



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, December 16, 2019  
7:00 PM

Regular

Council Chamber  
Columbia City Hall  
701 E. Broadway

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#### I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, December 16, 2019, 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 PITZER, PETERS, TREECE, RUFFIN, TRAPP, SKALA, and THOMAS 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 December 2, 2019 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Mr. Ruffin.

Mr. Pitzer asked that R176-19 be moved from the consent agenda to new business.

Upon his request, Mayor Treece made a motion to allow Mr. Pitzer to abstain from voting on B373-19 and B374-19. Mr. Pitzer noted on the Disclosure of Interest form that he had a conflict of interest with the applicant. The motion was seconded by Mr. Trapp and approved unanimously by voice vote.

Upon his request, Mayor Treece made a motion to allow Mr. Trapp to abstain from voting on R173-19. Mr. Trapp noted on the Disclosure of Interest form that his brother had joined the Board of Directors of Room at the Inn, an organization that would receive funding through the resolution. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

Upon his request, Mayor Treece made a motion to allow Mr. Thomas to abstain from voting on the Community Land Trust Organization Board appointment. Mr. Thomas noted on the Disclosure of Interest form that he wanted to avoid any appearance of a conflict of interest. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

The agenda, including the consent agenda with R176-19 being moved to new business, was approved unanimously by voice vote on a motion by Mayor Treece and a second by Mr. Pitzer.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC15-19 Board and Commission Applicants.

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions. Mr. Thomas abstained from voting on the Community Land Trust Organization Board appointment.

##### AIRPORT ADVISORY BOARD

Rawlins, Randa, 5701 Shackelford Court, Ward 5, Term to expire December 1, 2022

Mayor Treece stated he would delay making appointments to the Columbia and Boone County Library District Board.

COLUMBIA SPORTS COMMISSION

Calfee, Julie, 109 Port Way, Ward 3, Term to expire December 31, 2021

Fleming, Kathryn, 2901 Yoko Court, Ward 3, Term to expire December 31, 2020

Fudge, Zina, 212 Dene Drive, Ward 3, Term to expire December 31, 2021

Gibson, Amber, 54 N. Cedar Lake Drive E., #103, Ward 5, Term to expire December 31, 2020

Jamieson, Tim, 2500 Chelan Circle, Ward 5, Term to expire December 31, 2021

Marcks, Carter, 3611 Blue Cedar Lane, Ward 5, Term to expire December 31, 2020

COMMISSION ON CULTURAL AFFAIRS

Wisman, Kern, 4015 Bent Oak Drive, Ward 4, Term to expire October 31, 2022

COMMUNITY LAND TRUST ORGANIZATION BOARD

Ferlazzo, Damon, 105 Lynn Street, Ward 1, Term to expire December 1, 2021

FINANCE ADVISORY AND AUDIT COMMITTEE

Bloom, Kristian, 4304 Melrose Drive, Ward 5, Term to expire December 31, 2022

Suhler, Diane, 902 Timberhill Road, Ward 6, Term to expire December 31, 2022

FIREFIGHTERS' RETIREMENT BOARD

Kenny, Nicholas, 812 Leawood Terrace, Ward 4, Term to expire December 31, 2021

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Crouch, Terence, 5488 Heath Court, Ward 5, Term to expire November 1, 2021

HUMAN SERVICES COMMISSION

Finch, Rachel, 23 N. Greenwood Avenue, Ward 1, Term to expire December 31, 2022

Getzoff, Kimberly, 501 S. Glenwood Avenue, Ward 4, Term to expire December 31, 2022

Jones, Mark, 910 W. Broadway, Ward 4, Term to expire December 31, 2022

POLICE RETIREMENT BOARD

Hackmann, Michael, 1306 Morning Dove Drive, Ward 6, Term to expire December 31, 2021

#### IV. SCHEDULED PUBLIC COMMENT

SPC73-19 Kim Dude-Lammy, President of Children's Grove - Announce that Columbia has been chosen as the "Nicest city in Missouri" by Reader's Digest and get support to collaboratively promote Columbia as the "Kindness Capital of Missouri."

Ms. Dude-Lammy, 3109 Appalachian Drive, provided a handout and explained she was the President of the Children's Grove, an all-volunteer non-profit organization whose mission was to inspire a culture of kindness and to support the mental and emotional well-being of youth. She pointed out the Children's Grove had been a community response to the 2012 Sandy Hook tragedy. A small group of concerned Columbians had gathered together to explore the creation of a grove of trees that would honor the memory of children who had met harm's way, and that grove of 40 beautiful yellow butterfly magnolia and crab apple trees had been planted in the northeast corner of Stephens Lake Park. After the Grove had become a reality, the volunteers continued to pursue their passion by starting new programs and services. From the outset, volunteers had

envisioned the Children's Grove serving as a springboard to raise awareness of the needs of the youth in the community by inspiring kindness as a pathway to better mental and emotional well-being of children and youth, and to promote a vision that a single act of kindness could change a life forever. She explained the symbol of kindness was the butterfly, and the butterfly reminded them of the power each person had to affect change, i.e., the butterfly effect, and that even tiny acts of kindness could profoundly impact the quality of life of others transforming the community and world. Some of the accomplishments of the Children's Grove included the butterfly murals John Ott had allowed them to paint in Alley A, a world kindness day in November, a kindness week in April, the distribution of wristbands with the saying that "kindness changes everything," the planting of kindness trees like the one recently planted at Russell Boulevard Elementary School to honor the late Mayor Darwin Hindman, the distribution of kindness books to every elementary and pre-school in Boone County, the creation of a kindness chain with over 4,000 links identifying a random act of kindness done by someone, and the establishment of kindness ambassadors at local schools that provided educational outreach to students. She commented that last spring, she had become aware of a contest *Reader's Digest* was having for the nicest community in each state and had nominated Columbia using Children's Grove as the example. Columbia was selected as the nicest city in Missouri and had been featured in the November issue of *Reader's Digest*. She asked the Council to consider modifying that recognition to the "Kindness Capital" of Missouri by working with the District, the Chamber of Commerce, and Children's Grove in using the title in a variety of ways, to include banners in the downtown, signs near the city limits on I-70 or Highway 63, and publications promoting Columbia. She noted Columbia had had its share of bad publicity over the years, and believed this could be used as a good marketing tool. She reiterated Columbia had so many wonderful services and an incredibly kind community, and asked the Council to help spread the word.

Mayor Treece stated he appreciated the work of the Children's Grove and noted it was a highlight of his year to visit with the kids in April. Ms. Dude-Lammy provided the Council with a sticker they could put on their laptops and a magnet that could be placed on their cars saying "kindness changes everything."

SPC74-19 Martha Brownlee-Duffeck - CATSO & Public Transit.

Ms. Brownlee-Duffeck withdrew her request to speak.

## V. PUBLIC HEARINGS

PH49-19 Proposed construction of the Strawn Park Phase II improvement project to include the installation of a pre-cast concrete restroom and construction of a parking lot, practice disc golf putting ring and basket, and ADA walkways.

Discussion shown with B376-19.

B376-19 Authorizing construction of the Strawn Park Phase II improvement project to include the installation of a pre-cast concrete restroom and construction of a parking lot, practice disc golf putting ring and basket, and ADA walkways; calling for bids for a portion of the project through the Purchasing Division.

PH49-19 was read by the Clerk and B376-19 was given second reading by the Clerk.

Mr. Griggs provided a staff report.

Mr. Skala asked if Columbia now had three disc golf facilities as he understood there were also facilities at Albert-Oakland Park and Indian Hills Park. Mr. Griggs replied yes, and explained this one had 18 holes. Mr. Skala understood it had been instrumental in

securing tournaments because it was unique compared to the others. Mr. Griggs stated that was correct. He explained it was similar to a comparison of a normal golf course and one that Arnold Palmer might design. He noted they had worked with the Convention and Visitors Bureau for a grant for a disc golf course designer to help with the layout of the course and it was eligible for hosting national tournaments.

Mayor Treece opened the public hearing.

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

Mr. Trapp stated this was a great amenity and thought they should be proud of having the best disc golf course in the United States, and possibly in the world. He noted people came from all over to play the challenging course. He commented that he had pitched the first disc at a local event and had met the designer, and that Columbia had a small, but vibrant disc golf community, which added to what made Columbia great.

**B376-19 was given third reading with the vote recorded as follows: VOTING YES: PITZER, PETERS, TREECE, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

PH50-19 Proposed street name change for a portion of "Rice Road" between Ballenger Lane (Route PP) and Lake of the Woods Road to "Geyser Boulevard."

Discussion shown with B359-19.

B359-19 Changing the name for a portion of "Rice Road" between Ballenger Lane (Route PP) and Lake of the Woods Road to "Geyser Boulevard" (Case No. 237-2019).

PH50-19 was read by the Clerk and B359-19 was given second reading by the Clerk.

Mr. Teddy provided a staff report.

Mr. Skala understood Rice Road as it existed now changed to Hanover Boulevard to the west and that was primarily due to a change in direction. Mr. Teddy stated that was correct. He explained Hanover Boulevard was considered a north-south route and Rice Road was considered an east-west route. As a result, the address ranges would follow a north-south grid on Hanover Boulevard and an east-west grid on Rice Road. Mr. Skala understood examples had been provided at the Planning and Zoning Commission (PZC) meeting of streets that did not change direction, but had more than one name. Mr. Teddy stated that was correct, and provided Manor Drive and Clinkscales Road, College Avenue and Rock Quarry Road, and Rollins Road and Smith Drive as examples. He noted they had learned to live with those situations. He pointed out there was also somewhat of a philosophy that it was acceptable at a major intersection or where the character of the road in terms of the standard it was built to changed, as had been the case with Rock Quarry Road.

Mr. Skala commented that there was a difference in the character of the road for the existing Rice Road east and west of Ballenger Lane as one side was a two-lane unimproved road and the other side was a two-lane improved road all of the way to Lake of the Woods Road. Mr. Teddy stated the solid red portion was dated from the 1950s and earlier, a second section had likely been constructed in the 1990s, and a third section within the new subdivision had recently been constructed.

Mr. Ruffin asked if everyone had been contacted, and whether they had not cared or had chosen not to support the recommendation in terms of trying to obtain 100 percent approval for the name change. Mr. Teddy replied he thought the applicant could better address that question. He noted efforts had been made by City staff and the applicant to notify everyone. He understood the applicant had gone door to door, but they might not have been able to connect every property owner. He explained it was a procedural issue. There was nothing that said if one had 100 percent support, the name change would happen. It only eliminated a second public hearing. Mayor Treece asked if it eliminated

a second hearing at the City Council level. Mr. Teddy replied yes.

Mayor Treece asked if any section of the dotted line had achieved 100 percent support. Mr. Teddy replied he did not know how the signatures had been distributed in space as it had not been mapped.

Mr. Trapp wondered if it would be possible to amend the bill so the name change was at Shamrock Drive and only the new section had the new name. It would eliminate the need to change existing addresses. Ms. Peters pointed out that was not much of a major intersection.

Mr. Thomas declared he had participated in an ex-parte conversation with the applicants on Friday.

Mr. Thomas recalled the name of a road changing near Forum Boulevard to Veterans United Parkway, and asked if that had gone through the same legislative procedure. Mr. Teddy replied there had been Council action on it, but noted he thought it had been a private street. Ms. Thompson commented that it had been within the development. Mr. Teddy stated it had been a special designation requested by Veterans United.

Mr. Thomas asked about Bass Pro Boulevard. Mr. Teddy replied he thought it might have changed earlier in the process. Mr. Thomas asked if it had gone through the same process as tonight. Mr. Teddy replied possibly if the road had been platted with a different name.

Mayor Treece thought a better analogy would be changing Bodie Drive to International Drive. Mr. Trapp understood that had gone through the PZC and had been on the consent agenda at the Council level because it was all owned by one entity.

Mr. Teddy pointed out Maryland Avenue had been changed to Tiger Avenue per the request of the University of Missouri.

Mr. Pitzer thought Bodie Drive had a third name when it crossed Highway 763. Mayor Treece noted Nifong Boulevard was Grindstone Avenue, Molly Bowden Parkway, and Vawter School Road. Mr. Pitzer commented that Rogers Street, Worley Street, and Paris Road was another one.

Mr. Skala understood the discussion at the PZC level indicated the portion between Shamrock Drive and Lake of the Woods Road had 100 percent support because most of those were vacant lots, but it was in opposition to the idea that these changes should occur at some major intersection or where there was a difference in road quality.

Mr. Pitzer asked if the idea of renaming that portion where they had 100 percent support had been discussed with staff. Mr. Teddy replied he thought different names had been considered when developing the subdivision. Mr. Pitzer asked if that particular stretch had been discussed versus the larger stretch. Mr. Teddy replied it might have been discussed, but it had come to the City as this one mile application.

Mayor Treece opened the public hearing.

Mark Farnen, 103 E. Brandon Road, explained he was appearing on behalf of D & D Investments, LLC, to provide information and support for this request. He noted a letter they had submitted with their request had outlined the rationale for the street name change, and stated it was a part of a larger effort to invest in and reinvigorate the area, much of which had been designated as a strategic plan neighborhood within the City's Strategic Plan. They had already constructed a new portion of Rice Road, which provided connectivity to the entire neighborhood whether east or west of Ballenger Lane and to the people to the north that adjoined their neighborhood. He stated they were in the process of constructing more new, single-family, moderately-priced, and relatively affordable homes. They wanted to change the name of this portion of Rice Road in order to enhance its reputation and to help identify the area as an emerging positively-oriented neighborhood. They believed that would promote everyone's interest and investment in the area, not just theirs. They felt this combination of efforts along with the engagement of the residents and property owners in the area would promote the safety and well-being of the community and contribute to the goal of providing diverse and affordable housing options in this part of town. He commented that within the dark oval on the exhibit

displayed was the new part they had constructed at a cost of about \$1.1-\$1.2 million. It had been required by the Council in 2006 when this area had been annexed. He understood one question was whether they had asked for the name change for just that part of the road initially, and noted that had been suggested, but they had been informally told that the better practice was to ask for the name change for the entire stretch from Ballenger Lane to Lake of the Woods Road, and not just the part that went from Lake of the Woods Road to Shamrock Drive. Since they had been trying to accommodate everyone's best interest, they had decided to go that route even though it would be harder to do. He stated they had 100 percent participation from all of the properties located within the oval. He commented that they had ended up with support from 88.1 percent of the owners and tenants of properties all of the way to Ballenger Lane. He pointed out that of the 110 properties, only two involved people saying they did not want the name change, and one of those two had appeared before the PZC. He explained the continuity rule had already been broken where it changed to Hanover Boulevard. This would break that rule again between two major roads. He stated he felt they had submitted a reasonable, good, and well-supported plan.

Mayor Treece asked Mr. Farnen how the question had been phrased when he had gone door-to-door. Mr. Farnen replied they had utilized wording that had been provided by the City, and it was basically that they were proposing to change the name of Rice Road to Avian Boulevard, which had been the initial proposed name. It had been too similar to something else so it was later changed to Geyser Boulevard. He explained there had not been an argument or justification. It was simply a statement and they then asked the person to sign and mail in a document if the person was in support. He pointed out that going door-to-door had engendered questions to which he had responded. He explained he had been one of four people that had gone door-to-door, and that had been the way he had handled it.

Mr. Farnen stated they felt they had done more than had been required. He believed the statute was pretty permissive. The rule of continuity existed in Boone County, but not in the City of Columbia. He noted they had informally spoken with the Sheriff's Department. In addition, they did not feel this would change any kind of response time in terms of public safety. He explained Fire Station No. 5 was within one minute of the intersection, and it would likely make it easier because if one wanted to go to Rice Road, one would turn left, and if one wanted to go to Geyser Boulevard, one would turn right. Both Columbia and Boone County police officers drove it every day since it was near the border so they would not be confused. Those living there would not be confused either because the road had just been built in 2018. He pointed out one of the partners had grown up in this area living first on Demerit Drive and then on Stephendave Drive, and was investing in the area. He commented that the average rent in the two census tracts that comprised the area was \$807-\$880 per month, and that was the similar to the cost of a mortgage to buy one of the homes that would be built if one could obtain credit. He reiterated they felt it was a good proposal.

Danny Burks, 3400 Cross Timber Court, explained he was one of the partners of D & D Investment, LLC, and the one that had lived in this area when he had been a kid. He noted it was one reason he had decided to do this project in that area. He commented that there were not many opportunities in Columbia for someone to purchase a nice home in the \$160,000-\$170,000 range. He asked Council to support the name change, and pointed out they had done everything they could to notify those impacted.

Cuong Nguyen stated he owned a couple of properties on the portion of the road that would be impacted by this name change and was in full support like the vast majority of the homeowners around there. He believed the ones that were less supportive were those that were distant property owners and landlords. He commented that Rice Road had received a lot of publicity recently, and not always the greatest publicity. In his opinion, the best way to turn any place around was for hard working, blue collar families to reside there as they tended to work hard for their money and took pride in the

ownership of their homes. He felt that would have a ripple effect on the area. He did not see how changing the name of the road would have an adverse effect. When the subdivision and road were developed, they had planned to name it something different, but the other name was too similar to another road name. He pointed out they were not renaming the road due to the recent publicity. It had been the plan from the beginning. He commented that this had occurred before in Columbia, and it only resulted in property owners being required to submit a post card to the United States Post Office. He noted they had the support of Joint Communications and reiterated that changing the name would bring some good to the area and have a ripple effect.

Mayor Treece commented that one of the examples he had mentioned was from the 1920s and 1930s, and it had been intentionally designed to connote when one was leaving one type of neighborhood and entering a different type of neighborhood, i.e., a richer more affluent neighborhood and a poorer neighborhood. He asked if there was any concern about that connotation here, and whether it was being repeated in this situation. Mr. Nguyen replied no. He explained they were not moving from a certain demographic on Rice Road to a half-million dollar subdivision. It would be from that demographic to homes that were \$150,000. They would be people that were prideful and had worked hard for what they had, which meant they would naturally take care of their community and property. It would not be rich affluent people with disposable income that could care less. He stated the demographic they were trying to attract was blue collar, hard-working people, which would bring nothing but good to that portion of the community, and it would in turn be positive to the surrounding areas. He reiterated he did not believe any harm would come from the name change, and the inconvenience to those residing in the area would be minor. It would involve contacting the Post Office and making a few phone calls.

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

Mr. Skala commented that when he had moved to Columbia 40 years ago, he had resided on Pierre Street. He now resided just north of the lake that was south of Rice Road so he had lived in the area quite a long time. He stated he was inclined to support this request even though the PZC had recommended against it. He noted he had followed the discussion closely and thought he understood the view of some that were in opposition. There was a notion that Rice Road had a reputation, and by changing the name of the road, they might mitigate the reputation it had. He was not sure a name change alone would have that effect, but felt it might be a step in the right direction. In looking at the totality of the road, this was a brand new subdivision with \$150,000-\$175,000 homes. The other side of Rice Road had duplexes to the north and \$150,000 homes to the south. As a result, it was a mixed neighborhood. He commented that he would be concerned if there were fire issues, but there were not, and the road changed its configuration at Ballenger Lane. He understood getting people in the neighborhoods and active and busy would help in terms of law enforcement issues, and this price range would assist with affordable housing, which was a high priority of the Council. He reiterated he thought the name change was a step in the right direction. He noted he had spoken to the developers early on when the name being considered was Avian Boulevard. He stated he was generally supportive and felt there was some precedent. He believed it would help populate the area, which would encourage more vitality in the neighborhood.

**B359-19 was given third reading with the vote recorded as follows: VOTING YES: PITZER, TREECE, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: PETERS. Bill declared enacted, reading as follows:**

## VI. OLD BUSINESS

PR171-19

Establishing a revised Community Development Block Grant and HOME funding policy; establishing a revised review process for annual CDBG and

HOME funding requests.

The policy resolution was read by the Clerk.  
Mr. Cole provided a staff report.

**The vote on PR171-19 was recorded as follows: VOTING YES: PITZER, PETERS, TREECE, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: NO ONE. Policy Resolution declared adopted, reading as follows:**

B360-19 Approving a major revision to the "Columbia Mall" PD Development Plan (Hotel Parcel) located on the southwest corner of Stadium Boulevard and Bernadette Drive; setting forth conditions for approval; granting a design adjustment to allow a lot line to bisect an existing parking lot (Case No. 225-2019).

Discussion shown with B361-19.

B361-19 Approving the Final Plat of "Columbia Mall - Plat 4" located on the southwest corner of the intersection of Stadium Boulevard and Bernadette Drive (2300 Bernadette Drive) (Case No. 224-2019).

The bills were given second reading by the Clerk.  
Mr. Teddy provided a staff report.

Ms. Peters understood the hotel would be located along Bernadette Drive in the parking lot and that the subject site that was being arrowed to the Target end of the mall was only identifying the 66 acres. Mr. Teddy replied it was being platted as well, and they were taking a small lot out of a larger lot. Ms. Peters understood the small lot was along Bernadette Drive. Mr. Teddy stated that was correct. He noted it was along the deepest portion of the parking lot in front of the Target store and was a very good placement for it.

Mayor Treece understood the net loss of parking spots at the mall complex was 100. Mr. Teddy stated that was correct, and noted they were still well over the requirement per the Unified Development Code (UDC) calculations.

Elliott Reed, 530A E. Independence Drive, Union, Missouri, stated he was with Cochran Engineering and was happy to answer any questions the Council had.

Mr. Trapp commented that he thought this was great as the mall had too much parking. He noted he had not gone this year, but had been there for Black Friday in the past, and there had been ample parking on the busiest day of the year. In addition, having hotel guests in the heart of this corridor was good for the tax base. He noted this also added greenspace and took care of some stormwater issues. He felt this was a great all-around project.

Mr. Skala stated he was supportive as well.

**Mayor Treece made a motion to amend B360-19 per the amendment sheet. The motion was seconded by Mr. Skala and approved unanimously by voice vote.**

**B360-19, as amended, was given third reading with the vote recorded as follows: VOTING YES: PITZER, PETERS, TREECE, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B361-19 was given third reading with the vote recorded as follows: VOTING YES: PITZER, PETERS, TREECE, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

## VII. CONSENT AGENDA

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



- B362-19 Approving the Final Plat of "Gateway Plaza - Flat Branch Park Plat 1" located on the southeast corner of the intersection of Broadway and Providence Road (Case No. 59-2019).
- B363-19 Approving the Final Plat of "Copperstone Plat 7D" located on the west side of Copperstone Court (4601 and 4605 Copperstone Court) and south of Copperstone Creek Drive (Case No. 240-2019).
- B364-19 Approving the "Fourth Replat of Part of Lot 103 - The Meadows Phase 1" located on the south side of Huntridge Drive and east of Carter Lane (Case No. 232-2019).
- B365-19 Vacating portions of drainage and utility easements on Lot 62A within Kitty Hawk Manor, Plat No. 7A located south of Gypsy Moth Drive and west of Stinson Avenue (Case No. 161-2019).
- B366-19 Vacating a utility easement within Bergen's Addition Subdivision located between Switzler Street and Providence Walkway; vacating a utility easement within Crouch's Addition Subdivision located on Boone Drive; setting forth a condition for approval (Case No. 13-2020).
- B367-19 Authorizing construction and installation of a "New Design" bus shelter on the south side of Broadway and west of Garth Avenue; calling for bids for a portion of the project through the Purchasing Division.
- B368-19 Authorizing a sidewalk renovation agreement with First Presbyterian Church for reconstruction of a sidewalk along a portion of the east side of Hitt Street between Locust Street and the alley south of Cherry Street; amending the FY 2020 Annual Budget by appropriating funds.
- B369-19 Authorizing a right of use license permit with The Pines Homes Association for construction, installation, maintenance and operation of neighborhood identification signs within portions of the Fall Ridge Drive and Ashwood Drive rights-of-way.
- B370-19 Authorizing a landscape maintenance agreement with Wyndham Ridge Homeowners Association for the design, installation and maintenance of private landscaping and irrigation systems within a portion of City-owned property located on the east side of Scott Boulevard between Leighton Drive and Abbington Terrace.
- B371-19 Accepting conveyances for street, utility and drainage purposes.
- B372-19 Authorizing assignment of an agreement with MFA Oil Company to Arcade District Properties, LLC for use of a portion of railroad right-of-way located adjacent to Fay Street and Eugenia Avenue for roadway access.
- B373-19 Authorizing a second amendment to the solar power purchase agreement with Truman Solar, LLC.
- B374-19 Authorizing a consent to collateral assignment with Truman Solar, LLC and Fifth Third Bank relating to the development, construction, ownership, operation and maintenance of a solar generating facility located on the south side of I-70 Drive SE and approximately 2,000 feet east of St. Charles Road.

- B375-19 Accepting Stormwater Management/BMP Facilities Covenants.
- B377-19 Authorizing application to the United States Department of Transportation Federal Aviation Administration and the Missouri Department of Transportation for airport capital assistance grants.
- B378-19 Amending the FY 2020 Annual Budget by appropriating funds received from the Community Foundation of Central Missouri to provide for reimbursement of the additional costs associated with temporary administrative assistance.
- B379-19 Authorizing an agreement with The Curators of the University of Missouri for medical directorship services for employees of the City's Fire Department.
- B380-19 Adopting the City of Columbia, Missouri Choice Plus \$750 Plan, Choice Plus \$1,500 Plan and Choice Plus \$2,800 High Deductible Health Plan for 2020.
- B381-19 Accepting a donation from United HealthCare for wellness promotion and programs for City employees; amending the FY 2020 Annual Budget by appropriating funds.
- B382-19 Authorizing renewal of the agreement with Boone County, Missouri for Live Well Boone County program services in 2020.
- B383-19 Amending Chapter 14 to repeal and re-enact in place thereof a new Section 14-391 relating to the assessment and payment of hourly parking fees in parking structures.
- R172-19 Setting a public hearing: proposed construction of a large shelter and connecting ADA accessible walkways adjacent to the finish line of the cross country course within Gans Creek Recreation Area.
- R173-19 Authorizing FY 2020 agreements and FY 2021 renewal agreements with various social service agencies.
- R174-19 Authorizing a professional services agreement with Parker Technology, LLC for 24/7 intercom monitoring customer support for the gate arm systems in the City's municipal parking structures.
- R175-19 Authorizing a contract with the Central Missouri Humane Society for 2020 animal control and municipal shelter services.
- R177-19 Authorizing an agreement with Planet Machinery Company for the purchase of a forklift for use at the City's Columbia Terminal Railroad (COLT) Transload Facility.

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: PITZER (except for B373-19 and B374-19 on which he abstained), PETERS, TREECE, RUFFIN, TRAPP (except for R173-19 on which he abstained), SKALA, THOMAS. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:

## VIII. NEW BUSINESS

- R176-19 Authorizing a first amendment to the agreement for professional engineering services with Carollo Engineers, Inc. for a water quality and

## antidegradation study of water treatment residual discharges at the McBaine Water Treatment Plant.

The resolution was read by the Clerk.

Mr. Williams provided a staff report.

Mr. Pitzer asked what was in the residuals. Mr. Williams replied the lime softening residuals were a part of the water treatment process to help soften the water. It raised the pH of the water as it entered into the primary and secondary settling basins. As the pH of the water was raised, larger particulate matter began to flocculate out and fall to the bottom. The residual lime that was leftover was sludge and had some of the particulate matter that had been dissolved in the water initially and had come out of suspension during the clarification process.

Mr. Pitzer understood this had been an iterative process, and the contract had originally been agreed to in November of 2015 with an estimated 72 weeks for completion. It was now four years later. He asked if staff could walk him through some of those iterations. Mr. Williams noted Mr. Storvick had been participating with Carollo Engineers in the City's interactions with the Missouri Department of Natural Resources (DNR). He explained staff had met with DNR on a few occasions to try to lobby for their cause and Carollo Engineers had helped them in that process. He commented that it appeared the State wanted a bit more each time they met with them. The scope of services in front of Council tonight was what staff believed would help them finish the project and get DNR what was required. Mr. Storvick stated they had been working with a regulatory agency that had been very non-committal, so every time they met additional information was asked to be provided. This was based on the result of the last meeting with DNR. He explained most of the water plants along the Missouri River discharged to the river, and all of those permits were up for renewal at this time. The best professional judgement study was original to DNR's requirements on the existing permits. He commented that staff had essentially been trying to figure out what DNR would do with existing permits and dovetail a new permit into that same process. It had been a very slow process though. He thought DNR was at the point where they would start issuing renewals for existing permits, and at that time, they would be willing to consider the City's request as a new permit. Mr. Pitzer asked for the reason for the hesitation. He wondered if it had involved environmental factors, how the sludge was produced, etc. Mr. Storvick replied he thought it was the fact the Environmental Protection Agency (EPA) had started looking at aerials and could see visible plumes from the discharges. He understood the reaction was that it was a water quality violation due to discoloration, but they were also trying to determine how to continue the process for the existing permits. The City was going through the water antidegradation study and the best professional judgement study for a new permit as they were trying to dovetail into the process for existing permits that were up for renewal. He stated it had been a learning process for everyone.

Mr. Pitzer asked if the best environmental practice was for it to be discharged into the river or hauled away like the City was currently doing. Mr. Storvick replied that was the purpose of the study. At this time, they were leaning toward discharging into the river as the most environmentally responsible way to discharge the residuals.

Mr. Pitzer asked if the amount of residuals or what was in them related to any of the conditions at the Water Treatment Plant. Mr. Storvick replied no. He explained the residuals were the result of flocculation. It was the sediment they were taking out of the source water along with the solids remaining from the lime. There might be some metals in there as well, but studies had shown it would not create a degradation to water quality.

Mr. Pitzer understood a Black & Veatch conditional assessment report from a few years ago had recommended a redundant sludge line be built to handle residuals, and asked if that was a part of this study. Mr. Storvick replied the City had clogging issues in terms of getting the residuals to exit the basins. He thought the report was saying they could likely benefit from having multiple ways to pump the residuals out of the basins. Currently, the residuals were stored in lagoons in order to try to dry them as much as

possible. Afterwards, they would slurry it back and land apply it. This would capture those residuals at the tail of the plant, and they could then re-slurry and discharge it to the river rather than land applying it.

Mr. Pitzer understood part of the amendment of the contract was to require a median household income analysis. Mr. Storvick explained that was a part of the best professional judgement study. They were trying to determine the minimum impact or maximum impact they could create with rates. They wanted to determine what would be considered affordable treatment. Mr. Pitzer asked how changing the process would change rates. Mr. Storvick replied he thought they would try to show the least expensive alternative. Mr. Williams commented that with the current process of land application, they had to truck further and further away every year so it was continually getting more and more expensive. As part of this analysis, they were trying to show it was more cost-effective to do a capital improvement project to discharge directly to the river than to continue to spend more and more operational and maintenance money every year to haul lime softening residuals further and further away. Mr. Pitzer stated the memo indicated the median household income analysis would come from the wastewater and stormwater integrated management plan, but the amendment indicated it was from the integrated water resources plan, and asked for clarification. Mr. Williams explained the intent was to align the median household income study with what had been done in the plan for sewer and stormwater so they were comparing apples to apples. He clarified they were going to mimic the sewer and stormwater plan for their economic analysis.

Mayor Treece referred to the report at the end of the agenda with respect to the RFP for the rehabilitation of the Water Treatment Plant and asked if there was something about the method by which the City treated water at the Plant that created excess lime residuals and the sludge and whether there was a different treatment method that would not create residuals. Mr. Williams replied there was a different method, but the rehabilitation process they were currently going through would not alter the treatment method at the Plant. They would continue to have a lime softening plant for at least the intermediate term. When they moved on to a second phase, which could either be expansion of capacity or a treatment enhancement process, they would look at alternative methods for treatment. At this time, lime softening was most cost-effective, but that might not be true moving forward in the future. In the current budget, \$500,000 had been appropriated for the hauling of lime softening residuals, and it was not adequate for the amount of hauling they had to do this year. He thought they would see that expanded to \$750,000 annually in future budgets. He explained they essentially had to haul the residuals to Callaway County.

Mayor Treece asked if there was a different treatment method they should consider in order to avoid those costs. Mr. Williams replied several pilot studies were a part of the first phase of the rehabilitation of the water treatment facility so they could look at different technologies, such as granulated activated carbon and some membrane technology, for possible different future treatment processes. He commented that it was possible the membrane technology would allow them to treat water without using lime softening but, at this time, that was looking like a very costly solution. He stated he did not want to predispose what they studied, but he imagined they would continue to stay with a lime softening process for at least the intermediate time moving forward in the future.

Mayor Treece asked for the consequences of Council not approving this amendment. Mr. Williams replied they would not be able to determine if the State would allow them to discharge the lime softening residuals into the river. If the State did, it would open up an option for a cheaper way to treat water. He pointed out they would have to make a capital investment to do it, but with what they were paying to haul lime softening residuals now, the return on that investment would be extremely short, i.e., about five years. He commented that it would be beneficial to them, even in the short-to-intermediate term, to entertain whether the State would allow them to discharge

those lime softening residuals to the river.

Mr. Skala understood this project would further evaluate the alternative water treatment technologies identified in the Water Treatment Plant Preliminary Design Report and the 2018 update that had been prepared by the Drinking Water Planning Work Group. He also understood the report to allow staff to proceed with the lime discharge would assist in answering questions regarding how they would treat the water beyond the intermediate term, and asked if that was correct. Mr. Storvick replied he felt Mr. Skala might be mixing the two things. The issue they were discussing now would consider an amendment to the best professional judgement study with regard to the discharge permit with the State. The expansion study would be discussed later. The purpose of this was to obtain permission from the State for a discharge permit for the Plant. Currently, the Plant was considered a zero-discharge facility, and they were looking for permission to create an outfall. He pointed out any plant would have residuals so there would need to be some type of disposal for the residual byproducts. A discharge permit would be beneficial for any plant they had. Mr. Skala asked for the point of the paragraph in the report regarding the Drinking Water Planning Work Group. Mr. Williams replied they were not talking about that report as part of this Carollo Engineers contract although both were related to the Water Treatment Plant. Mr. Skala stated he understood.

Mr. Pitzer asked if the capital project to discharge to the river that had been mentioned was funded. Mr. Williams replied no. He stated they had no funding for the project at this time and they were only trying to find out if it was possible. If the answer was yes, they would look into it in more detail in terms of the cost versus the benefit of doing it. Mr. Pitzer asked for a timeline assuming this was approved. He understood they had hoped this study would be concluded in March if it was approved tonight, and asked for the timeline for the capital project if they were permitted to discharge to the river. Mr. Storvick replied it would be a five-year permit so they would hope to have the capital project completed within the first five years of the permit. He pointed out they could obtain an extension once the permit was granted if necessary. In order to keep the permit, they would need to meet the regulations. Mr. Williams stated it would probably be beneficial to do it as part of the rehabilitation of the Water Treatment Plant, but they did not have funding for it as part of the rehabilitation process at this time. Mr. Pitzer understood it had not been a part of the bond funding that had recently been approved. Mr. Williams stated that was correct.

Mayor Treece commented that discharging residuals into the river was not a value he shared and noted he did not plan to support this amendment. He stated he would not tolerate it in the private sector and did not feel it was an example they should set as a municipal utility. He did not care if others did it. He reiterated he was not comfortable with discharging their pollution downstream.

Mr. Pitzer stated he was not sure what was more environmentally appropriate. He wondered if it was more environmentally appropriate to drive trucks all over the State full of those residuals. Mayor Treece commented that he had actually driven dump trucks with yellow lime to a farmer's field one summer while working for a municipal utility. Mr. Pitzer stated that was what Columbia was doing and there was an actual financial cost to it in addition to an environmental cost. Mr. Storvick explained the purpose of the study was to determine the impact and the least environmentally impactful way to discharge the residuals.

Mr. Trapp commented that he thought they should examine it to determine if there was a permitting process that would point them toward the most appropriate response.

Mr. Pitzer stated he was reassured by the fact it had taken several iterations to get to this point and they had asked for more information and more data. In addition, any existing permits were going through the process as well in terms of whether they should be issued a permit again. He commented that there seemed to be awareness from the EPA and the State for this method of discharge.

Mr. Skala felt there were two questions. One was what was most environmentally

responsible and the other was which cost the least. He understood this study was supposed to resolve those issues. Mr. Storvick stated it was essentially a triple bottom line analysis. They reviewed the economics, the environment, and the cost.

**The vote on R176-19 was recorded as follows: VOTING YES: PITZER, PETERS, RUFFIN, TRAPP, SKALA, THOMAS. VOTING NO: TREECE. 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.

- B384-19 Accepting a conveyance for temporary construction purposes.
- B385-19 Authorizing construction of a large shelter and connecting ADA accessible walkways adjacent to the finish line of the cross country course within Gans Creek Recreation Area; calling for bids for a portion of the project through the Purchasing Division; amending the FY 2020 Annual Budget by appropriating funds.
- B386-19 Authorizing an agreement for the purchase of services with Boone County, Missouri for the Teen Outreach Program (TOP).
- B387-19 Authorizing an agreement for the purchase of services with Boone County, Missouri for development of the "Boone County Food Policy Council" for the creation of a food policy plan and educational resources; amending the FY 2020 Annual Budget by appropriating funds.
- B388-19 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; amending the FY 2020 Annual Budget by appropriating funds.
- B389-19 Accepting grant funds from the United States Food and Drug Administration/Association of Food and Drug Officials for verification audits associated with continuing conformance with the FDA Retail Food Program Standards; amending the FY 2020 Annual Budget by appropriating funds.
- B390-19 Authorizing a memorandum of understanding with Boone County, Missouri relating to the transfer of ownership of the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.
- B391-19 Amending Chapter 14 of the City Code to establish a central business district special event venue loading zone; waiving the annual payment of fees for The Atrium loading zone.

## X. REPORTS

- REP114-19 Engineering Services for the Rehabilitation of the Water Treatment Plant.

Mayor Treece commented that he felt this was related to the prior discussion because if they had repaired the Water Treatment Plant ten years ago, they might not have this sludge problem. If a different treatment methodology had been considered, it might not produce the sludge.

Mr. Skala stated the Drinking Water Planning Work Group had considered several options, and some were still being reviewed. He agreed the issues were related.

Mr. Skala understood this project would inform the discussion of what would happen beyond the intermediate term. Mr. Williams explained they were essentially looking for design services for the construction of the rehabilitation of the Water Treatment Plant. Nine different tasks were included, and Task No. 3 was the alternative treatment analysis. He stated they wanted to ensure the design engineer was with them during the construction phase so they could develop and conduct the pilot testing programs that had been recommended by the Drinking Water Planning Work Group. Technology, such as granulated activated carbon and ozone/biofiltration, should be considered along with any other technologies that might come to the forefront. He reiterated they wanted assistance with that type of analysis.

Mr. Skala stated it had been reinforced that this was a moving target since there were certain federal requirements that had changed in the midst of evaluations. He felt this would help in that perspective as well.

Mr. Williams listed the tasks that had been included in the proposal.

Mayor Treece commented that aerator repair had not been included in the list of improvements. Mr. Williams stated there was a project for aerator repair, but it was not a part of the Water Treatment Plant rehabilitation project. It would be done as a separate capital project. He thought they would go out for an RFP for aeration needs prior to the rehabilitation project because they needed the aerators repaired this year. Mayor Treece asked for clarification. Mr. Williams replied the aerators had deteriorated to the point of being the most limiting element coming into the head of the Plant. Mayor Treece asked when staff had begun to notice the deterioration of the aerators. Mr. Williams replied they had been slowly deteriorating over several years, but this past year, one of them had become almost completely unusable. He reiterated they had a capital project for the repair of aeration equipment. Mayor Treece asked if poor aeration contributed to the use of more lime to soften the water. Mr. Wiggins replied the aerators did not really cause them to use more lime. It helped to oxidize the water so they would use a bit more lime, but not a lot more. Mayor Treece asked if more lime residuals would be created if more lime was used. Mr. Wiggins replied yes. Mayor Treece asked for the percentage of efficiency at which the aerators were operating. Mr. Wiggins replied three of the four aerators were in operation. One aerator had completely failed, and they had been unable to fix it due to the cost. He noted they had been able to get by with only three aerators due to the amount of water produced. He stated 21 million gallons of water per day had been the most produced this year, and they had been averaging about 14 million gallons per day. He commented that he could not provide the exact amount of lime that would be used without any aerators, but lime use would increase with no aerators. Mayor Treece asked Mr. Wiggins if he had noticed an increase in lime use that corresponded with the deterioration of the aerators, and whether it produced more residual. Mr. Wiggins replied yes.

Mr. Skala understood three of the four aerators were functional. Mr. Wiggins stated that was correct and explained those three were functioning at about 70-80 percent.

Mr. Pitzer asked if the failure of the one meant they could not produce the 24 million gallons per day for which the Plant was rated. Mr. Wiggins replied it created a bottleneck at the beginning of the headwork, but it was not the only issue causing them to not be able to reach the 24 million gallons per day. Mr. Pitzer asked for the other issues. Mr. Wiggins replied the basin equipment was old. Basins No. 1 and 2, which were the oldest, were the best performing basins. He reiterated equipment was the main issue while bottleneaking filters was another issue. He stated it was all spelled out in the scope of work.

Mayor Treece asked if using more lime placed more pressure on the basins. Mr. Wiggins replied with the way the Plant was currently designed, they were unable to do excess lime. He clarified there was an excess lime treatment they were unable to do. With an excess lime treatment, they would be able to soften the water more than was already done.

Mayor Treece felt they had a process problem. The aerators were failing, which caused them to use more lime, and more lime put more pressure on the basins, which were failing. He understood none of that was addressed in the RFP. Mr. Wiggins stated the aerators were not addressed in the RFP because it was a separate issue.

Mr. Pitzer asked when the aerators would be replaced and repaired. Mr. Storvick thought that RFP was under review by the Purchasing Division. Mr. Pitzer asked if it would be a relatively short project in terms of time once it was awarded. Mr. Storvick replied yes, other than delivery. Mr. Pitzer asked if it would be weeks or months. Mr. Storvick replied it would be weeks once they took delivery. Mr. Pitzer asked if all four would be done. Mr. Storvick replied he thought all four would be included in the RFP. Mr. Pitzer asked if funding had been set aside for it. Mr. Williams replied yes. Ms. Peters understood this was the second step. Mr. Williams explained rehabilitating the aerators had never been a part of the rehabilitation of the Water Treatment Plant. They had always intended to do that ahead of the rehabilitation project. Ms. Peters understood it was regular maintenance of the Plant. Mr. Williams stated they were cognizant that the design process the rehabilitation of the Water Treatment Plant would likely take 12-18 months, and they could not wait that long for the aerators. Ms. Peters understood the aerators were already in process and this conversation regarding aerators was solely informational. It was not a part of this report as it had already been addressed and approved by the Council. Mr. Williams commented that an RFP was out, and it could come back to Council depending on its nature. Mr. Glascock understood the aerators had been included in the budget. Mr. Williams stated that was correct.

Mr. Pitzer understood this was roughly a \$3 million contract. Mr. Williams explained \$3 million had been budgeted for it. Mr. Pitzer understood it was from bond funding. Mr. Williams stated that was correct. Mr. Pitzer understood it would take 12-18 months to complete, and asked who would decide what would be included in terms of the improvements that were listed as possible improvements. Mr. Williams replied they were hoping to do all of the necessary improvements. They had \$3 million for this particular portion and a \$20 million bond issue had been approved by the voters in 2018. He reiterated they hoped to do all of the rehabilitation as part of that \$20 million. Some decisions might need to be made by Council, such as how much to spend on alternative treatment analyses, but they wanted to make sure to rehabilitate the Plant with the money they had.

Mr. Pitzer asked how the alternatives would be selected in terms of the alternative treatment analyses. Mr. Williams replied the Drinking Water Planning Work Group had recommended three. Two had involved granulated activated carbon, and one had involved the ozone/biofiltration process. He thought they would look at them in the order they had been recommended, i.e., the granulated activated carbon first, the ozone/biofiltration process second, and any other technology that might have emerged third. Mr. Pitzer understood the recommendations of the Drinking Water Planning Work Group had also included consideration of meeting the requirements of groundwater under direct influence and discontinuation of the use of chloramines, and asked if anything in this scope of services would help to address those recommendations. Mr. Storvick replied that in order to remove chloramines from the system and go back to a pre-chlorine process, they would have to incorporate some advance treatment, and that would be during Phase II of any improvements to the Plant. He explained that was the purpose of the pilot studies. They were trying to determine what the advance treatment would look like and how much it would cost. Mr. Pitzer understood some of those alternatives would allow for the discontinuation of chloramines. Mr. Storvick stated the only way they would get there was with advance treatment.

Mr. Pitzer asked if they would meet the requirements of groundwater under direct influence if all of the improvements that were contemplated were implemented. Mr. Storvick replied they could meet the requirements of groundwater under direct influence without advance treatment. Essentially they only had to do some filter rehabilitation. Mr.



Pitzer understood if they fixed the Plant, it would be done. Mr. Storvick explained they needed to adjust things in order to get adequate contact times for disinfection and the pumps off of the filters. They needed a gravity fed filtration system to get turbidity down. Mr. Pitzer understood it would all be a part of what would be designed. Mr. Storvick replied it was all a part of this phase of the rehabilitation.

Mr. Pitzer asked about the difference between pilot testing and evaluating alternative treatments. Mr. Storvick replied a pilot would be a small scale mock up so they could determine how much it would cost to run at that level. They could then project a cost for it at full scale.

Mr. Pitzer noted some public input processes were mentioned in the scope of services and asked how that would work in terms of the alternatives and what to pilot test. Mr. Williams replied they would retain the successful bidder for assistance with the public improvement process, which would begin with an interested parties meeting. When they were at an appropriate level of design, they would hold an interested parties meeting introducing what had been designed and soliciting feedback before having a public hearing at the Council level to move forward with the project itself.

Mr. Pitzer asked if this engineering study would examine the feasibility of expanding the Water Treatment Plant. Mr. Williams replied no. This was for the design services related to rehabilitation. He noted it was essentially construction, but they would need assistance with a lot of things involved with the construction project, such as the pilot testing, project management, geotechnical work, easement drawings, design document preparations, etc.

Mr. Pitzer stated one of the suggestions of Black & Veatch had been to build an entirely new process train and fix all of the old things after the new ones were in place, and understood that was not under consideration. Mr. Williams stated that was correct. It would be a part of an expansion process, which would be in Phase II or Phase III depending on their needs moving forward. The goal of Phase I was to bring the Plant back up to brand new status. Mr. Pitzer understood that was to 32 million gallons of water per day. Mr. Williams stated that was correct. Mr. Storvick explained they also wanted to do the studies required to ensure they did not preclude future advance treatment or future expansion. They would have to briefly look at what an expansion would look like so it could be incorporated into the existing Plant.

Mr. Pitzer understood they were averaging 14 million gallons per day. Mr. Wiggins stated that was correct. Mr. Pitzer asked how that compared to some of the projections from some of the long-term studies from a few years ago. Mr. Williams replied the water load had been relatively flat as they had been in the low 20s for several years in terms of peaks. This had allowed them to get by with the Plant being de-rated to 24 million gallons per day.

Mayor Treece asked how they would take down certain components of the treatment process to rehabilitate the Plant while continuing to produce the demand for water on a daily basis. Mr. Williams replied that was something the consultant would have to do very carefully. With the way the Plant was currently designed, they essentially had to shut off one-half of it at a time. They would have to avoid the summer peak season in the design process. They would have to rehabilitate half of the Plant within 8-9 months external to the summer season, and then do the other half similarly. It would be a part of the construction management process, which was included in Task No. 1.

Mayor Treece asked if they had considered replicating a second treatment process to operate while rehabilitations were made to the existing Plant instead of considering the alternative treatment method as a future phase after rehabilitation. Mr. Williams asked Mayor Treece if he was asking if they had considered building a different plant with a different treatment method. Mayor Treece clarified he was asking if they had considered a plant within a plant that could generate 15 million gallons per day to meet the current demand while they rehabilitated the other so they had a secondary treatment method. Mr. Storvick thought that had been considered as Option B-1 by the Drinking Water

Planning Work Group as it involved building 15 million gallons of additional capacity and then going back to rehabilitate the Plant. At some point a decision had been made to return the Plant to its firm capacity of 32 million gallons of water as the best use of funds. They then had time, based on the loads they were seeing, to address future expansion as a future phase. Mayor Treece asked if there was anything in the proposed RFP that would prohibit a bidder from recommending it if they thought it was in the best interest of continuing to meet the demand. Mr. Storvick replied the bidders could propose anything they thought was best judgement for consideration. It had been the recommendation a few years ago as the best way forward and he did not doubt the fact that some engineering firms would rather build something new before tackling the old. The focus of this current scope was rehabilitation. Mayor Treece suggested a change to Task No. 3 so they had a firm allowance for it. Mr. Williams understood Mayor Treece wanted a statement indicating engineers were free to propose the alternative treatment analysis. Mayor Treece stated he believed the engineer would only submit a pilot test with the way it read currently.

Mr. Skala stated he thought they had adequately reflected some of the determinations of the Drinking Water Planning Work Group, and it had been a phased approach. Although there were some other alternatives down the road, a lot of those would involve a considerable expense within the context of the budget. Thus, the phased approach to first get the capacity up to where it should be and to then consider whether they wanted a different treatment regimen since it would necessitate even more of a capital investment. He felt staff was following the advice of the Drinking Water Planning Work Group. Mr. Williams stated they had tried to include all of the previous studies, i.e., the Long Range Water System Study conducted in 2015, the Integrated Water Resource Plan conducted in 2016, the Water Treatment Plant Condition Assessment, and the recommendations of Drinking Water Planning Work Group. He noted they even wanted the bidders to be cognizant of the Climate Action and Adaptation Plan, which had been completed this past year.

Mayor Treece understood the Condition Assessment had showed a chart of lime residual costs versus the efficiency of aerators, and no one had ever done anything. Mr. Skala stated he would not say no one had done anything as there was a capital project in place to replace all four aerators even though three were working at 80 percent. Mayor Treece commented that they had this RFP, the aerator RFP, and a lime residual RFP that had been dragging on for the last four years, and it did not feel as though any of it was coordinated.

Mr. Pitzer stated he agreed. He noted this had been going on for years. He commented that ever since he had been on the Council he felt he had been held at gunpoint in terms of what they needed to do at the Water Treatment Plant. He referred to the bond issue and the information that had been provided in preparation for it, and the cost of service study, which had been rushed and delayed inexplicably. He felt they did not have time to do anything other than to put the bond on the ballot and adopt the cost of service study that he did not believe had very much legitimacy by the time they had the information to make a decision. Now they were at the point where aerators were failing and they were considering pumping the residuals into the river. Studies had started in 2011 for the Water Treatment Plant expansion, which had also incorporated some of the elements of rehabilitation, and it was now the end of 2019 and they were still years away from the actual rehabilitation of the Plant. He stated those were his frustrations during his almost three years on the City Council. It was apparent this had been a lingering problem that had not been addressed. He commented that he was not completely happy with the scope of services in front of them tonight, but noted there was not an alternative. It had already been 16 months since the bond had passed and they were only receiving the scope of services now. He stated he did not feel this was an ideal product, but noted they did not have the luxury of time to try to refine it or obtain public input as that would delay it further.

Mr. Skala commented that they could not let the perfect be the enemy of the good. They had to move forward. Mayor Treece noted this was their drinking water. Mr. Skala stated he understood as he had served on the Drinking Water Planning Work Group. Mayor Treece asked how long ago that had been. Mr. Skala replied it had resulted in the recommendations to bring the capacity back up to what it should be and to eventually decide whether they should consider a different method. He understood some things were deteriorating in the meantime. He stated he understood the frustration as it was a long-standing issue, but they had to do something about it, which they were, but they were now also debating whether or not it was a perfect solution. He commented that they needed to do something before deterioration continued.

Ms. Peters asked if it would be reasonable to go forward with this RFP now, and to review everything that had been happening in terms of the Water Treatment Plant over the last few years in January or February when they had more time. She agreed it seemed to be very piecemealed, but debating this report did not appear to be getting them very far. She commented that the public input meeting that had recently been held by the Water and Light Advisory Board (WLAB) had been very enlightening in terms of what people were concerned about and what was happening. She thought they might want to discuss this issue at a future pre-council meeting.

Mayor Treece asked if the WLAB had looked at the proposed RFP. Mr. Williams replied the RFP had been considered at their meeting last week, and they had some additional environmental concerns they wanted staff to add to Section 3.

Mr. Trapp stated he thought they needed to move forward. Ms. Peters agreed, and thought they then needed an organizational timeline of everything. From discussions at a meeting she attended, she felt it could take three years to get a plan in place. She reiterated she believed it would be helpful to have the entire timeline.

Mr. Skala felt they needed a coordinated timeline so they could determine how the various pieces identified fit together. He thought they needed to move forward in some fashion now, and this was the best effort in doing that. He felt they then needed more information as to how they might coordinate efforts so they did not fall into the trap of losing ground due to equipment that was failing.

Mayor Treece stated they were spending a lot of time and money on consultants and engineering firms that were not coordinating with each other. They had one for aerators, one for sludge, etc. Mr. Skala agreed better coordination was needed between many of the moving pieces.

Ms. Peters asked Mr. Glascock for suggestions. Mr. Glascock replied aeration was an operational issue that had been planned for in the budget. The sludge was something staff had been studying for a number of years. He commented that they had looked at the sewer plant in terms of taking the sludge out of the wetlands and to the river, and that the issue had been studied together, but DNR had indicated they did not want to do it that way. This was an RFP to design the Water Treatment Plant upgrades, and it would come back to the Council as a contract after the RFP process was completed. The contract would show how much it would cost, what it would cover, and the timeline for the design so it could then be bid. He commented that there was coordination, but these were different items. There were operational items, design items, and then enhancements and repairs. It was coordinated even though it did not appear that way. The operational items were budgeted and addressed at the Plant every year. He noted it was the same for Sewer Plant. When they had designed the Sewer Plant, there had been technologies that were being reviewed through the entire design process. Although staff would have a recommendation, the Council would be able to see it when they were ready to bid. He pointed out it had taken seven years to build the Sewer Plant.

Mr. Pitzer commented that they had been studying this for longer than seven years. He understood staff would send out the RFP and the Council would receive a contract in six months for this scope of work. Based on the history of the last few years, he did not have a great deal of confidence that the contract they would get back would match all of

the needs of the Treatment Plant, everything the voters were expecting, everything that had been promised to the community, and the necessary upgrades to the Plant. He stated he did not want to get into the weeds, but wanted to know about the different options. Mr. Glascock explained there were enterprise funds and bond funds, and some of the pieces that would be funded with enterprise funds might not be seen in this as it could be similar to the aerators. He noted it would all get done though. Ms. Peters stated it would be nice to know the different funds that were paying for everything as well.

Mr. Glascock asked if there was anything they wanted to add to the RFP prior to moving forward. He understood Mayor Treece had requested something. Mayor Treece stated he might share some more later.

**REP115-19 Administrative Public Improvement Project: Indoor Facility Improvements at the Armory Sports and Recreation Center and Riechmann Pavilion.**

Mayor Treece asked if anyone objected to the use of the administrative public improvement process for this project. Ms. Peters replied she thought it was reasonable.

**REP116-19 Correspondence from the Youth Advisory Council regarding Vaping.**

Mayor Treece understood they were going to postpone discussion on this issue pending federal, state, and other initiatives.

Ms. Peters noted the letter had included more education for junior high school and high school students. She thought they had suggested the Council be responsible for it, but stated she did not feel they were the right body for it. Mayor Treece thought it was a Columbia Public Schools issue. Ms. Peters wondered if the Public Health and Human Services Department had any input or if Tobacco 21 did any work in educating youth. She understood students felt vaping was less of a problem than smoking. She stated she would talk to the Superintendent of the Columbia Public Schools. Mayor Treece thanked Ms. Peters and asked her to convey the appreciation of the City Council to the Youth Advisory Council for their work.

Mr. Skala pointed out there had been a referral to the Board of Health so they were also taking up some of these issues in terms of the capacity of the City Council to deal with some of these issues.

Ms. Peters asked Ms. Weidemann if there was anything else the City Council needed to address associated with this letter. Ms. Weidemann replied no. She thought they were looking for the reaction of the City Council to inform their research as they moved forward on their May report. She understood they had been invited to and several had planned on attending the January Board of Health meeting. She believed more would come from that.

**REP117-19 Annual Report of Volunteer Service to the City of Columbia.**

Ms. Kottwitz provided a staff report.

Mayor Treece commented that he had attended the volunteer appreciation breakfast this year, and noted everyone had their passion, whether it involved removing honeysuckle, picking up trash, trail patrol, etc. It was a great way for people to give back. He stated he particularly liked what they had done with youth groups at high schools and getting them involved early. Ms. Kottwitz noted that was something they had added this year since they had interest from high school kids. She believed it would be a good asset coming into the new year.

Mayor Treece understood encouraging volunteerism was not as easy as putting out a call. It took a lot of effective management from paid professionals to ensure the time of the volunteer was efficient and effective and to provide them positive reinforcement and feedback.

Mr. Trapp noted Columbia was bucking a national trend as volunteerism was trending down. It had trended down in Columbia, but had been rising for a number of years now. He believed a 1.7 percent increase was really good, especially since they had a young city and volunteerism was less for millennials than previous generations. He pointed out

the work people were doing was significant and it was improving Columbia.

Mr. Pitzer stated he appreciated the fact they were not just talking the talk. Instead of catering meals, they were having potluck dinners. They were actually living the ethos, which he appreciated.

Mr. Pitzer asked if there had been an uptick with the adopt-a-spots. Ms. Kottwitz replied yes. She stated they were at about 95 percent. She thought they would have a continual struggle of keeping at that rate, but 100 percent was the goal. Mr. Pitzer stated 95 percent sounded pretty good. Ms. Kottwitz agreed it was close, but they wanted all of them to be cared for.

Mr. Ruffin asked if staff kept tabs on all of the other volunteer activities that were not sponsored by the City, such as For Columbia. Ms. Kottwitz replied they had contact with some. She pointed out some of the For Columbia work groups were in the parks and neighborhoods so they had some connection there, but they did not have a report of volunteer service communitywide. At one time the Voluntary Action Center was attempting to capture some of the numbers for the entire community, but it had been difficult to do since Columbia had hundreds of volunteer groups.

REP118-19 Amendment to the FY 2019 Annual Budget - Intra-Departmental Transfer of Funds.

Mayor Treece explained this had been provided for informational purposes.

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

Mayor Treece stated he had asked to delay the appointment to the Columbia and Boone County Library District Board, but had failed to ask the Clerk to readvertise it. He explained he wanted to try to achieve a balance of diversity on that Board and wanted it to be readvertised.

Mr. Skala noted several of them had attended the National League of Cities meeting in San Antonio, Texas, and there had been a redlining exhibit the last couple of years. It was a very impressive exhibit. He understood they were trying to bring that exhibit here, but it would cost something in the neighborhood of \$35,000. He assumed they would be discussing it and pointed out he believed it would be invaluable. He stated the website indicated it was the redlining of the systematic and illegal denial of housing loans based on race. He believed it would be nice to sponsor it in conjunction with Black History Month or some other recognition. He commented that he appreciated the work of Mr. Trapp and Mr. Glascock in that effort.

Mr. Trapp pointed out the exhibit could be customized based on Columbia's local history, which was the reason for some of the cost as it required research, etc. He noted it was very graphic and powerful. He did not believe many knew a lot about Columbia's history. Since being on the Council, he had come to learn about the racialized history of their development patterns, which explained the wealth gap and other issues. He thought it would be good to pursue since they were a transitory community and stated he would support moving forward on it.

Mr. Trapp understood the Unified Development Code (UDC) allowed no lot line development so they could split a duplex if there was a firewall between the units. Currently, they allowed duplexes that were separated by a smoke wall for single ownership, but they were not able to divide and replat them. He asked for a report to potentially make a change to the UDC to allow for that. Ward 2 had wide swaths of overbuilt duplexes that were almost all rental housing. If it was safe enough for renters to live next to each other with only a smoke wall, he did not believe a change in ownership would impact that safety. He understood why they might want the firewall, but thought it would be nice to be able to allow the subdivision of duplexes because it would provide a very affordable owner-occupied home as an option. He thought it would bring some

owner-occupied housing in areas that were largely rental, which would make a huge impact. He felt the idea had some merit and asked for a staff report on what might be involved for possible changes to create more workforce owner-occupied housing options in Columbia.

Mayor Treece stated he would have to think about it, but was not opposed to a report. He understood Mr. Trapp wanted condo duplexes. Mr. Trapp stated yes. He noted it would be considered a no lot line development which was similar to a condo. Mayor Treece asked what if someone wanted to replace it. Mr. Trapp pointed out it was allowed now in some situations, but there were some complications, which was why he had requested a report.

Ms. Peters thought a report would be good. She wondered about the replacement of the roof. Mayor Treece agreed. He wondered if they would only replace half of it. Ms. Peters stated she thought it would be good, and felt they needed to consider the approach of townhomes and condominiums. Mr. Trapp noted the UDC allowed a zero lot line development as long as there was a firewall between it. He thought they already wrestled with all of those issues. This would only look at treating existing duplexes like newly built duplexes.

## **XII. ADJOURNMENT**

Mayor Treece adjourned the meeting without objection at 9:24 p.m.