



# City of Columbia, Missouri

## Meeting Minutes

### Downtown Columbia Leadership Council

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Tuesday, August 23, 2016  
4:00 PM

Regular Meeting

Conference Room 1A  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

Scott Wilson called the meeting to order at 4:00 pm.

**Present:** 12 - Brent Gardner, Randy Gray, Janet Hammen, Susan Maze, Karen Miller, Nick Peckham, Richard Perkins, Tim Teddy, Ben Wade, Mark Wahrenbrock, Scott Wilson and Sara Loe

**Excused:** 3 - Stacey Button, Heiddi Davis and Cliff Jarvis

#### II. INTRODUCTIONS

Several reporters, Katie Essing (Downtown CID) and Richard Stone (Public Works Engineering Manager) were in attendance

#### III. APPROVAL OF AGENDA

**Mr. Peckham made a motion to approve the August 23, 2016 agenda. Mr. Wade seconded the motion. The motion passed unanimously.**

#### IV. APPROVAL OF MINUTES

Draft Minutes from July 26, 2016 Meeting

**Attachments:** [DRAFT DLC Minutes July 26, 2016](#)

**Mr. Gray made a motion to approve the July 26, 2016 minutes as written. Ms. Loe seconded. The motion passed unanimously.**

#### V. NEW BUSINESS

Downtown Parking: New Parking Permit Program and the Sale of Parking Spaces

Richard Stone, Public Works Engineering Manager was in attendance to answer questions from the group. Mr. Wilson explained that the Plaza garage behind City Hall had recently switched to top floor only metered parking. Mr. Stone explained that hourly spaces were moved to the top with permit parking below, in order to make it easier to find a vacant spot and also eased operations in general. Mr. Gardner felt that this was an inconvenience for people coming to downtown to shop, etc. to have to go all the way to the top floor with bags, etc., compared to permit parking which usually has cars that stay all day.

Mr. St. Romaine added that a lot of reserved spaces were on the first floor, where covered

parking spots are and those are charged at a premium. It makes sense to have the cheaper metered spots on the top floor so now all permit parking is covered and at a higher fee. Ms. Loe noted that metered spots are 50 cents an hour and it would be more revenue to have some in covered spots. Mr. Stone stated that many metered spots in the garage were unused. He added that the Plaza parking has reserved spaces, permit spaces and hourly. The Parking Management Task Force plans to look at the rate structure and demand moving forward. Mr. Peckham suggested a downtown shuttle to all garages due to the lengthy wait list for permit spaces. Mr. Stone replied that there was an orbital shuttle approach in the past, but it did not work well. Mr. Peckham suggested a permit program that would allow you to park in any garage. Mr. St. Romaine felt that might be difficult to look into, but we are looking at standardizing all garages so they function the same way. They are also looking into apps that will also show real time space availability.

Mr. Gray agreed that the set up the garage is backwards and is not customer/visitor friendly. Jury duty and employees should have to park on higher inconvenient floors where cars would be left all day. We shouldn't spend all our dollars on parking that cater only to permit people. He asked what percentage is permit versus public. Mr. Stone replied 20% is for metered/hourly spaces. Ms. Maze added that the new code indicates parking isn't required commercially as the city is supposed to provide that. Mr. Teddy agreed that was correct; businesses have not been required to have parking. Only recently have student housing developments been required to have parking. Ms. Maze felt that if garages are only allowing 20% then that's not accommodating. Mr. Stone replied that if you include metered street parking; parking analyses have shown that it accommodates downtown needs.

Ms. Loe felt that it is imperative to get better data. She has many friends that have stated they don't come downtown because of the lack of parking. There is a disconnect if we show parking availability, yet people coming here don't feel that way. She also had guests that tried to park in a garage and had to drive past empty spaces to get to hourly parking and felt that the City wasn't welcoming of visitors with this set up. Mr. Stone stated that we are looking at opening permit spots after a certain hour, but we are not there yet. Mr. Wade asked if there is solution for the garage permit wait list. Mr. Stone replied that low occupancy areas are being looked at to seek permits through the Park Mobile system at a cheaper rate than a garage.

Mr. Gardner noted that as we grow and also make changes downtown such as parklets, the Avenue of the Columns, etc. it is problematic to find parking, especially at certain times of the day. Mr. Peckham felt we should think about how to get the increasing population to find a way to get people around without parking. Mr. Gray asked how the Avenue of the Columns project is planned and he asked about the 3 spaces sold to Room 38 for their expansion. Mr. St. Romaine provided an overview of the project and explained that Room 38 suggested expanding that concept to the Walnut side. Spaces were not sold, but Room 38 did pay \$14,000 for the construction and they plan to put outdoor seating along the Walnut side. The \$14,000 offset the cost of losing the two parking spots. Mr. Gray noted that is two fewer spots for people to park and doesn't help address the needs of visitors downtown. Mr. St. Romaine commented that there was an Interested Parties meeting on this project and there was no opposition at that meeting or when it went to Council. At some point we will look at a cafe sidewalk ordinance, for now Council felt this was worth a trial as a pilot project.

Ms. Loe stated that if the City is required to provide parking, there should be better analysis on spaces. Ms. Hammen stated that other cities have businesses that validate

parking tags for customers. Mr. Stone felt that was a good idea and would need some collaboration with the CID; sponsorship will be looked at moving forward. Mr. Wilson asked if the reserved 24/7 spots were in high use. Mr. Stone stated that will need to be analyzed moving forward too. Mr. St. Romaine commented that we do oversell our garage spaces knowing they won't be used full time. Mr. Stone added that the gate arm system would provide better data to track that.

Mr. Stone noted that all garages have a wait list; the Parking Utility revenue is about \$4 Million and \$2 Million of that is to pay off loans, etc. Mr. Gray suggested mimicking the University and not enforcing permit spots are after 6 PM so that those spots used during the day by employees are freed up for visitors at night. Mr. Stone stated that Council recently approved the Park Mobile app to all meters, but there is not an exclusive contract with them. Current E-Z Pass Parking cards will still work, but will be switched out over time, but new cards will function the same for users.

Mr. Wilson felt that the DLC is concerned that we are at a crossroads on downtown parking and he hopes for better data in coming months. The perception of no parking is a problem as people won't come downtown if they think they won't be able to park.

#### Discussion of Proposed Fee Structure for Street/Sidewalk Closures

Tim Teddy noted that the Council asked for a report on an inconvenience fee relating to fees charged for various closure needs. Miami, Florida has a sample ordinance that charges 20 cents/running foot and 30/running foot for each lane. That is the model being looked at. There would be a per day/week/month fee for closures. Other issues will be addressed such as partial closures, etc. That report will go to Council on September, 6th and the proposed rate would be 20 cents per foot per day. The group discussed a refund for completing projects early, or a sliding scale based on length of closure time. Mr. Stone suggested the DLC make their opinion known to Council when this goes to them.

**Mr. Gardner made a motion to support the concept of the fee structure for sidewalk and street closures. Ms. Hammen seconded.**

**Ms. Hammen amended the motion to include that the DLC recommends that the fees be increased to more accurately reflect the cost of the disruption to the citizens and surrounding businesses; and to adequately provide notice to surrounding businesses; with an escalating fee scale based on the extent and time requested. Mr. Gray seconded. The motion as amended was approved unanimously.**

## VI. OLD BUSINESS

### Development Code: Prepare DLC Feedback Letter

Mr. Teddy explained that tomorrow is the last Planning and Zoning Committee meeting to review the code. It is open to the public and begins at 5:30. The topic is MD-T and there are about a dozen issues to review with them. City Council will have a draft in about a month and a tentative Public Hearing on October 20th.

Mr. Wahrenbrock read an email from the Chair of the Historic Preservation Commission (HPC) noting their stance. They have discussed strengthening the demolition ordinance by lengthening the review time to capture a minimum of two commission meetings. They also intend to introduce additional language that would allow HPC to turn down an application for demolition; then the applicant could object and present to council directly if they wanted to pursue the issue.

## VII. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Mr. Gardner announced that at the last Historic Preservation Commission meeting, he recommended something called "Cornerstones of Columbia", which will be funded by Central Bank to designate two buildings with plaques noting the history of the building. This could be the start of a walking tour downtown. Signs are ordered, hopefully there will be several more of these down the road to provide a history of downtown.

## VIII. NEXT MEETING DATE

September 27, 2016

## IX. ADJOURNMENT

The meeting adjourned at 5:23 pm.

**Mr. Peckham made a motion to adjourn the August meeting. Ms. Loe seconded. The motion passed unanimously.**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.