value of the service and restoration of funding and reduced routes).

Mr. Harris, 1120 Sunset Lane, explained his home was near the purple and gold routes and stated he was happy to be working with COMO Transit Justice, a local coalition that wanted to see issues like equity and choice in transportation services addressed. He asked the Council to work to restore full funding to Columbia Transit in their round of budget discussions. He noted there were three reasons it was essential for Columbia to have a transit system that worked for everyone. He explained transit created transportation equity. As Columbia grew and shifted to new areas, residents could locate themselves far away from work, school, and shopping, and this was fine until the car broke down and the bus became the way to reach a destination that was several miles away. Those residents were suddenly transit dependent, but for those unable to drive, frequent and consistent transit service helped them to stay connected with trips to retail destinations, for medical care, for recreational outings, and for socialization. For those Columbians, transit was their access to the greater community. He asked the Council to restore the Columbia Transit budget to pre-2018 levels, especially for their fellow citizens that most needed the services. He commented that frequent transit options provided everyone a choice in transportation. If it remained easier, cheaper, and more socially acceptable to drive everywhere to do everything, it was what most Columbians would continue to do. He believed they needed to make it easier to ride the bus. A system with 45 minutes to an hour wait time did not work for many busy car-owning residents. While many car and bicycle owners might want to ride the bus more, such wait times reduced or outright killed their willingness to consider Columbia Transit as a viable transportation option. The current real time tracker was a great step toward making bus arrival predictable, and the next step would be to restore full funding to the bus system to provide a meaningful transportation choice. He commented that the bus remained a key element of their local green infrastructure. The City had a growing network of trails that facilitated transportation and exercise. They also had curbside recycling that helped reduce their use of limited natural resources and a successful farmers market that increased access to local food. The bus was a logical addition to the overall shift to a lower impact lifestyle. A recent Mayor's Task Force on Climate Action and Adaptation Planning report noted that 28 percent of local carbon emissions were transportation related, and while buses were a part of the total, their overall environmental impact was

decreasing with electric buses. At a recent Mayor's Task Force on Climate Action and Adaptation Planning meeting, increased transit funding was rated as the highest transportation related priority. Those that were thinking about the impacts of their human systems on earth saw transit as a solid place to invest limited municipal dollars. He commented that transit in Columbia needed to be enhanced, and not reduced. If Columbia aspired to be a first class city that provided equity of opportunity to all citizens, a choice for those that wanted it, and for a greener way forward, they needed to restore Columbia Transit operations to earlier and more robust levels of service. He stated there were matters beyond local government that influenced their decisions about transit funding. He applauded the Council for staying aware of the current general assembly bill that encouraged collaboration between transportation service providers and asked them to continue to track such opportunities while also cultivating more local transit partnerships. He encouraged the Council to look to other communities for best practices and for partnerships with the major employers, existing service providers, Boone County, all area schools, and the University of Missouri. He thanked the Council for its service and thanked the Columbia Transit staff that always greeted him with a professional and courteous approach despite shrinking resources.

SPC73-18

Demetria Stephens and Shauntel Franklin - Community violence.

Ms. Stephens, 5303 Currituck Lane, stated her daughter, Shauntel Franklin, could not be there tonight because the untimely death of Ahmonta Harris along with trying to raise their son was still too much for her. She commented that she was not a native of Columbia, but understood she should be active where she lived. She noted this had not been taught to her until she had moved to Columbia. She stated many great things happened when they worked collectively together as a community, and believed community policing was necessary. She commented that she remembered officers like Cathy Dodd, Mike Hayes, Danny Grant, and Geoff Jones as they had great rapport with individuals in the community. She noted she had recently met Officer Hestir, who appeared to be very approachable, and Officer Parker, who had worked in the north Columbia area when they had gone door to door meeting in an effort to get to know individuals in the community. She pointed out this was important because people that knew each other were more apt to have more comfortable and forthcoming conversations. She commented that she believed violence had reached an all-time high in the last six years, and asked the Council if there were any future plans as to how they might combat the violence plaguing Columbia. She understood Mayor Treece had asked Chief Burton if there had been a plan about a year ago and felt he had wanted some immediate action to take place. She stated the community wanted that to happen as well. They wanted immediate action. She noted she was a mother of three and was thankful that two of her children had gotten degrees and were working in their fields. She and their dad had raised them in single households so she knew it could be done. She commented that everyone could thrive with the support of parents and the community. She explained she had recently spoken to a couple of parents that had lost their sons to gun violence, and they were still hurting. She stated they wanted things to be done and had provided information to help the police with their cases. She believed community policing would be helpful as more people would then be willing to provide information. She stated it was hard to lose someone untimely, and noted her family had dealt with it in 1993 and their hearts still hurt. She commented that she had spoken with members of the community, young and old, as to how they could address violence and everyone believed it had to involve the community, the Police Department, and the Council so people felt as though they were one. She explained she had been proud to move her family to Columbia from Cape Girardeau because there were so many opportunities, but these last six years had been hard and she had only stayed for her children. She asked the Council to come up with a solution as to how they might help these families because the community was hurting. She pointed out it affected everyone, and not just black families. When someone was taken from them, it impacted the entire community. She reiterated her

request for the Council to determine how they could collectively come together.

Mayor Treece thanked Ms. Stephens for her passion and eloquence and expressed sympathy for her loss.

SPC74-18 Jim Windsor - Retired Employees Assessment Service report to electric ratepayers.

Mr. Windsor, 200 Manor Drive, commented that about six months ago he had spoken to the Council on behalf of himself and four other retirees in an attempt to raise an alarm about what they believed was the threat that non-competitive pay had placed on the electric utility. At the time, eight line workers had resigned to take better paying jobs at other utilities over the previous three years, and they had asked that action be taken immediately to address the lack of competitive pay to stop the loss of experienced personnel maintaining the electric system. In the ensuing six months, nothing had been done to address the issue, and two additional line workers had resigned to take better paying jobs, one line foreman had retired, and one line worker had retired due to a work-related disability. They did not understand the lack of action by management or the failure to demand action by the Council on the issues they had presented. As retirees of the Columbia Water and Light Department, they had unique knowledge of the issue, and had researched the issue further and had written a report. They hoped the Council and all customers of the electric utility took their concerns about the safety and reliability of the electric system seriously. For 114 years, the citizens of Columbia had benefited from owning the electric utility, and the report prepared outlined their view of a problem that had been developing for several years, which they felt needed to be addressed to remedy a spiral of neglect that could only result in significant damage to the utility. He noted an electronic copy of that report had been provided to the City Council, City Clerk, the Water and Light Advisory Board, and various news organizations. The short description of the issue was that the City of Columbia had allowed highly skilled employees to be hired by other utilities because of the lack of competitive pay. Only 51 percent of the 47 positions that directly maintained the energized electric system were currently staffed by adequately trained employees, and five of those 24 experienced employees could retire at any time. The report provided background information on the creation of the problem, the financial and reliability consequences of not addressing it, and solutions that could be taken quickly. They did not believe that waiting for a significant outage, serious injury to an employee, or more retirements and resignations were legitimate options. He stated citizens could request a copy of the report by emailing comoelectricreport@gmail.com. He encouraged everyone to read the report and to consider what they believed was a credible analysis of the situation. He explained they wanted the Council to look into what would be done about the issue and how quickly it would be done. He felt they had been lucky that no significant storms had occurred in the last six months and did not believe luck was an effective plan.

SPC75-18 Traci Wilson-Kleekamp - Challenging the unspeakable and unspoken: race and community violence.

Mayor Treece noted Ms. Wilson-Kleekamp had asked for her request to speak to be rescheduled.

V. PUBLIC HEARINGS

PH49-18 Proposed extension of two 13.8 kilovolt electrical feeder circuits from the Rebel Hill Substation to the proposed ten (10) mega watt Truman Solar Facility located east of Burnside Drive.

PH49-18 was read by the Clerk.

Mr. Williams and Mr. Johnsen provided a staff report.

Mr. Pitzer asked when construction on the solar farm was expected to begin. Mr.

Williams replied they would begin construction in the spring if approval was given to extend the commercial operation date this evening. Mr. Pitzer asked how long that construction would take. Mr. Williams replied he thought it would likely take 6-8 months. Mr. Pitzer asked how much time was needed for the City's portion of construction. Mr. Williams replied the City would need about six months for the construction portion as well. Mr. Pitzer asked if the work would be done at the same time. Mr. Williams replied it would be done concurrently.

Mr. Skala understood about six property owners had not been contacted and asked about the timing if there was to be another interested parties meeting. Mr. Williams replied they would likely have another interested parties meeting at some point in January. At that particular interested parties meeting, they would have more design information that could be shared with not only with the original set of interested parties but also with the expanded set, including the six that had been missed. He believed they would be able to provide that information along with the final plans to Council prior to asking for the authority to acquire any easements. Mr. Skala understood the City had been in contact with the six property owners. Mr. Williams stated that was correct, and noted he thought they had sent letters specifically notifying them of this public hearing. Mr. Johnsen explained that one of the reasons staff felt it was a good idea to have this interested parties meeting again was because a lot of the questions involved details that were not available with a preliminary design. They believed the information they would have as they proceeded with a more detailed design would be able to answer a lot of the questions. Mr. Glascock asked about the type of details they would have and wondered if they would have easement descriptions. Mr. Johnsen replied that was what they would be working toward, and they would work with property owners as to where the feeder would go and what easements would be necessary.

Mayor Treece stated he took the interested parties responsibility very seriously as the concept of the interested parties meeting was to vet some of these problems before they got to Council. He explained he had been asked to table this by one of the affected parties that had not received the notification and noted he was trying to evaluate whether to repeat that process with those six or anyone else. He understood one of the interested parties had indicated they had annexed into Columbia twenty years ago and were still waiting for City sewer, and the City was now trying to place a 13 kilovolt electric feeder through their property without notice. He felt the public improvement process needed to be followed prior to asking for easement acquisition and eminent domain authority.

Mayor Treece opened the public hearing.

Roy Hartley, 110 Russell Boulevard, believed this planet was in the midst of a climate crisis. There were fires across the west, hurricanes, tornados, etc. The weather was becoming much more unpredictable. He felt there was more energy in the system because they were using fossil fuels and putting more and more carbon dioxide in the atmosphere. He stated they were in the position with this extension to do a little part to help mediate some of that problem. He believed they were in a human extinction spiral and thought they needed to do what they could as a community to turn away fossil carbon and start using renewables. He felt it was in their best interest to move this and any other similar project, such as transit, forward as rapidly as possible. He reiterated they needed to take action at a community level now as it might be too late ten years from now. He encouraged everyone to do what they could to facilitate this needed solar project.

Freddy Spencer stated he was a realtor that represented the forty acre tract on Grace Lane and wondered if this would affect that property and how it would affect the Stadium Boulevard extension. Mr. Glascock replied he did not believe it would affect the Stadium Boulevard extension. He commented that if something needed to be moved, it would be moved at the time it was extended, but he reiterated he did not believe it would affect the extension of Stadium Boulevard.

Dale Coble stated he lived on St. Charles Road and was happy to hear there would be another interested parties meeting as he was one of the six people that had not been notified. He felt there were many details so he wanted to discuss it further. He noted it was a great project, but a lot of details were involved.

Mayor Treece asked Mr. Coble if he was comfortable with the Council not tabling this tonight while guaranteeing an interested parties meeting in January for input to be provided to the Council. Mr. Coble replied not really, but noted he did not feel it was for him to say as he had only been one of many interested people involved.

Chris Braddock explained he was an attorney for one of the interested parties on St. Charles Road that had not been notified and was currently out of the country. He noted his concern was with regard to the lack of notice as his client had received a notice that had been mailed on December 5, 2018, but from the materials provided, it did not appear there would be an easement across his property. Mr. Braddock commented that although his client was not opposed to the project in general, he was asking for it to be tabled to allow time to obtain information as to how any easement would be acquired, the price per square foot, the effect of the easement on the real estate, etc. He stated his direction tonight was to ask Council to consider tabling this so the property owner could obtain more information prior to a final decision being made.

Mayor Treece asked Mr. Braddock if he felt the tabling motion was needed in order to guarantee the interested parties meeting his client desired. Mr. Braddock replied yes, and noted he believed his client wanted a motion to table it.

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

Mr. Trapp asked if tabling this to have another informational meeting would take them off schedule. Mr. Johnsen replied he did not believe it would because they would hold it rather quickly and then bring the appropriate items back to Council. He explained one of the reasons they wanted to proceed with the design was so they could provide more information. They were only at the preliminary design phase at this time and had hoped to move forward to get closer to the final design in order to provide more information at the next interested parties meeting. Mr. Williams suggested the public hearing be considered separately from the amendment to the contract if the Council decided to table the public hearing.

Mr. Thomas asked if something had gone awry with the normal interested parties process. Mr. Williams replied he was not exactly sure how the error occurred. He explained they typically worked with GIS staff prior to an interested parties meeting to come up with a list of names and addresses of the affected parties, and for some reason six had been omitted. As a result, those six had failed to receive notice of the interested parties meeting. After setting the public hearing this evening, the engineering staff had become aware of the situation because at least one person had called asking when the interested parties meeting would be held. When looking up that person's name and address they had realized he had not been informed along with five other property owners. Mr. Thomas asked when the interested parties meeting had been held. Mr. Williams replied it had been held on November 6, 2018.

Mr. Skala asked if the people in attendance at the first interest parties meeting had been more interested in the detail in terms of the plans and specification or if they had been more interested in easement acquisitions. Mr. Williams replied an interested parties meeting was the kick-off of the project to the public and where staff introduced the most basic concepts of the project, similar to the diagram displayed indicating where the lines might be located, why it was being done, when it would be done, etc. There might be questions with regard to easements, but they typically did not have that information when hosting an interested parties meeting because that was not the point at which they were in the public improvement process. The project would move forward with a more detailed engineering design after the public hearing was held, and they would then begin working with the directly affected property owners more personally in an attempt to describe easements. They would have the easements described to show exactly what was

needed prior to bringing them to Council for the authority to acquire them.

Mayor Treece stated he was inclined to table this to provide time to repeat the interested parties meeting. They had an ordinance that specified the process for public improvements, and it required staff to use their best effort to notify potentially impacted people, and six people had not been notified. He thought the delay was the consequence for the failure to do so.

Mayor Treece made a motion to table PH49-18 to the January 22, 2019 Council Meeting. The motion was seconded by Mr. Skala.

Mr. Thomas stated he wanted to validate the comments of Mr. Hartley in that it was important to move this project forward. In terms of the Stadium Boulevard extension, he noted he believed that was a very bad project that would spur a lot more driving and automobile-oriented sprawl on the east side of town. He commented that he also felt it was important to have a robust public process that people had confidence in and did not believe a 30-day tabling would upset the project. He stated he would support the motion.

The motion made by Mayor Treece and seconded by Mr. Skala to table PH49-18 to the January 22, 2019 Council Meeting was approved by voice vote with only Mr. Pitzer voting no.

B314-18 Authorizing a first amendment to the solar power purchase agreement with Truman Solar, LLC.

The bill was given second reading by the Clerk.

Mayor Treece asked about the delays that had contributed to the need for this amendment. Mr. Williams replied Truman Solar had to rezone the property, and when they had bid on the project, the City had been under a prior Code. Since then, the Unified Development Code (UDC) had been approved. The assumptions of Truman Solar had been based upon the prior Code, and some of those assumptions had been invalidated. As a result, it had taken longer than anticipated to get through the planning and zoning process.

Mayor Treece opened the public hearing.

Roy Hartley, 110 Russell Boulevard, reiterated the importance of this project to the community and to the future of their children. He noted that it appeared as though the City planned to move quickly, and hoped this would work out well as this line was needed. He suggested the City revisit the issue of banning windmills on top of buildings in the downtown. He stated he was in favor of this project.

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

B314-18 was given third reading with the vote recorded as follows: VOTING YES: TRAPP, SKALA, THOMAS, PITZER, PETERS, TREECE, RUFFIN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

VI. OLD BUSINESS

B240-18 Approving the "Discovery Park - Landmark Hospital" PD Plan located on the east side of Nocona Parkway and the west side of Ponderosa Street (Case No. 18-165).

Discussion shown with B241-18.

B241-18 Approving the Final Plat of "Discovery Park Subdivision Plat 5" located on the east side of Nocona Parkway and the west side of Ponderosa Street; authorizing a performance contract (Case No. 18-164).

Mayor Treece understood both items had been withdrawn by the applicant.

- B312-18 Accepting certain streets that were constructed in FY 2014, FY 2015 and FY 2016 for public use and maintenance.

The bill was given second reading by the Clerk.

Ms. Peters explained she tended to receive emails regarding street failures or the deterioration of streets in fairly new subdivisions, and as a result, she wondered what standards needed to be met before the City took them over. Mr. Nichols replied he thought there had been a period of time, from 2006 to 2009, when subdivisions had been constructed fairly fast under older specifications. Since 2012, the standards had been improved to include base rock under streets and the concrete mix design, and they were not seeing failures for that timeframe. In prior years, he agreed there had been some failures. He thought 10-12 subdivisions had been constructed with only four inspectors during the 2006-2009 timeframe, and believed pours had likely been made without the oversight needed. He reiterated he thought the issue had been resolved with the 2012 street standards. He noted they continued to look at ways to improve the quality of streets.

B312-18 was given third reading with the vote recorded as follows: VOTING YES: SKALA, THOMAS, PITZER, PETERS, TREECE, RUFFIN. VOTING NO: NO ONE. ABSENT: TRAPP. (Mr. Trapp had stepped out during the vote on this item.) Bill declared enacted, reading as follows:

VII. CONSENT AGENDA

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

- B311-18 Vacating a portion of a sewer easement on Lot 53 within Westmount Addition located south of Westmount Avenue (Case No. 18-188).
- B313-18 Authorizing the acquisition of easements for construction of the Bingham Road and Ridgeley Road PCCE #16, Phase 2 sanitary sewer improvement project.
- B315-18 Authorizing an agreement with the United States of America Transportation Security Administration to lease 896 square feet of office and related space in the North Terminal Building at the Columbia Regional Airport.
- R200-18 Authorizing an agreement with EnGraph Software, LLC for the design, production and installation of the ParaPlan scheduling software for the City's Go COMO paratransit services.
- R201-18 Authorizing FY 2019 agreements with various social service agencies.
- R202-18 Authorizing an agreement with Columbia Swim Club for sports development funding under the Tourism Development Program for the Tiger Invite competitive swim meet.

R203-18 Authorizing a tourism development sponsorship agreement with The State Historical Society of Missouri for construction of a welcome and information center within The State Historical Society of Missouri's Center for Missouri Studies facility.

R204-18 Authorizing various Adopt a Spot agreements.

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: SKALA, THOMAS, PITZER, PETERS, TREECE, RUFFIN. VOTING NO: NO ONE. ABSENT: TRAPP. (Mr. Trapp stepped out during the vote on these items.) Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

R205-18 Authorizing an agreement for professional engineering services with Walker Consultants for the development, evaluation and implementation of a Residential Parking by Permit Only (RPPO) program in defined areas for on-street parking management.

Discussion shown with R206-18.

R206-18 Authorizing an agreement for professional engineering services with Walker Consultants for a baseline review of the Parking Utility as it relates to identifying and organizing improvements to the City's parking infrastructure.

The resolutions were read by the Clerk.

Mr. Nichols provided a staff report.

Mr. Skala commented that the argument had previously been that each individual area was different in terms of needs or what the residents wanted, and they were now bringing in a consultant to help consolidate the program into one that might fit everyone. He asked how they would reconcile that. He noted some residents in the Benton Stephens neighborhood had particular ideas as to what might work for the neighborhood. Mr. Nichols explained there would not be a need for meters with the funding stream the Council had established. Previously, in order to fund the program, there needed to be a compromise as to where meters would be placed. Since this was being funded by the fees at the garages and lots there would not be a meter fee at this point. As they moved forward, something might be necessary in terms of guest tags, etc. Mr. Skala understood the consultant would solicit input from the neighborhoods. Mr. Nichols commented that the proposal had recommended a neighborhood parking advisory group. He agreed each would be different and there would be different concerns. He thought the key was for the consultant to manage the input that was provided.

Mr. Thomas asked if R206-18 would involve a broad-based evaluation of the parking utility as a whole. Mr. Nichols replied yes. He explained it would involve a review of the on-street parking policy with regard to the variety of meters they had, whether they were located in the right spots, if it worked for the community and the downtown, etc. Mr. Thomas asked if they would review the garages as well. Mr. Nichols replied yes. Mr. Thomas asked if they would look at the utilization of spaces. Mr. Nichols replies yes. He explained they would review the data from the gate arms once those were installed. He noted they would also determine if the correct amount of revenue was being collected and whether another parking garage might be needed.

Mr. Thomas asked that the consultants consider the possibility of getting rid of the permit system as he felt it led to inefficiency. He noted the spaces in the garages did not all

have to be metered as they could have monthly passes. He preferred they not take parking spaces out of availability for those that did not have a permit. Mr. Nichols stated they would look at the utilization of the spaces in the garages.

Mayor Treece asked what paid for the debt service of the garages. He wondered if it was the permits or the meters. Mr. Nichols replied the permits provided guaranteed revenue and were counted on for all of the garages. As an entire utility, they reviewed all of the revenues collectively, which included on-street parking, the lots, and the garages. Mayor Treece asked if they would look at the overscheduling of the passes. Mr. Nichols replied the City had an oversell rate of 20-25 percent in some garages and the consultant would look at that as well. He understood it was as much as 40 percent in some communities so they could be missing out on more potential revenue.

Mr. Pitzer thought the City was consistently reviewing the location of meters and how they were utilized, and asked if they did not have that information and data. Mr. Nichols replied they were starting to obtain that data with the new meters that had been installed last year. He explained there were 2,000 meters and six agents, and the ordinance required turnover in terms of vehicles in certain spots. He noted some spots might not need to turnover as much as others. He stated the consultant would look at the meters on campus as well in terms of demand, if they were charging enough, etc.

Mr. Pitzer understood the Parking Advisory Commission (PAC) was making recommendations about some of those changes. Mr. Nichols stated they were. He noted staff had taken some of those to them, and they had indicated they wanted more data, which staff was trying to provide. He pointed out some had involved the Downtown Community Improvement District (CID) and there was CID representation on the PAC. He noted this would allow for a system-wide review.

Mr. Pitzer asked whose idea it was for this baseline review. Mr. Nichols replied the PAC. He reiterated they were asking for a lot of data to help them with some of the items they were being asked to review. Mr. Pitzer asked if the contract involving the review of the parking utility had gone through the same process as the contract for the development of the residential parking by permit program. Mr. Nichols replied yes. He explained it had been a competitive process with a qualifications based selection, and was a five-year term and supply contract since it involved a specialized area, similar to what had been done for the airport and landfill. When the City had specific scopes of work, they would come back to the Council for approval.

Mr. Trapp commented that when he and Mr. Skala had co-chaired the Parking and Traffic Management Task Force the need for data had been clear. They had wanted to consider a fee in lieu, but could not do so without an idea as to the cost of a parking space. He noted they did not really know demand either. They also did not know anything about private providers. He thought it made sense for the PAC to have this information as an extension of the work of the Task Force, and believed the information would be invaluable. They had not had a great data-driven process for the garages in the past. He also felt it was good to have outside help with the residential parking by permit program. He commented that he had not agreed to the funding source when it had been established, but it would take the pressure off of having meters. He stated he was supportive of moving forward with both agreements.

Mr. Thomas noted the Parking and Traffic Management Task Force had been an extension of the Smart Growth America parking study and workshop. He assumed the input that had been gathered then would be included in the original information provided to Walker Consultants. Mr. Nichols stated that would be included in the data provided to them as part of their review.

The vote on R205-18 was recorded as follows: VOTING YES: TRAPP, SKALA, THOMAS, PITZER, PETERS, TREECE, RUFFIN. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

The vote on R206-18 was recorded as follows: VOTING YES: TRAPP, SKALA,

THOMAS, PITZER, PETERS, TREECE, RUFFIN. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

R199-18

Setting a public hearing: proposed amendments to Chapter 27 of the City Code as it relates to water rates.

The resolution was read by the Clerk.

Mr. Pitzer understood the unaudited preliminary year-end financial statements had been provided to Water and Light Advisory Board (WLAB) at their November 7 meeting, and asked if there had been any material changes to them. Mr. Johnsen replied he did not know of any. He understood they were unaudited because the audit was not yet complete. He thought they would receive audited statements in January. Mr. Pitzer understood what had been presented was the most accurate information. Mr. Johnsen stated yes, and explained they were the operating numbers for one month. Mr. Pitzer thought it had been for the year ending September 30. Mr. Johnsen stated that was correct. It was the unaudited year end numbers for that month.

Mr. Skala understood one of the suggestions was to phase this in incrementally over a period of a couple of years, but he did not believe the numbers had changed since that had been suggested, and asked if that was correct. Mr. Johnsen stated that was correct.

Mr. Pitzer commented that this was a fairly significant change to the water rate structure and noted he had both process and substantive concerns. He explained his concerns had primarily stemmed from the cost of service study, which had been delayed. It was initially supposed to have been completed prior to the August water bond election, but it had not. It was then supposed to have been discussed as part of the budget, but they had not been ready then either. Finally, the discussion was to occur prior to the end of the year, and they were now slipping into January at a minimum. He stated he was concerned because it was a really big change and what had been represented to the voters had not included any of this information. Only a very astute observer of the WLAB process would know this was happening. He commented that they had represented to voters that their bills would increase by three percent per year on average for the next four years, and 81 percent of the voters had been agreeable to that. The information they had since received was completely different. He noted a great public outreach meeting had been held in early November and commended staff for it as it had been well organized and attended. He pointed out he was also appreciative of the customer service staff that had stayed late to walk through individual bills with customers to explain how rates would change and be impacted. The staff proposal that had come later and was different from the recommendation of the consultant, however, had not been available so someone looking at the impacts of the rate change would not have had the opportunity to discuss that with the customer service staff. He commented that this had taken a really long time and the issues had been muddled with the bond election due to this broken process. He stated they had been fortunate that 2018 had been a hot and dry year because, financially, the water utility had performed significantly better than had been budgeted. The numbers from the November WLAB meeting had shown the income for the year had been about \$1.9 million ahead of the budget for 2018, and they were already close to the projected cash reserves for the end of 2019. They had ended 2018 close to the reserve target for 2019, and had an income component to the 2019 budget as well. He noted Aurora Dairy would come online this year, which he understood would be staged and uncertain, but it was a potential source of considerable revenue. In addition, the bonds would be sold in the spring, which meant they would have less than a full year of interest expense. He reiterated he believed this discussion had generated a lot of confusion and anxiety with regard to water rates and it was not obvious to him that they needed to generate this anxiety because there did not appear to be an urgent need to significantly alter the revenue stream for the water utility. He agreed they needed to review the issue in the long term to ensure they were doing what was best, but noted he was inclined to

not do any further damage in the immediate term and to ensure they were being considerate and deliberative in providing a better picture of where they really stood and needed to go in the future.

Mayor Treece commented that he was frustrated about the process as well, and pointed out that prior to Mr. Pitzer being elected to the Council, the Council had approved a scope of services that had included a cost of service study for the water utility, but when staff bid the contract, it had not been included. Staff had then come back with a separate agreement they thought would be much cheaper, but it had cost about the same as it would have if it had been done earlier. He stated the Council had asked for this information before the bond issue had been put before the voters, but had only received a draft report. They had then asked for it during the budget process, and it had been withdrawn and delayed. The City Manager had indicated it would be provided in September, and in September they had been told it would be November, and in November they had been told it would be prior to the end of the year. Now they would not have a hearing until January. He stated it was frustrating.

Mr. Skala agreed the process was flawed and it had produced some confusion, but noted the new information had not changed his mind as he still wanted to support the changes. He understood there had been multiple causes for the confusion and agreed this was not how business should be conducted. In the interest of clarifying the issue, they had done the opposite, which was unfortunate. In terms of the rates themselves and the need to adjust them, he was ready to move forward.

Mr. Thomas commented that he would be recommending the water utility as one of the service lines to be examined as part of the growth impact study to determine how much new customers tended to cost in terms of expanding the infrastructure. By his estimate, only about 30 percent was recovered. He thought the amount of money current ratepayers had subsidized new customers in the water utility was significant, and felt that needed to be taken into account as they looked at the impact of rates.

Mayor Treece understood there was a contract amendment on the Integrated Electric Master Plan RFP and asked for clarification. Mr. Williams replied the due date for the response to the RFP had been extended to January 18. Mayor Treece asked for the reason for the change. Mr. Williams replied they had received lots of questions after the date for the final submission for questions. As a result, he had worked with the Task Force chair to determine how to proceed, and she wanted to ensure those that were bidding had ample opportunity to have all of their questions answered prior to submitting a bid. That along with the holidays had caused them to push it out to beyond the first of the year.

Mayor Treece asked Mr. Pitzer how he wanted to proceed. Mr. Pitzer replied he was inclined to vote against this resolution and preferred this to come back through the normal rate setting process, which typically occurred with the budget. He thought they would have more information in terms of the revenue actually needed at that point. He felt a lot of the groundwork had been completed and they could continue to obtain public input and refine the proposal.

Mayor Treece commented that despite problems with the timeframe, the town hall meeting that had been described by Mr. Pitzer had been a good exchange of ideas and presentation. He thought pushing this to the budget cycle would likely undermine that work because they would then likely have twenty different budget bills whereby it would get lost. He stated he was not opposed to keeping this as a type of extraordinary rate setting as he believed it could be the model. He was only frustrated by how long it had taken and the failure of staff to meet their own deadlines that had been represented to the Council.

Mr. Glascock stated the delay was his fault because he had asked staff to review the proposal of the consultant, which had been a tiered rate that he thought was agreeable. He commented that they could establish across the board rates as has been proposed with the ballot issue, but the users of the system would pay for everything. He

understood those watering lawns and causing the pounds per square inch (psi) to be less than twenty were creating a problem, and he believed the right people should pay to resolve the issue and not everyone in the City.

Mayor Treece understood the process the rate consultant had engaged in with this Council was to prioritize those water rates with respect to economic development, conversation, usage, etc. He noted his preference had been to prioritize single-family residential homeowners so they paid the least amount because they used the least amount.

Mr. Glascock stated staff would be happy to move forward with whatever Council decided.

Mr. Pitzer commented that they were now discussing some of the substantive issues that should be discussed during the public hearing. He reiterated he believed the process with the bonds and the rate study had become conflated and was a mess. He agreed that in trying to produce clarity, they had made it more confusing, and he was troubled by that. He stated he would also be troubled by the result if they moved forward with the public hearing in terms of how it was viewed by the public. Mayor Treece stated he agreed.

Ms. Peters commented that she did not want to push this off to budget because that timing was also a mess in that they had to choose what they wanted to listen to and focus on. She stated she would prefer to address this in January or February. She questioned if a decision had to be made after they held the public hearing.

Mayor Treece stated he thought the issue was whether to hold a public hearing in January, and noted he was inclined to do that and continue the discussion to determine if they wanted to hold another interested parties meeting or town hall meeting. They could hear loud and clear that what had been proposed was fair and adequately reprioritized the rate structure.

Mr. Skala commented that there had been a lot of movement between the original proposal and the most recent proposal, but the numbers were essentially the same. Mayor Treece agreed the bottom line was the same.

Mr. Trapp stated tonight they were just setting the public hearing, and if the majority of Council wanted to make changes, it could be done after the public hearing. He thought they should hold the hearing to determine how people felt so they could make a good decision. Mr. Ruffin stated he agreed.

The vote on R199-18 was recorded as follows: VOTING YES: TRAPP, SKALA, THOMAS, PETERS, TREECE, RUFFIN. VOTING NO: PITZER. 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.

- B316-18 Approving the Final Major Replat of "Renaissance Meadows - Plat 3," located on the west side of McKee Street and north of Ria Street; approving a performance contract (Case No. 18-144).
- B317-18 Authorizing an aviation project consultant agreement with Burns & McDonnell Engineering Company, Inc. for design services relating to the extension of Runway 2-20 at the Columbia Regional Airport; appropriating funds.
- B318-18 Authorizing a collaboration agreement with the National Wildlife Federation for the installation and maintenance of prairie vegetation to support the

monarch butterfly population; appropriating funds.

- B319-18 Authorizing a facility usage agreement with The Curators of the University of Missouri for the development and construction of a cross country course and associated amenities at the Gans Creek Recreation Area and authorizing the City Manager to negotiate and execute Naming Rights/Sponsorship Agreements related thereto.
- B320-18 Amending Chapter 17 of the City Code to establish fees for the use of the cross country course and associated amenities at the Gans Creek Recreation Area.
- B321-18 Appropriating funds for engineering services relating to the Flat Branch Park expansion project.
- B322-18 Authorizing an intergovernmental cooperative agreement with the County of Boone and The Curators of the University of Missouri for an aquatic macroinvertebrate data mining project as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process; appropriating funds.
- B323-18 Accepting grant funds from the United States Food and Drug Administration/Association of Food and Drug Officials for the Boone County voluntary national retail food regulatory program standards project; appropriating funds.
- B324-18 Accepting grant funds from the United States Food and Drug Administration/Association of Food and Drug Officials for employee training for conformance with the FDA Retail Food Program Standards; appropriating funds.
- B325-18 Appropriating funds for the purchase of a hot box asphalt trailer and street maintenance construction materials for the Public Works Department.
- B326-18 Authorizing an agreement with Boone County, Missouri for Live Well Boone County program services in 2019; appropriating funds.
- B327-18 Authorizing an agreement renewal with Boone County for the Teen Outreach Program (TOP) in 2019.

- B328-18 Calling a municipal election for Council Member-at-large (Mayor) and Council Members for Wards 3 and 4.

X. REPORTS

- REP111-18 Downtown Community Improvement District (CID) Board of Directors - Annual Membership.

Mayor Treece stated he had received this communication from the Downtown CID on December 7 and wanted to delay action on it until he had a chance to visit with some of the nominees. He noted they would still meet the 30-day timeframe, and asked if there was any objection. No one objected.

- REP112-18 Update from the Mayor's Task Force on Bicentennial Celebration Planning.

Brent Gardner explained he was the Chair of the CoMo200 Mayor's Task Force on Bicentennial Celebration Planning, and noted they were asking for seed money in that effort. He commented that over the last ten months, they had been meeting monthly in order to plan and address the details. They had also organized into working groups focusing on history, education, public relations, and parks. Thus far, they had held one event, and it had been the celebration of Smithton, which had been the precursor to Columbia. He noted the Columbia Public Schools had held a t-shirt design contest for the seventh graders and displayed the winning design. Since they did not have money, they had pitched in for the t-shirts, and Mr. Mendenhall had given \$25 of his own money to the winner.

Mr. Skala asked if they were selling the t-shirts. Mr. Gardner replied yes.

Mr. Gardner stated the event that had been held had been great, and had been done at the water tower since Smithton had been located slightly to the north and west of that area. There had been a lot more people present than had been expected. He commented that a plaque had also been designed that would commemorate Smithton and be located on that site.

Deb Sheals, a member of CoMo200 who was heading up the park committee, explained they had been meeting monthly and were working closely with the Parks and Recreation Department in developing Columbia's newest park. It would have a lot great features with themes of light, art, and water. Lighting along with safety were very important considerations for the park. They would update area lighting so it was brighter, and the Parks and Recreation Department would work on the landscaping to reshape views to allow one to see into the park and through the park. This would allow for a brighter and safer green gateway to the downtown. Lighting would also be an important feature to a new pedestrian bridge across the Flat Branch Park, which would connect the downtown. She stated they had looked at some great designs, which would be shown to Council in the future, and it would be an art feature as well as a bridge. She commented that other art would include the iconic Columbia sculpture they had seen images of from the Downtown CID Gateways program. It was something that would be integrated, and the CID was partnering with the Task Force. She noted the water theme was essentially the Flat Branch Creek, and pointed out they would be liberating more of park from concrete and opening it to views like they had with other portions of the park. She stated part of the landscaping would include an overlook on the west bank of the park that would also work as a speaker's platform or an open air stage. She explained they hoped to have the master plan for the park ready in January of 2019, and in February, they would begin the public comment process. In June of 2019, they would conclude public input and would hopefully be well on their way with fundraising, and in March of 2020, there would be a groundbreaking. The dedication of the park would happen in March of 2021, and the

celebration of Columbia's 200th birthday would be in May of 2021.

Mayor Treece asked if Roger North Todd had a house at the corner of Providence Road and Broadway. Ms. Sheals replied she thought it was near where the Walgreens parking lot was now located. Mayor Treece understood that was Mary Todd Lincoln's uncle. Ms. Sheals replied she thought that was correct. Mayor Treece understood the house had been moved from Waters Street to that location. Ms. Sheals stated she did not believe that had been the case. She thought he had built it there. Mayor Treece understood there had been some early property records associated with him. Ms. Sheals stated the Todd's had been busy for a long time. Mayor Treece understood they had married into the Gentry family, and that two Todds had been the first graduates of the University of Missouri if he recalled correctly. He explained he was using that to illustrate how historic the site was and the great work they were doing there. Mr. Gardner believed Abraham Lincoln had courted Mary Todd at that house.

Mayor Treece asked about their needs and what they were requesting. Mr. Gardner referred to the proposal in the packet by Eric Staley with MissionMapping, who was a fundraiser that had worked with the Nelson-Atkins Museum of Art, which had been a \$204 million project. He explained they would raise money for the specifics of the park, some of which Ms. Sheals had mentioned, and the big bicentennial celebration, which would be held on May 21, 2021. He stated they were asking for \$50,000, and noted another bicentennial group had that same amount as seed money. He commented that they felt this was important for a community of this size. He thought about half would be used for fundraising.

Ms. Peters asked for clarification with regard to the second group and whether they were fundraising. Mr. Gardner replied Boone County had a bicentennial group as well. Ms. Peters asked if the City was working with them or if they were totally separate. Mr. Gardner replied they were sharing members and information so they would not double up. In addition, if something came up where it was helpful to work together, they would. He did not believe either of them were far enough along to know exactly when that would be, but they were sharing members at each other's meetings. Ms. Peters understood they were not working together with the County. Mayor Treece explained the County had its own bicentennial celebration planning group. Mr. Gardner pointed out the bicentennials were not the same as the County was a few months older.

Ms. Peters asked how the seed money would be used. Mr. Gardner replied it would be for the entire celebration, which included knowing how to begin fundraising for the things that would be needed, such as the items in the park as had been mentioned by Ms. Sheals. Mayor Treece understood it would include the capital improvements and special events. Mr. Gardner stated that was correct, and explained they could not really fundraise until they knew what they were doing and building.

Mayor Treece commented that most of the boards and commissions had some type of budget attached to them, and they had created this Task Force without any budget. Mr. Gardner felt they had gone as far as they could go without asking for anything. Ms. Sheals stated there were a lot of things they wanted to do, such as speakers, events, etc. in an effort to raise awareness of their history, and those were things that should not be used to raise money. Those should be free lectures. There was a lot of outreach that could or should be done for the celebration. Mr. Gardner commented that if money was left over, they would return it.

Mayor Treece understood the New Century Fund was a potential vehicle as it had a historic preservation function, and there might be other mechanisms as well. He thought something needed to be done to keep the Task Force moving forward and to really support the larger capital improvement project.

Ms. Schneider explained they had received \$500 from the Chamber of Commerce recently, and were working with the New Century Fund in terms of any donations \$24,999 or less. Anything above that amount would involve the Community Trust. It was set up and ready to accept any funds. She believed Mr. Staley would help determine the

initiatives as they had a group of people with great intentions, but fundraising was not their strength. She noted Mr. Staley would go out into the community, determine the initiatives of the Task Force that the community would like to see, etc., and guide the Task Force in terms of fundraising so it was effective.

Mr. Ruffin asked if Mr. Staley would cast the vision of what could be done and then move on, or if he would work with the Task Force throughout the process. Mr. Gardner replied Mr. Staley had indicated it would cost \$9,000 for the first three months of working hand in hand with the Task Force so they knew how to do it and were set up to do it. If they wanted his assistance later, he understood it would be \$2,500 per month. He commented that he believed they would get quite a bit more than what they would pay him back. He stated he had been approached by quite a few people in the community that wanted to be a part of this, but did not know how.

Mr. Pitzer asked if the \$50,000 would be used to hire Mr. Staley. Ms. Sheals replied about half of it would go toward that. Mr. Pitzer asked about the rest of the money. Ms. Sheals replied outreach.

Mr. Pitzer asked if City participation had been discussed with regard to the overall project or if it would all be privately funded. Ms. Sheals replied they were already receiving a lot of City participation. Mr. Pitzer understood that was personnel, and asked about dollars. Mr. Griggs replied the Council had approved \$131,000 to help demolish the McAdams building, and all but \$21,000 of that had been spent. They now needed to conduct a geotechnical study, evaluate the remaining wall for demolition, look at the culvert under the creek where the plaza would be located, determine where the bridge would be located, etc., and as a result, they would soon ask Council to appropriate that balance to the project for that underground work. Mr. Glascock pointed out B321-18, which had been introduced tonight, would allow for that. Mr. Pitzer asked if the capital improvements for the park, like the bridge, would be funded through private donations. Mr. Griggs replied that was the hope. Mr. Gardner stated that was the goal.

Mayor Treece commented that he viewed this as being similar to the work on the Clary-Shy agricultural park. Ms. Sheals agreed.

Mayor Treece asked Mr. Glascock if he had a funding source in mind, or if they should use council reserve funds for part or all of it. Mr. Glascock asked Council if they were comfortable with utilizing council reserves for a part of it, and utilizing about \$15,000 from the Convention and Visitors Bureau marketing fund. Ms. Schneider commented that the events could very well bring people in from out of town. She stated she would need to look at their financing numbers, but felt they had some funds that could help.

Mr. Glascock stated they could fund it through multiple sources if necessary.

Mr. Trapp felt this was a Council priority so he believed it was appropriate to use council reserves for the bulk of it.

Ms. Peters understood Mayor Treece had mentioned the New Century Fund as a potential for some of the money, and asked for clarification. Mayor Treece replied the New Century Fund was the City's not-for-profit arm that accepted receipt of contributions. It was a medium and included a historic preservation account, which had some funds in it due to architectural salvage sales, etc. As they looked at larger contributions, they might want a not-for-profit involved. Mr. Gardner explained the Task Force was uncomfortable taking checks. Ms. Peters understood they wanted to manage it properly.

Mr. Skala commented that he was not sure he agreed with the bulk of the funding coming from council reserves. He thought they should involve other funds if the money was available.

REP113-18 Correspondence from the Public Transit Advisory Commission related to citizen transportation to and from city meetings.

Mr. Pitzer asked how people found out about the flex service to council meetings if that service was set up. Mr. Glascock replied it would have to be advertised so people knew about it. Mr. Pitzer understood it had not started yet. Mr. Glascock replied he did not

believe it had. Ms. Peters asked where the money would come from to pay for it. Mayor Treece thought it had been budgeted. Mr. Glascock agreed a part of it had been budgeted. Mr. Pitzer recalled it being funded from surplus funds.

Mr. Glascock stated he understood they wanted to use it to get to commission meetings as well.

Mr. Thomas asked how much of the \$20,000 had been used. Mr. Glascock replied he did not know that any had been used.

Mr. Thomas thought it would be logical to allow commission members to use it to get to commission meetings since they could not find a time to meet that would work when the bus system was operating.

Mayor Treece asked if this would be on a paratransit bus or if they had envisioned another method now that the Council had encouraged private providers to have accessible vehicles. He wondered if a voucher might be more timely or more cost-effective. Mr. Glascock replied he would have to look into that as he was not sure.

Mayor Treece asked if there was any objection to this. Mr. Thomas replied no, and asked that the most efficient way to accommodate it be determined. Mr. Skala agreed.

Mr. Skala stated he believed it was appropriate to allow them to get to meetings and home. Mr. Thomas agreed.

Mayor Treece was not sure if it needed to be need-based or not, but felt accessible transportation should be provided when it was needed.

REP114-18 Correspondence from the Downtown Columbia Leadership Council regarding the Ameren property in the North Village Arts District.

Mr. Glascock provided a staff report.

Mayor Treece commented that he believed the covenants filed prohibited any single-family homes, duplexes, multi-plexes, apartments, condominiums, schools, child care facilities, or any land use where persons could be expected to reside. There were also restrictions on soil disturbance, construction of any enclosed building, drilling, groundwater escaping from the lot, etc., so it was not desirable for a park. He stated he would defer to an engineer or someone to look into this before they took on the liability associated with it. He agreed it was a desirable piece of property, but was not sure what could go there.

Mr. Glascock explained they would not want to assume any liability for what had migrated off of the site, which they did not know about since Ameren did not own those lots. They had only cleaned up what had been within their boundaries.

Mayor Treece understood there had been several attempts to remediate the property, but there were still enough contaminants in certain areas to cause DNR to place restrictive covenants on its future uses.

Mr. Ruffin asked about the likelihood of receiving a Brownfield grant. Mr. Glascock replied he understood it had not been cleaned all of the way to the bedrock. It had only gone to the clay layer. As a result, there were contaminants below the clay layer. They could take it all of the way down to the bedrock, but that had not been required of Ameren. He understood it could be cleaned up, but would cost a lot of money. Mr. Ruffin asked if a Brownfield grant would cover that cost. Mr. Glascock replied it could. The City would have to apply for it. Mr. Ruffin wondered if they would have to own the property prior to applying for it. Mr. Glascock replied they probably would.

Mayor Treece understood the Brownfield program was based on tax credits so it worked better when there were taxes to abate. He believed another challenge involved what Ameren thought the property was worth, which he understood was \$1.5 million. He stated he was not opposed to pursuing it, but felt discussions were necessary with DNR and Ameren.

Mr. Pitzer stated he agreed. He noted he was not opposed to pursuing it, but thought a work session might be appropriate when they had more information, ideas, and a process. He understood it might be several months until they were at that point. Mr.

Glascocock agreed it would be helpful for DNR to be at that work session.

Mayor Treece asked if anyone opposed Mr. Glascocock communicating with those two parties, and no one objected.

Mr. Thomas asked how this compared to the process for Flat Branch Park 20-25 years ago. Mr. Glascocock replied it had been similar and like the Wabash Station site and the Fire Station No. 1 site as those sites needed to be cleaned up. Mr. Thomas asked how it had been paid for in those situations. Mr. Glascocock replied he would need to double check, but thought they might have received some federal money. Mayor Treece believed Flat Branch had involved \$2 million in state and federal money with the bulk being federal funds.

Mayor Treece understood Mr. Glascocock would obtain more information for them.

REP115-18 Intra-departmental transfer of funds request.

Mr. Glascocock provided a staff report.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Peggy Placier, 209 S. Greenwood Avenue, commented that she had been following the development of the Mayor's Task Force on Bicentennial Celebration Planning since she had seen an announcement in the *City Source* newsletter, and believed there would be a tendency to simplify and celebrate when they should also face reality as many of the early residents were not settlers. She stated Race Matters, Friends was organizing to provide a supplement to the bicentennial celebration. A few years ago she had found a stone tool in her backyard, which was evidence of earlier people that were killed or driven out of the territory by settlers. She noted the independent settlers had help from U.S. Army, and some of the founding Columbia fathers had been a part of the military conquest. She commented that Carol Brown was documenting the history of Columbia beginning with her one-third acre on Greenwood Avenue. People that had been slaved as property were listed as part of land sales in the area along Stewart Road. J.S. Rollins had inherited his wealth and land speculating tendencies from his father A.W. Rollins, and A.W. Rollins had purchased a twelve year old boy named Charlie. There had not been mention of the purchase of the family of the boy as the deed had only referred to the boy. She noted Traci Wilson-Kleekamp had written about the unspoken, unheard, and untold stories of black women whose voices had been systematically stripped from history unless they were wealthy like Annie Fisher. The *City Source* had indicated Columbia strived on three economic foundations, i.e., education, insurance, and medicine. She believed Columbia also thrived on the buying and selling of property, and the property that had enriched so many Columbians had been acquired through the conquest of American Indians and the labor of enslaved people. She felt this should cause them to reckon with the past, and stated the Council would hear more from them over the next couple of years with regard to their alternative bicentennial.

Mayor Treece encouraged Ms. Placier to not pursue an alternative bicentennial, and to provide their input to this bicentennial celebration as there was a commitment to diversity. He noted the Smithton sign had absolutely reflected the labor of slaves. The Task Force was working hard to tell the shared history of all Columbians over the last 200 years. He stated they did not want to ignore it and it would be reflected. Ms. Placier commented that she was glad to hear that.

Michael MacMann, 112 Hubbell Drive, explained he had been in contact with Ameren and lived near the Ameren site they had discussed earlier, and noted groundwater moved off of that property now. He suggested they be cognizant of that. He stated he also believed the Wabash Station site had involved federal money.

Mayor Treece noted he had seen weeds growing in the cracks, which meant the asphalt had permeated. Mr. MacMann agreed there was a groundwater issue whereby water was moving on and off of the property, and without drilling they could not remediate the

situation. He understood Ameren had gone ten feet to hit the clay layer. He understood the Wabash Station site had involved going fourteen feet deep. He believed it would cost over a million dollars to remediate it.

Mayor Treece stated he had heard from some business owners in the North Central Village Arts District about the visual barrier of the green slat fence. Mr. MacMann commented that he found it highly unlikely that someone would step up to assume that responsibility. He suggested the City proceed with great care.

Eugene Elkin, 3406 Range Line Street, commented that he had been waiting for housing for the homeless for ten years. He understood a meeting had been held a few years back on North Eighth Street when the City had been trying to help the homeless, but that group had decided not to proceed. He believed four different housing options were needed, i.e., one for men, one for women, one for men with children, and one for women with children. He felt that would lower crime, wear and tear on public safety vehicles, etc. He commented that he believed the City still had money, and felt it should put some money toward this effort to get ahead.

Mr. Elkin asked if money had been provided for the Room at the Inn. Mr. Trapp replied yes, and noted he believed it was a part of the budget. He thought it had been about \$36,000.

Mr. Elkin understood \$300,000 had not been used by the downtown, and wondered about its potential. He also thought there could be a couple million just laying around. Mayor Treece pointed out that was not City money. Mr. Elkin suggested the first housing unit be located on North Range Line Street, across the street from the mental hospital and the police station.

Ms. Peters asked where they were with the electric utility issue in terms of salaries, compensation for the electric utility line workers, etc. Mr. Glascock replied he would look into it.

Mr. Pitzer understood Mr. Windsor had sent Mr. Glascock a copy of his report, which had some information. Mr. Glascock stated staff would review it and provide information back to the Council.

Mr. Skala noted they had talked about a broadband committee in June, and asked about its status. Mr. Glascock replied he planned to form an internal group to start discussing it.

Mr. Skala understood the City had limited snow removal resources, and suggested that after taking care of priority routes they take care of secondary routes that tended to be hilly and difficult to maneuver so people could get to the priority routes. He wondered if they could identify those and apply sand or some other material in those areas.

Mr. Glascock asked Mr. Skala if he was recommending they go back to cinders. Mr. Skala replied he had not been opposed to cinders because they had been inexpensive, and understood the City no longer burned coal so they could not go back to cinders.

Mr. Glascock commented that the routes were on the website, and staff would look into the situation. He asked the Council to send routes they had in mind to him.

Mr. Trapp commented that Mr. Harris had spoken earlier with regard to restoring cuts to the transit budget, and the City had made necessary service cuts, but they had not made any budget cuts. He did not believe they had removed any money from transit. The issue was that the cost of transit had risen very quickly while the revenue for transit was flat or declining. He felt they needed to be aware of their language as they talked and communicated with the public. He reiterated they had not made any transit budget cuts, only hard service cuts.

Mr. Trapp stated Moberly Area Community College had a Center for Excellence grant to expand their mechatronics program, which had been instigated by REDI and others to meet a need. He noted he had asked Ms. Amin to send information about it to everyone so they could consider adding it to their lobbying agenda. He agreed the primary lobbying agenda should be to address the internet use tax issue, but thought they would still have a robust lobbying agenda and thought they should include funding for this program as it would address the skills gap. They had high tech jobs and people that needed jobs, but they did not have the skills to match that. He reiterated he thought it would be worth asking the State to fund it.

Mr. Trapp commented that when walking down Providence Road or Garth Avenue along the bridges near Bear Creek during snowy weather, he was frequently pushed out into the street because the Public Works Department rightfully prioritized plowing the street before shoveling their little pieces of sidewalks, which included the bridges. While continuing to walk, he saw all of the beautifully plowed sidewalks along the trails and parks. He wondered if the Parks and Recreation Department could address the close, adjoining areas that would allow people to get to the parks safely. Mr. Glascock stated he would talk to Mr. Griggs.

Mr. Trapp congratulated and acknowledged the great work of Chris Clubine as this was his last council meeting with Columbia. He commented that Mr. Clubine had been delightful to work with and was moving on to bigger and greater things. He believed the City Manager Fellow program had been great, and noted the Transit and Parking Manager and a resource in the Solid Waste Division had previously been fellows. He reiterated his appreciation for the fellow program and for Mr. Clubine. Mr. Pitzer agreed.

Mr. Thomas stated he thought the expense budget for transit for FY 2019 would be significantly lower than the expense budget for it in FY 2017 and FY 2018. He asked Mr. Glascock to look into that and to let them know.

XII. ADJOURNMENT

Mayor Treece adjourned the meeting without objection at 9:27 p.m.