



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: Aurora Organic Dairy – Authorizing a Temporary Waiver from Section 16-265 of the City's Code of Ordinances regarding Working Hours

Executive Summary

Aurora Organic Dairy (AOD), 4525 Waco Road, is requesting that their working hours be permanently extended through December 31, 2018. Section 16-265 of the City's Code of Ordinances allows the Director of Public Works to grant extended work hours permits but the time period may not exceed three (3) days at a time.

Discussion

Section 16-265 of the City's Code of Ordinances stipulates that building construction be limited to the hours of 7:00 a.m. to 7:00 p.m. on weekdays and between 9:00 a.m. and 5:00 p.m. on Saturdays. AOD is requesting that their working hours be permanently extended through the completion of their project, but no later than December 31, 2018. A request letter from Joe Harmon, Senior Manager of Technical Resources is attached for reference. They are requesting weekdays be extended to daylight hours, Saturday work be extended, and Sunday hours added to match normal weekday hours (7:00 a.m. to 7:00 p.m.).

City ordinance allows the Director of Public Works to grant extended work hours permits but the time period may not exceed three (3) days at a time. AOD began requesting extended weekend hours on February 21st and to date the City has not received any complaints from the public. AOD is somewhat unique in that it is approximately one-half mile from the closest residential neighborhood (Arbor Pointe) and is significantly buffered from that neighborhood by industrial developments along Route B and Brown Station Road. The project is immediately west of the City's Sanitary Landfill and immediately north of Kraft Foods and 3M. Therefore staff determines that this request does not negatively impact public health, safety, or welfare.

As of the end of March, the project had completed approximately 50% of the walls. Once the structure is completely enclosed the possible nuisance to the public goes down even further, and the waiver would facilitate quicker project completion.

Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None



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Strategic & Comprehensive Plan Impacts

Strategic Plan Impacts:

Primary Impact: Economy, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Economic Development, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Tertiary

Legislative History

Date	Action
02/06/2017	Ord 23065-Authorizing a purchase agreement with AOD-MO Holdings, LLC for property located on the northeast corner of Paris Road and Waco Road.

Suggested Council Action

Approve the resolution to allow Aurora Organic Dairy (AOD) to permanently extend their working hours through December 31, 2018.