



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, July 16, 2018
5:00 PM

Work Session

Conference Room
1A/1B
Columbia City Hall
701 E. Broadway

I. CALL TO ORDER

The meeting was called to order at approximately 5:08 pm. Mayor Treece arrived at 5:10.

Present: 7 - Ruffin, Trapp, Thomas, Peters, Treece, Skala, and Pitzer

Columbia Police Lieutenants Association addresses Council

Lt. Geoff Jones stated that this is a classified group that negotiates with the City as classified employees. No one in this group has any documented performance issues and they are not at-will employees. The Columbia Police Lieutenants Association (CPLA) has been told in the past that there was no benefit to going unclassified and that there was no money for raises. In the current process, they have learned that lieutenants that moved to the unclassified group have negotiated for better pay or benefits. There is a roughly \$10,000 pay difference between Lt. Geoff Jones and some lieutenants who are classified. The CPLA has tried to negotiate for midpoint pay and felt that they were not met with a real negotiation. There were no counter proposals other than the suggestion that they could talk about going into an unclassified status. The group does not feel that they've been treated fairly or with the same respect as other collective bargaining groups.

Lt. Jason Jones stated that the three members in the CPLA average 19 years in the department compared to 13 year averages for those recently promoted making the higher pay. Lt. Geoff Jones understands that the city manager suggests ordinance changes rather than contracts. The CPLA feels that the Council should give the city manager the ability to negotiate to midpoint through an ordinance change stating that people that occupy the same position whether classified or unclassified can negotiate pay to midpoint.

Mayor Treece confirmed that there were lieutenants that got pay increases after they went unclassified, when this group was told they could not get increases as classified employees. Lt. Jones stated that was correct.

The group discussed the differences between classified and unclassified employees. Lt. Geoff Jones added that there were originally six member of CPLA, two retired and one left and went unclassified and is now the highest paid lieutenant. Lt. Krista Shouse-Jones added that she has the most seniority in the position at 9 years and she makes less than the newest lieutenant who is unclassified. The CPLA did not ask to be unclassified, and they want to remain classified, which is why the CPLA was formed in FY17. Lt. Geoff Jones asked that they be treated with fairness.

Deputy City Counselor Jack McManus stated that the process is set up in Chapter 19-25 which allows for collective bargaining for labor groups. There are several bargaining groups and the city code sets up a process and timeline for negotiations and presentations. June 21st is the deadline to have ended negotiations. This timeframe allows for changes to be

included in the budget process. What this group is asking for is an ordinance change, which is a bit different than discussing collective bargaining.

Police Chief Burton added that unclassified employees have rights to negotiate benefits. Each lieutenant referenced tonight did that and each was granted their requests. CPLA cannot negotiate as individuals since their bargaining unit negotiates for them.

Councilman Ruffin asked for clarification on what the ordinance change would look like. Lt. Geoff Jones replied that the city manager should have the ability to negotiate salaries within the pay range for employees that occupy the same position for both classified and unclassified employees. Mayor Treece stated that this needs to be fixed this year and there was general council agreement that it should be fixed this year to get these three to midpoint. Mr. Matthes stated that they will continue the negotiation process. The budget would need to make cuts in order to find money to fix this issue.

Corps of Engineering Mitigation Bank and Stormwater Fee in Lieu Program

Attachments: [Hinkson Perche Bank Prospectus](#)
[Mitigation Presentation](#)

Erin Keyes, Engineering and Operations Manager for Stormwater, stated that this program has been considered for some time, but now can move forward. She stated that there are two mitigation issues: 1) meeting the Clean Water Act requirements and 2) meeting ordinances in Chapter 12A of the City Code. These two issues are separate and require separate solutions.

401/404 Clean Water Act requires permitting of any activity that may result in discharge into waters of the United States. Mitigation is usually needed for infrastructure projects such as bridges, culverts, roads, trails, utilities. She reviewed some examples on Scott Blvd where mitigation projects occurred. She reviewed the mitigation process and hierarchy. The first choice is a mitigation bank, then an in-lieu fee program, and last is a permittee-responsible mitigation. A project seeking a mitigation bank must look into its own watershed first. A mitigation bank is land where high quality habitat is established, maintained and preserved such as wetlands or stream riparian areas. Credits are sold to recover the costs of construction and maintenance which helps projects meet the Clean Water Act requirements. Infrastructure projects that have unavoidable impacts to wetlands/streams can streamline regulatory processes, provide certainty of mitigation success, relieve road builders from being habitat specialists, and benefits public infrastructure. The wildlife habitats, water quality, and our community also benefit through wildlife viewing, trails, and tourism.

Ms. Keyes reviewed the process for how this works which includes a review team, public notice, and banking instrument. Once the banking instrument is approved a portion of credits are then available to begin selling immediately. So far, what we have is a plan, no hard dollars have been put forth. Once credits are sold, work on the project can begin. Ms. Keyes proposed the landfill in the Hinkson Watershed and Perche Creek sites. She reviewed estimates for the proposed projects that included estimates of stream credits, costs to develop, maintenance and mitigation potential value in credits. Ms. Keyes reviewed the next steps which would be to have council approve the prospectus. It can then go out for review and public notice. Once the banking instrument is approved, a resolution would come to council to start selling credits.

Meeting the 12A requirements usually occurs during a redevelopment due to site constraints that cannot accommodate a mitigation. The Board of Adjustment can impose

reasonable mitigation measures such as purchasing or donating land to protect water quality and aquatic habitat, or the construction of a stormwater management facility, or the petitioner can make financial contributions to fund stormwater. Next steps are to develop an in-lieu fee program and set a fee per cubic foot of volume. The Storm Water Utility would then use fee revenue to fund studies and projects. Staff will bring a program to Council for approval.

Business Loop Corridor Improvement Plan - *James Roark-Gruender, Loop CID Vice Chair and Planning Committee Chair*

Attachments: [Corridor Plan Presentation - The Loop](#)

[The Loop Annual Report 2017](#)

[Loop Corridor Plan - Overview](#)

[Adopted Loop Corridor Plan](#)

[Board Contact Handout](#)

Dave Griggs introduced some of The Loop Board Members and introduced James Roark-Gruender, Loop CID Vice Chair and Planning Committee Chair to present the final Loop Corridor Plan.

Mr. Roark-Gruender reviewed the boundaries of The Loop CID noting that there are 93 properties and 161 businesses. Their outreach efforts included 6 public meetings, 10 planning committee meetings, online and hard copy surveys, email notices and updates, social media posts and door-to-door canvassing. Top priorities were beautification, infrastructure and multi-modal transportation. After a nationwide search, the committee selected Arcturis, an urban planning firm with specialties in landscape architecture and environmental design.

A series of town hall meetings were held to get input from the public. Attendees from the business community, surrounding neighborhoods and the community at-large attended. He reviewed the planning committee members noting representation for MoDOT, Water & Light, Public Works, the Office of Sustainability, PedNet Coalition, the Downtown Leadership Council and some property and business owners. He reviewed some of the elements of the corridor plan which include beautification, landscaping, art, traffic calming, and other amenities. He reviewed key projects as follows:

Key Project #1 - MoDOT Restriping. The plan relies on existing curbs and gutters. The current lanes are overly-wide and MoDOT approved reducing the lane width leaving room for a better bike lane with a 2 foot buffer. This is without giving up any driving or turning lanes. MoDOT has a schedule regrading and restriping planned in 4 years at which time they could reconfigure the street.

Key Project #2 - Rangeline Intersection. The Rangeline intersection is already at peak capacity. There are traffic build-ups at all of the intersections and some drivers cut through parking lots to avoid the lights. The Conley Road extension will make this worse by directing more cars onto the Business Loop at Rangeline. Rangeline is an unattractive entrance to Columbia off of I-70. Overhead lines, lack of sidewalks and crosswalks, and no landscaping or art to welcome visitors. MoDOT has Rangeline on their watch list and they will likely upgrade the intersection within the next 5 years to accommodate increased traffic. The goal is to work with property owners, MODOT, and other stakeholders to rethink how traffic flows. They plan to reduce back ups at the intersection, create a safer intersection for pedestrians, and make it a more attractive and welcoming entrance.

Key Project #3 - Undergrounding of power lines. The west end of the Business Loop looks better because of the city's undergrounding efforts. The city's 3-5 year CIP plan includes undergrounding from Providence east to College. They encouraged the Council to fully fund this project in the FY2020 budget. The west side also has sidewalks because as Water & Light undergrounds, they add sidewalks. These right of way easements will also allow us to landscape the corridor.

Mr. Roark-Gruender reviewed threshold projects that could be done immediately with the intent to bring life to the street and encourage public and private investment.

Threshold Project #1 - Pop-up festival lot. This would be a vacant lot turned into a gathering space with turf, tables, a stage, and food truck area for The Loop. It will also provide proof-of-concept to developers and businesses who may be reluctant to locate in this area. Boone Electric has already agreed to allow a pop-up festival lot on their vacant lot just west of Rangeline where they plan to build a stage, hire local bands, provide lawn games, set up a wifi connection, and encourage food trucks to visit. It can be a place where people can meet after work or hold special events. This item is fully budgeted.

Threshold Project #2 - Bike repair station. They are also planning a bike station with a bike repair stand, air pump, and some seating. It would be adjacent to the new bike boulevard at Madison and Parkade.

Threshold Project #3 - Traffic box art. They have added funds for a traffic box art program with the Office of Cultural Affairs and are also partnering with the neighborhood to the south for a shared traffic box.

Mr. Roark-Gruender reviewed long term projects.

Long Term Project #1 - Regional stormwater detention. The Business Loop was developed before stormwater was a consideration. It's difficult and expensive to build or expand because of new stormwater requirements that weren't in effect decades ago. Their concept is to create shared detention areas for the entire corridor and manage stormwater on a district-wide level-rather than parcel by parcel. They will need to partner with the city for this project and suggested it might serve as a model for other areas of the city.

Long Term Project #2 - Smart development to better utilize empty space. There are very few vacancies in the Loop, so they are turning away businesses who want to locate on the Business Loop. They hope to encourage investors to build, so they can fill in the gaps in the streetscape with thriving businesses. One big opportunity is small-scale manufacturing. The city's new Unified Development Code has added Artisan Industry as a new use for the street. This can include welding, sculpting, pottery, carpentry, small-batch bakeries, candy shops, cheese shops, craft breweries, and micro-distilleries. These industries also provide middle-skills jobs. They have the space to build these small scale manufacturing plants and which could also be combined with retail or restaurant space. This would add to the economic vitality of the corridor and provide a gathering place for people while still fitting in with the character of the street.

Mr. Roark-Gruender stated that they are seeking Council approval of the plan, acceleration of the FY2020 funding to underground Providence to College, and a partnership with the Loop CID to create a framework for a stormwater management district.

The Business Loop has been neglected for decades and this is a ten-year plan to create

a street that's an economic engine for the city, a welcoming entrance for visitors, and a street the locals can be proud of.

Council briefly discussed the corridor plan and there was a general agreement of support for the initiatives included.

II. ALL OTHER ITEMS THE COUNCIL MAY WISH TO DISCUSS

None.

III. ADJOURNMENT

The meeting adjourned at approximately 6:54 pm.