



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, October 4, 2021
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at approximately 7:13 p.m. on Monday, October 4, 2021, 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 Member PAT FOWLER, Council Member ANDREA WANER, Mayor Pro Tem and Council Member KARL SKALA, Council Member IAN THOMAS, Council Member MATT PITZER, and Council Member BETSY PETERS (arrived at approximately 7:16 p.m.) were present. Mayor BRIAN TREECE was absent. City Manager John Glascock, City Counselor Nancy Thompson, City Clerk Sheela Amin, and various Department Heads and Staff Members were also present.

The minutes of the regular meeting of August 2, 2021 were approved unanimously by voice vote on a motion by Council Member Pitzer and a second by Council Member Waner.

The minutes of the special meeting of August 9, 2021 were approved unanimously by voice vote on a motion by Council Member Fowler and a second by Council Member Pitzer.

Council Member Peters entered the meeting.

The minutes of the special meeting of September 1, 2021 were approved unanimously by voice vote on a motion by Council Member Waner and a second by Council Member Pitzer.

Mayor Pro Tem Skala explained the minutes were not yet complete for the July 19, 2021, August 16, September 7, and September 20 regular meetings.

Council Member Fowler asked that B296-21, B297-21, B299-21, B300-21 and B301-21 be moved from the consent agenda to old business.

The agenda, including the consent agenda with B296-21, B297-21, B299-21, B300-21 and B301-21 being moved to old business, was approved unanimously by voice vote on a motion by Council Member Thomas and a second by Council Member Waner.

II. SPECIAL ITEMS

SI17-21 Resolution of Appreciation - David Nichols, Public Works Director.

Mayor Pro Tem Skala read and presented the resolution of appreciation to Public Works Director David Nichols in honor of his retirement.

NICHOLS: Just want to say thanks to everyone for the support throughout the years. Thanks for somebody taking chance on me 16 years ago, so it's been a great run. My staff -- can't thank them enough. They're the ones that really get the credit. I just get to stand up here and take the appreciation for all that, and my friends, fellow directors, and council, thank you all for all the support through the years. And it's been a great career for the city. I appreciate it very much.

SI18-21 COVID-19 Update.

Public Health and Human Services Director Stephanie Browning an update with regard to COVID-19.

BROWNING: Good evening. Just a quick update for you tonight -- as usual, we'll go through the things we tend to look at every time we look at an update - cases, testing, positivity rates, sewer shed, hospitalizations, and vaccines. So this is the 7-day rolling average of cases per day. You can see that that number is on the decline. That's great news. This is our 14-day average --we look at both because we try to level them out to minimize some of the spikes but you can see that that number is also going down. This is the 14-day average number of tests per day. You can also see that it picked up for a while there but now it's again on the decline. It picked up in July, and pretty much during the month of September the numbers have been down. I do want to report that MU Healthcare has made a change in their testing policies so -- at the place Stadium and Broadway had required an appointment for free testing but you did not have to have a physician's order, and they have now changed that to walk-in testing Monday through Friday from 8:00 until 4:45. You still don't need a doctor's order. If you have insurance, take your insurance but nobody will be refused a test if they need it. This is the positivity rate so -- you know, we talked about this for like eighteen months. The way that we do this is we actually take and look at the number of people and we take out if they have been tested multiple times, and so our number tends to be higher than what CDC and the State reports. Our positivity rate for the most recent period is going down but it's still 16.6 percent. If you look at the way the CDC does their positivity rate, we're at 6.4% for the previous seven days so that is definitely an improvement. So I've been showing you for the last couple months the sewer shed surveillance done by MU, and they are testing sewer shed throughout the State of Missouri, and as you can see, our numbers are going down there as well. We've had consistent declines since probably the beginning -- into late July so very good news. Hospitalizations and healthcare systems, again those numbers are also improving after some pretty big spike in August. Also going down is the number of people in ICUs and people on ventilators. From our numbers today for all of our hospitals, we had 51 people in their hospitals with COVID. That's a decrease of 11 since Friday. We've had 16 in the ICU today and we have 12 on a ventilator, and those are from all of our catchment counties so that was not just Boone County. So

turning toward vaccinations, so in August, mid-August, third dose vaccines were approved for people who were immuno-compromised, and that is for Moderna and Pfizer. They had to have 28 days between completing their full series to getting that third dose so those vaccines have been going on here in Boone County and throughout the State with our partners so we're making good progress in that area. We have pivoted since mid-September and we are doing school flu vaccinations. We have a program where we make vaccines available to all our public and private schools in Boone County and so that's where our focus has been the last couple weeks, but we are -- one of the things we've done as far as third dose is -- all the people that we had done home visits on, that niche early on, those that needed a third dose, we've been completing those to make sure that they're vaccinated. Covid-19 booster -- people get confused about third dose and booster -- so booster shots just became available recently, and that is for people who have had -- completed the Pfizer series. They have to have six months between their last Pfizer shot and their booster, and they have to be -- they have to have a qualifying factor, and I've listed those. That's people over age 65, people over 18 with an underlying medical condition. If you go on the CDC website, there's a pretty expansive list of what qualifies, but what we would say, and what most of the providers in town would say, is if you are not sure if you qualify, call your provider and ask. If your provider says you qualify, you will get vaccinated. The third group is 18 or older that have -- that work in a high risk settings. That includes our first responders, healthcare workers, firefighters, police, people that work in congregate care, people that work in the educational environment, daycare, food and agricultural workers, manufacturing, corrections, postal service, public transit, and grocery store workers. And then lastly, anyone that's 18 or over that lives in a high risk setting, whether that's a long-term care or congregate care, correctional facilities, homeless shelters -- they are all eligible for a booster. So in Boone County, as of this morning, 56.4 percent have initiated vaccination, 51 percent are fully vaccinated. The 7-day average dose administered was 392. As I mentioned, we have shifted to school flu so what we're doing as far as COVID vaccine is -- on the weekends, we're doing booster clinics and first dose clinics for everyone. We had our first weekend this weekend. I think we did about 59. So we'll keep doing that until the school flu program wraps up and then we'll turn back to COVID. This is one that -- a slide that I pulled up just from the State dashboard last time we were here. You can see the 12 to 17 year old population. 48.2 percent are fully vaccinated, 54.3 percent have initiated vaccination. You can see our 18 year old, 18-plus numbers, and you can see at the bottom our 65 and up. One thing I would point out -- so this slide comes directly from the State's dashboard. CDC also has a COVID data tracker system and they're numbers differ a little bit from ours, and probably most sig -- so CDC says that 62.6 percent of all vaccine eligible population is fully vaccinated in Boone County, and for those that are over 65, they estimate 94.7 have initiated the first dose and 87.9 are fully vaccinated. So the only thing I can think on that is -- you remember early on, the federal pharmacy program came in and they vaccinated in nursing homes and -- so I think some of those probably did not get captured on the Missouri dashboard, which is what's making difference. Finally, these are the total doses administered over time. There's a new addition. It is really hard to see on the bottom, it's that yellow. That's the third doses. On Friday, when I was looking at our numbers -- for the previous seven days, we were averaging 222 vaccinations per

day in Boone County, and today it was 392, so a nice jump, probably mostly due to people getting boosters. But you can see the numbers definitely are trending down, and the boosters are going to be the thing that will keep everyone busy. Happy to answer any questions.

SKALA: Thank you. Any questions for Director Browning? Ms. Fowler

FOWLER: Thank you. Yes, Director Browning, where are we, to the best of your knowledge, with the number of city employees that have been fully vaccinated?

PETERS: Fifty percent. That would be my guess, at best, and it differs by department. Some departments have high percentages vaccinated and others are lower. We are probably less than 50 percent.

FOWLER: So I asked a question today of the city manager about whether or not the federal requirements applied to us as an organization that takes federal money. What's your understanding of whether the federal requirements apply to our city employees?

BROWNING: in my time working here since 1999, I know that we are not an OSHA state and so the OSHA rules don't apply to us the same way that other states that are consider an OSHA state. That's not like my area of expertise, but I know that as a City we've always attempted to follow the rules and requirements of OSHA so what we've done is we have had a preliminary meeting to talk about it because we don't know what's coming and we don't know what the will will be. So like we've just all sort of began -- okay what if there is a desire for mandatory vaccinations, how would we do that. We are starting to bring the people together but there -- I sense there will be a lot of lawsuits and things that we'll have to go through, so yeah.

FOWLER: So I know some of this is outside of your scope, but is one of the things that you're talking about whether or not we would adjust the insurance rates of the employees that choose not to vaccinate?

BROWNING: Yeah, that's never been a conversation I've been part of.

FOWLER: I'll ask the city manager later tonight. Thank you.

SKALA: Any other questions for director Browning? Yes, Mr. Pitzer.

PITZER: Is there guidance on having like the flu vaccine and a COVID vaccine close together or they should be separated?

BROWNING: You can have them the same day.

PITZER: Same day.

BROWNING: Yeah, now I know that there are some places in town that are requiring a week between, but that is not the best recommended practice. The best practice is if you have one and somebody wants the other, do them both.

PITZER: Are you offering the COVID vaccine alongside the flu vaccine in the schools for the 12 and 17 year olds?

BROWNING: No, the schools are a little different beast. We've been out there and done the middle school and high school grades already with COVID vaccine, and so now we're circling back with the flu, but they're just completely different and it is, it is, really hard to do several hundred kids flu vaccinations and a COVID so parents are still continuing to take their kids to a provider.

PITZER: Okay, thanks.

BROWNING: But when the 5 to 11 year olds become available, I'm sure we'll be circling back to the schools and doing that there.

SKALA: I have a couple questions. One is -- in the news lately and in social media chatter, there's been a good deal of suggestion that we're getting into the flu

season, the indoor season, and so on, and there may be -- although our record is pretty good in Boone County -- we're doing pretty well - I know you're no fortune teller, but do you have any anticipation of the potential for spikes we may see because of that?

BROWNING: Well, it's hard to predict. If you look at 18 months, you see ups and downs, right, and you see some spikes. We certainly saw a spike last fall and I was talking with Dr. Wood at MU Healthcare the other day, and we were talking about the ups and downs, and I think both of us were thinking, hopefully we're not going to see that big spike, but we will probably continue to see ups and downs because we don't have enough people vaccinated. And then add to it, the fact that we've got flu season coming up, and last year our flu season was almost nonexistent really, and it's because we were wearing masks. And this summer we saw something very unusual -- we saw an increase in RSV in kids and adults, and we hardly ever see that in the summer, and that's still continuing around the State. So we've got a lot of upper respiratory things in the community, which makes the whole notion of, if you don't feel well, stay home, and go and get tested.

SKALA: One other question, a little bit off topic, but it has to do with flu shots, and that it -- it's my understanding that over 65 has a higher dose of flu shot than the youth do. Since you are here and you are from the Health Department, could you explain that a little bit?

BROWNING: Yeah, there has been for the last couple of years a stronger dose recommended for people that are 65 and up, and that is available widely in the community, and so I would encourage anyone that was thinking about getting a flu shot that meets that requirements to get that vaccine.

SKALA: Thank you. Any other questions? Thank you very much.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC52-21 Joseph Jefferies and Olivia Perner - Introduce the nonprofit Requiem Alliance.

Mayor Pro Tem Skala explained Joseph Jefferies and Olivia Perner rescheduled for October 18.

SPC53-21 Jan Weaver - Appoint an ad hoc committee to develop a conservation overlay to be added to the Unified Development Code to be used to protect the natural features of sensitive areas like those around Rock Bridge Memorial State Park if and when they are annexed into the City.

Jan Weaver spoke.

WEAVER: Thanks for providing this public comment period. I have a powerpoint. My name is Jan Weaver. I live at 412 ½ West Walnut and I'm here speaking on behalf of the Gans Creek Allies. If you are a member of the Allies, can you raise your hand or stand up? (Approximately 12-15 people stood.) So these are people that have been working for the past summer on this, the development of this plan and we're asking

for a Rock Bridge Memorial State Park conservation overlay because Rock Bridge Memorial State Park is an important natural, recreational, aesthetic, educational, and economic asset to the City of Columbia and the surrounding area and it deserves special protection, and because the greatest threat to the park is development through removal of trees, soil disturbance, and over the long term, the amount of impervious surface, cover, and stream watersheds in areas just outside the park. I'll pause a minute. The impacts of impervious surfaces on stream have been known since 1975, and in just the last five years, over 100 scientific papers have documented those impacts and the so far, unsuccessful attempts to mitigate them, and I included a number of references in your packet -- and because the people of Columbia, Boone County, and the State of Missouri support protection of Rock Bridge Memorial State Park and its environment as demonstrated by over 2,000 signatures to petition asking for a southeast area plan to protect the area along with recommendations to revise ordinances and zoning to protect sensitive natural areas in the 2013 Columbia Imagined document, the 2010 East Area Plan, and the 2007 Bonne Femme watershed project. This has been on the City's agenda for a long time. Therefore, we request that the Columbia City Council appoint an ad hoc committee to develop a conservation overlay district to be added to the Unified Development Code (UDC) that will protect the natural assets and experiences of nature in the park by limiting the extent and kinds of development that can take place on the land near the park, there request has five parts. Stricter standards, the area covered, automatic application upon annexation, protection inherent in the development design, and an 18 month moratorium on annexation and rezoning. The conservation overlay should, at a minimum, propose stricter standards than those currently in place for stream buffers, floodplains, karst, the tree canopy, and erodeable soils. Plus there should be specific limitations on impervious cover. The overlay should also set guidelines and standards for alternative models of development that provide for homes while significantly limiting impervious surface. You can see in the watershed map up there -- the limestone bedrock -- that's the pink area going through the center of the watershed -- can produce karst features like caves, sinkholes, and springs. The conservation overlay should, at a minimum, include the area between Route K on the west, Gans Road on the north, Highway 63 on the east, and the boundary of Rock Bridge Memorial State Park on the south. The conservation overlay should automatically apply to any parcels of land within the proposed area at the time of annexation, and requests for annexation and zoning should incorporate overlay conditions. Until then, county zoning ordinances should apply. I want to emphasize we are not suggesting that you take away anybody's current property rights. The protections of the conservation overlay should be inherent in the development plans and not dependent on the understanding, training, and goodwill of developers, builders, and homeowners, and not dependent on a homeowners association or best management practices that require long-term monitoring and maintenance. In a traditional subdivision, there's a disturbance of the land -- uses up lots of land and has lots of impervious surface, and in a conservation subdivision clustering conserves land, trees, and soil and reduces impervious surface. Finally, we request a moratorium of 18 months on annexation and zoning of parcels within the proposed area to give the ad hoc committee time to develop a conservation overlay and the council and community time to consider it. Thank you very much for your

time.

SKALA: Thank you Ms. Weaver. Any questions for Ms. Weaver? I expect -- we typically do not comment on these but at the end of the meeting I suspect there will be some council comments and I anticipate some discussion.

WEAVER: I will be here if there are any questions.

SKALA: Thank you.

SPC54-21 William Easley - Transit system, garbage, phone system, how the City doesn't want to help low income people, and the law.

William Easley was not in attendance.

SPC55-21 Martha Brownlee-Duffeck - Lessons learned from the City's 2022 budget priorities and processes.

Martha Brownlee-Duffeck spoke.

BROWNLEE-DUFFECK: Okay, good evening and thank you for having me for public comment. I've been coming to the city council meetings since 2015, but as a lightweight. Giving or listening to public comments and then staying only for specific issues, but never staying until the bitter end. I did this for the first time on September 20th to hear the end of the very confusing 2022 budget verses ARPA summer, and I want to say that I salute everyone on this dais for your stamina and endurance. Last week I learned that our beloved Fourth Ward Councilperson, Ian Thomas will not be seeking re-election, and when I encouraged somebody I highly respect to consider to running, their response was that essentially it would be an up paid full-time job. And I thought, wow. Props to you, Ms. Waner. You already have a full time job with your 5 year old plus whatever else you do. So, I thought, yeah, and it's probably a thankless job at that. In any event, I wanted to begin by thanking all of you for your time and dedication. I want to do better as a citizen. So I wanted to better understand issues that are going on with our city and in that spirit, I dove into watching the May 26 video of the budget work session with great interest. The mayor said that he wanted the city's use of ARPA funds to be transformational. Me too. He went on to talk about creating new beautifully landscaped exit off I-70, directly onto College Avenue, which would be redone as a primary north-south artery. He showed a slide of a water retention pond so beautifully landscaped it looked like a luxury vacation destination. He explained that Business Loop would need three such ponds for its redevelopment as a business and entrepreneurial hub for the city. He painted a vision of green space and trails along the entire Business Loop corridor. To me, the mayor's vision seemed tone deaf for our time when the pandemic has laid bare the food and housing insecurity in our own community, when the lack of affordable high-quality daycare is keeping women out of the work place in record numbers. As a clinical psychologist who worked almost 40 years with people with chronic medical illness and disability, I can tell you professionally that in a time of crisis people's bandwidth narrows to the next step to get through to the next hour the next day. Even before the pandemic when many college graduates were working at the same low wage hospitality jobs they had during college and graduates of technical schools made higher wages than college graduates, and only 50 percent of small businesses, according to Forbes survive the first five years, it would seem that we

may have a time to explore what kinds of job retraining as well as original training to come up with, and that would seem to me to be a bigger priority than would have been, than was described, but that's me and I'm not the person -- I have been so fortunate and not been primarily impacted, so we need to focus these funds on the people who are most vulnerable. So professionally, real solutions begin with meaningful engagement. For some light pandemic reading, *Good Economics for Hard Times* by Abhitjit Banerjee and Esther Duflo. They are economists who won the 2019 Nobel Prize, and they actually confirmed with their work that people do best, ah, just as my clinical experience showed, when they are treated with dignity and respect. And they benefit from genuine engagement and the belief in their having a say in their own lives. So, I -- I would like to thank Congressperson Waner for coming with a plan for public engagement. I would ask that you all vote to include qualitative as well as quantitative data, and make that public engagement process an outreach process. People who are stressed and in crisis do not come to City Council. That's just simply what is. And anyway, you will hear more. I actually downloaded the 576 page copy of the 2022 City budget, and I barely scratched the surface, but the most striking thing to me was, you have beautiful graphics that breakdown by race the differences between the differences between median income, almost half unemployment, living in poverty -- all of these things are beautifully illustrated and props to whoever is doing that. There was a beautifully written statement about equity, and I want us to live those values. I don't mean to be preachy. I feel like our spending doesn't reflect that. I benefit from the airport. I fly out of it. My adult children fly home to me on it, but we've used CARES money in addition to all of the city money that we've used. We need to pay attention to people who are most impacted with this precious rescue fund, so please vote for a public process. Thank you.

SKALA: Thank you, Ms. Duffeck. Any questions for the speaker? Please. I just want to take my prerogative to -- normally I would not comment on these kinds of things, but I wish you would have been able to take advantage of listening into our work session, and I think you would be reassured as to some of the direction that we had at least discussed with respect to what you've been, you've been, talking about.

BROWNLEE-DUFFECK: I guarantee I will be listening to the video of that at a later date. I did listen to Ms. Waner's presentation at the Muleskinners, and so I felt I had a good idea about that. And I have been listening to the work sessions actually in-person throughout the summer when we were but were not talking about ARPA funds, where the work session specified what the funds could and couldn't be used for, so I'm not not doing that, but thank you.

SKALA: I wasn't insinuating that you weren't. I just, I wish you would have been there. You would have been encouraged by the discussion. That's all. Let's move on to public hearings.

FOWLER: I think this would be the time to everyone know there is no video of the work session. There is an audio recording that we hope will have picked up the conversation, and at the end of council, I want to ask about keeping work sessions in this room. Thank you.

SKALA: Sure, by all means.

V. PUBLIC HEARINGS

PH37-21 Proposed construction of the Landfill Fuel Station improvement project located at 5700 Peabody Road to include the installation of two (2) diesel fuel dispensers and metal canopy with lights, concrete pavement, storm water inlet and piping, and upgrades to the mechanical and electrical systems and existing control and fuel monitoring equipment.

PH37-21 was read by City Clerk Sheela Amin.
Utilities Director David Sorrell provided a staff report.

SORRELL: David Sorrell, Director of Utilities. As Sheela said, this public hearing for the landfill fuel station improvement project. I'd just upgrade our fueling facility at the landfill. The current facility consists of one diesel dispenser with two nozzles and on regular gasoline dispenser with one nozzle. And it's on a gravel lot. It's not adequate to fuel all the equipment, vehicles at the landfill, as well as our collection and administrative vehicles, so we're asking to do the upgrades. The improvements would add two additional diesel pumps, each with two nozzles, and approximately, 11,000 square feet of pavement, a canopy with lighting, storm water inlets and piping, and upgrades to the existing controls and fuel monitoring equipment. So if we put this in, this should allow all of our fleet that is gasoline or diesel to be fueled at this site, not have to travel to Grissum facility to fuel any longer. If we put it in, it would also allow for this facility to be used by other departments, police, fire, sewer, fleet, whatever. If we had fuel facilities at the Grissum Building or at parks or the wastewater plant that were out of service. As part of our public improvement process, we had a virtual IP meeting between April 9 and April 23rd of this year, and then -- we then had an in-person interested parties meeting on August 21. We received two comments and neither were opposed to the project. We estimate this to cost approximately \$450,000, and it would be paid for with solid waste enterprise revenue fund, and with that be happy to try to answer any questions.

SKALA: Any questions for Mr. Sorrell. Thank you.

Mayor Pro Tem Skala opened the public hearing.
There being no comment, Mayor Pro Tem Skala closed the public hearing.

Council Member Pitzer made a motion to direct staff to proceed with plans and specifications for the landfill fuel station improvement project. The motion was seconded by Council Member Peters and approved unanimously by voice vote.

PH38-21 Proposed replacement of the aggregate pool shell in the Water Zone area at the Activity & Recreation Center (ARC).

Discussion shown with B312-21.

B312-21 Authorizing replacement of the aggregate pool shell in the Water Zone area at the Activity & Recreation Center (ARC); calling for bids through the Purchasing Division.

PH38-21 was read by City Clerk Sheela Amin and B312-21 was given second reading by City Clerk Sheela Amin.

Parks and Recreation Director Mike Griggs provided a staff report.

GRIGGS: Thank you, Mayor-Council, Mike Griggs, Parks and Recreation Director. This project's located in Ward 1 at the Clary-Shy Park in the ARC, our Activity Recreation Center. While it is in Ward 1, it is definitely one of those projects that service the entire city. It's also home of the MU Healthcare pavilion, which serves as a home for the Columbia Farmers Market, and of course, our garden display area with -- managed by the CCUA. This project includes our water zone area which is about a 13,000 square foot indoor aquatic area. It's got a triple loop water slide, a vortex, a hydrotherapy pool, an interactive water play structure, 3-yard lap lanes, a lazy river, and when we constructed it at the time when the ARC was built, the, they - everybody was using a product called Pebble Tec, which is basically a cement with pebbles in it. It's blown on the side of the wall. After you put the concrete shell down, you put this on it, and then when it's kind of wet, you wipe it off and it leaves this gorgeous pebble granular finish. It does not require any painting. Very minimal maintenance, and it's been really great for the last, you know, since 19 years or 18 ½ maybe. Let me say it's been great for that time period. Unfortunately, in the last 12 to 18 months, it's deteriorating in certain spots. And you can see this from the photos where -- you can see this from when you vacuum the pool -- this is what comes up. People were complaining about stepping on gravel at the bottom of the pool, not figuring out where it is. And you can see by looking at that image there where you can see the patches, it's also that gravel stuff gets into our sprays and it clogs them up, causing them to like spray where they shouldn't be spraying and on people who shouldn't be getting wet so that was an issue. And we've tried to patch it. You know we've done several attempts to patch it, but unfortunately that is not the quality patching work we like to see, and so it was time for us to come up with a project -- and again, thank you for our parks sales tax -- to the citizens of Columbia for passing our 2015 one where we have annual money for these kind of major maintenance projects and so we set up a project in the 2022 CIP of \$135,000 to do this. The contractor was going to come in, prep the pool, remove all the loose surfacing, apply a new coat of pebble sheen. It's really the same product but just smaller pebbles on all the areas. The only spot where we won't do it is the water play structure, and the reason we're not going to do that water play structure is that we need to replace that water play structure, and they have that as a ballot issue project in our 2021 park sales tax so that will be the time that when we do a new water play structure, we'll redo that area at that that time. Ah, but we're going to roughly do about 4,700 square foot. Our water therapy pool is all tile so that's not part of this project. So we're going to close the pool, unfortunately, for about a month to do this work. When we try to look at the bids, we're getting pricing of \$200,000 and all that to meet our 14-day period, and so we said what's an ideal time frame for you guys to do the work, which was November to December, so therefore, our pricing was under \$135,000. So it saved us about \$70,000 by doing it at a time period that's not great for us or our patrons, but it's certainly a more cost efficient product for the City. And we're working with Hickman Pool on how we can maybe allow some extra water swim use at Hickman Pool during that time period. Also, while we're closed, we're going to do some other maintenance on the pool -- work on the pool heater, the fan assemblies, and general cleaning and painting up around where we can get scaffolding up in the pool deck and not to have to worry

about it. So then starting in August 22, we'll go back to our normal rotation of shutting the pool down for about ten days to do these kind of major maintenance items at that time so. We did have an online meeting and I think the comments were more along the lines of it's about time, glad you're doing it, and so that was it. The Parks and Rec Commission reviewed and voted to support the sports project at their September meeting, and so staff requesting council approval of the ordinance authorizing the project. Available to answer any questions you may have.

WANER: Will this impact the 48-inch height requirement for the slide so that my son can finally go down the slide?

GRIGGS: No, I'm afraid it'll still be the same.

WANER: I will have to continue feeding him, okay.

GRIGGS: Yes, I went through that too with my children so. They wouldn't even bend the rules for me so -- ha ha ha ha ha.

WANER: Fair.

PETERS: Is there any chance that the pool would be open sooner? Any chance they could get this done in three weeks instead of four?

GRIGGS: There could be, yes. This is, yes, we'd much rather say we're going to keep it closed for that time period, and if they get done sooner, we'll open it sooner for sure. But we're going to come in late at night after the last day on the 12th or the 11th and drain the pool so that way -- and we'll get it all ready for them so when they show up, that's all they're doing.

PETERS: Okay, great. Thank you.

Mayor Pro Tem Skala opened the public hearing.

There being no comment, Mayor Pro Tem Skala closed the public hearing.

B312-21 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, WANER, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. ABSENT: TREECE. Bill declared enacted, reading as follows:

VI. OLD BUSINESS

B259-21 Amending Chapter 21 of the City Code relating to the Citizens Police Review Board.

The bill was given second reading by City Clerk Sheela Amin. City Counselor Nancy Thompson provided a staff report.

THOMPSON: On this particular item, staff is requesting that the matter be continued so that we can continue the discussions with the CPOA to try to reach some resolution on the changes to Chapter 21. We are very close. We think we actually have a really good solution that is being supported by all those involved.

Council Member Peters made a motion to table B259-21 to the November 1, 2021 Council Meeting. The motion was seconded by Council Member Pitzer and approved unanimously by voice vote.

B298-21 Rezoning property located on the north side of St. Charles Road and approximately 500 feet west of Grace Lane (5301 St. Charles Road) from

District R-1 (One-family Dwelling) to District M-C (Mixed Use-Corridor) (Case No. 221-2021).

The bill was given second reading by City Clerk Sheela Amin.

Mayor Pro Tem Skala explained the City had received notification from the applicant that this item had been withdrawn.

B296-21 Voluntary annexation of property located along both sides of Van Horn Tavern Road and east of Highway UU (5500 W. Van Horn Tavern Road); establishing permanent District O (Open Space) and District M-N (Mixed-use Neighborhood) zoning (Case No. 227-2021).

Discussion shown with B297-21.

B297-21 Granting the issuance of a conditional use permit to MFL Golf, LLC to allow "outdoor recreation or entertainment" uses on property located at 5500 W. Van Horn Tavern Road in an O (Open Space) zoning district (Case No. 253-2021).

The bills were given second reading by City Clerk Sheela Amin.

Community Development Director Tim Teddy responded to questions of the Council.

SKALA: Ms. Fowler, would you like a staff report?

FOWLER: Yes. I, also, can bring my question forward and ask Mr. Teddy to answer that, and that is how a voluntary annexation ended up on the consent agenda. My -- I was contacted by a member of the Planning and Zoning Commission, and they advised me that while they had an opportunity for hearing and to vote on the underlying issuance of conditional use permit, they did not have an opportunity to vote on the annexation and the assignment of the zoning category. And so, they were concerned that this became a consent item. And to the City Clerk's - I did overlook including the other voluntary annexation, but I think we'll get Mr. Teddy to answer the question and it'll apply to all of them.

TEDDY: Sure, when we do a voluntary annexations -- all annexations require some type of zoning classification upon coming into the city so the Commission will conduct a public hearing on the zoning. They do not have a hearing about the annexation per se. So it's really -- the direction I give is it's to hear the proposed zoning proposal as if it were part of the city. So that's the recommendation that comes to you -- is the, the land use upon annexation. They also have rules that were devised a number of years ago that I think you're familiar with, where a decisive majority vote in favor of a zoning item -- we'll then schedule that item for consent unless removed at the request of the public before a certain deadline or at the request of council as, as the case tonight. So this one was recommended by the Commission as to the O-zoning and the MN -- Open Space is what the O stands for and MN, the neighborhood commercial for a portion of that site. So that's why it appears on your consent agenda. Of course, it's council's prerogative to request those items to be removed if you want to talk about them. We did have an annexation hearing.

Fowler: May I continue? So, we had an annexation hearing at the last council meeting. We took no action, but we did take public input. I was always under the

impression that under State Law, we would have two hearings on annexation, and so the fact that this then was rolled into the consent agenda -- in essence, we aren't having that second hearing. Would a better practice be that when it is annexation, whether it's voluntary or the city is making the decision to annex, that we go ahead and keep it on the regular agenda?

Teddy: I think that would be up to the council. We have been doing this system for quite sometime. It's generally the smaller scale annexations that and relatively simple zoning cases behind them that wind up remaining on consent, but I think it would be policy of the council whether you wanted to make all annexations a two hearing affair. We have to have that 14 days between the so called annexation hearing and the actual ordinance.

SKALA: Yeah, there's usually a public hearing.

TEDDY: That's in the statute.

THOMPSON: So there is the statutory public hearing which is what appears on your agenda, and then I think the second item that you are referencing as a public hearing is actually just public comment. There is no second statutory public hearing or hearing required by the City Code as far as a public hearing is concerned. Public comment is allowed on every agenda item that is on that is on the council's regular agenda. So I think -- I just didn't want to mix those terms because a public hearing has very legal due process requirements attached to it.

FOWLER: So we've have already had that.

THOMPSON: Correct -- the public hearing.

FOWLER: So the public hearing was a one-and-done that we did 14 days ago.

THOMPSON: Correct. Typically, so, so when it comes to land use matters, the evidence that's adduced during the public hearing is what -- if there is an appeal of that particular land use matter -- that's the record that is going to be used for that purpose. So, I would encourage people if they want to comment on an annexation that they really should do that during the public hearing portion of an annexation. That's the most important time to do that.

FOWLER: I believe we may have public comment tonight on this, but I understand the public hearing issue better.

SKALA: Do you want a bit more of a description of these two bills before we move into the public hearing?

FOWLER: I don't require an additional -- but maybe other members of council do.

PITZER: Point of order of the chair:

SKALA: Just a brief, a brief -- I think that's what we are asking for -- just a brief summary.

PETERS: Well there was a request to table both of these, and so -- I think it came in sometime around noon because the property --

SKALA: Really?

PETERS: It was in an email from Mr. Crockett.

PITZER: It was like 4:00.

SKALA: Let me open up the public hearing and Mr. Crockett can answer our questions. How about that?

PETERS: That would be my question of the point of order though. So we are going to go ahead and do this hearing.

SKALA: Let me open the public comment session, and Mr. Crockett can perhaps answer your question.

CROCKETT: Yes, thank you. Mr. Skala, members of the council, Tim crockett, Crockett Engineering Consultants, 100 W. Nifong. The request was made once we found out that these items were being pulled off of consent. The owner of the property is not able to be in attendance tonight so we'd like - he'd like to have been here. The tenant is able to be here -- who runs the operation, but the landowner himself is not, and so that was the reason for the request to table. And so, we've asked to table this project -- these two items for two weeks so they can be here in attendance if council takes this up. I'm happy to answer any questions with regards to this. I think there was some comments made in the last public hearing for the annexation that need clarification. I'm happy to do that tonight or we could do that -- if the council is so inclined to table this, we can do that in two weeks.

SKALA: So there is a request to table to the October 18th meeting, is that correct?

CROCKETT: Yes, sir. Yes, sir.

SKALA: I'll entertain a motion to table to the October 18th meeting if someone wants to offer it since the applicant is asking for it.

Council Member Peters made a motion to table B296-21 and B297-21 to the October 18, 2022 Council Meeting. The motion was seconded by Council Member Pitzer and approved unanimously by voice vote with the exception of Council Member Waner who had stepped away during the vote on this motion.

SKALA: So that obviates the need for the rest of the comment. That will continue --

THOMAS: Well, no, I think we should allow public comment. People did come tonight expecting that to be --

SKALA: If there is anyone in the audience that wants to comment on this --

THOMAS: If anybody wishes to comment on these bills, I think they should have that opportunity.

PETERS: And we've certainly done that before, and then, if they comment tonight, then that suffices for the one in two weeks.

SKALA: Please, I'd be interested if anyone has a comment on this issue since there was a little bit of confusion in terms of withdrawing this for a tabling - not withdrawing it, but tabling this motion. If anybody has a comment, please come forward. Seeing none, let's close the comment session. So this issue will be tabled until October 18th meeting.

PITZER: Point of order for the chair -- so there were two bills, do we need to - maybe for the Clerk -- do we need to table both or does that one motion suffice for both?

SKALA: I think it comes - I think it will come as a package.

PITZER: Okay. I'm fine with that.

AMIN: Okay, I -- the motion made by Peters, seconded by Pitzer, to table to October 18th was for both bills, 296-21 and 297-21, and everybody was agreeable except Ms. Waner, who stepped out. The minutes will reflect that.

SKALA: That's my understanding.

AMIN: Are we all good with that?

SKALA: Yes.

PITZER: Yes, thank you.

AMIN: The minutes will reflect that. Thank you.

B299-21 Rezoning property located on the east side of Fay Street and the west side of College Avenue (504 Fay Street) from District M-N (Mixed-use Neighborhood) to District IG (Industrial) (Case No. 225-2021).

Discussion shown with B301-21.

B300-21 Approving the Final Plat of "Central Addition Plat No. 2-A" located on the east side of Fay Street and the west side of College Avenue (Case No. 223-2021).

Discussion shown with B301-21.

B301-21 Approving the Final Plat of "Central Addition Plat No. 3" located on the west side of Fay Street (509 Fay Street); authorizing a performance contract (Case No. 244-2021).

The bills were given second reading by City Clerk Sheela Amin. Community Development Director Tim Teddy provided a staff report.

TEDDY: These are three interrelated items. This is the Logboat Brewery location, northeast of Hinkson Avenue and Fay Street, little over an acre in size. And the first part is a rezoning request, and that's to rezone parts of the site from MN, Mixed Use Neighborhood district to the IG, Industrial district, and the existing brewery is zoned industrial so the action would basically unify that entire site as industrial zoning. Here's an overview for those wanting to see this in more context. It does extend -- the proposal does extend to College Avenue, although that wasn't one of the addresses that I've just mentioned, but you can see Hinkson is on the south side, Fay is on the west side. And here's a map that shows our existing zoning classifications, and there's two areas highlighted in red. A zoning description - Tract 1 - that's between the existing brewery and College Avenue, and then a second area that's between the brewery and Hinkson Avenue. So, those are the two areas that are proposed to be rezoned. Just another view of the surrounding zoning. That's Benton Stephens neighborhood, east of College there. The orange is multi-family, the deep pink is a commercial category, and gray is industrial. So you can see some of the industrial that's on both sides of Fay as well as north on college where the COLT railroad crosses. Second action is a replat, and this is taking existing lots in portions of existing platted lots, consolidating them together to make this one single site. Along with that, the city is obtaining dedications of street right-of-way, no expansions of the streets, but just additional right-of-way that could be considered part of the public space in the future, and that's on all three of the fronting streets. And, this illustration - I'll highlight those. You can see there's some additional right-of-way on Fay, on Hinkson. There's, in the yellow, some additional right-of-way taken from College, which although it's a wide street -- according to our street classification, we have that as a major arterial so that additional right-of-way was required as part of our platting process to make that a standard half-width for that classification of road. And then the third piece is a three sided lot that's owned by White Oak, which is the same ownership as the

brewery, and it's used currently for parking, and their intention is to use it as a parking lot into the future, and they would consolidate two lots in that location. 509 Fay Street's the common address. It does about the COLT right-of-way, and it also dedicates some right-of-way on [inaudible]. These are the recommendations that came out of the Planning and Zoning Commission -- approval to IG and approval of the plat known as 2A. Plat 3 comes directly to you, and the reason you had a plat going to the Planning and Zoning Commission was initially there was design adjustments, so it was placed on their agenda to consider those design adjustments. Those were later withdrawn, and they had to do with right-of-way dedication. Plat 3 comes directly to you. And the Commission's recommendation on the zoning and the Plat 2A is 7 in favor, none against. We did have one member abstain. I'll try to answer any questions you have.

SKALA: Any questions for Director Teddy?

FOWLER: Yes, and I asked to pull this because there were members of the neighborhood associations on both sides of College that had some concerns. And we do also have a concern that came in on e-mail at 6:09 tonight, which I would like to pose as well. I have a question about how -- understand that they want to -- that Logboat wants to expand their manufacturing capacity. And, can you tell me where, or maybe the applicant can speak to it, where the trucks that move the product enter and exit from their manufacturing facility.

TEDDY: You're talking about the existing operation or --

FOWLER: Or where they are proposing to have their trucks come in and out.

TEDDY: I think it would be appropriate for Logboat representatives to explain that cause we don't have a building plan. We've seen a concept for it, but we don't have building plans as part of it.

FOWLER: may i ask the next question before you disappear? I don't want to have you just keep getting up and down. When we have a request from a member of the community -- would it be okay, mayor, if I read it allowed?

SKALA: By all means.

FOWLER: I assume you got the same one. It's from Greg Ahrens, and its regarding the Logboat brewing expansion. *In memory of the Kathleen Weinschenk, I would ask that Logboat install an elevator to the large meeting room upstairs or close it before any expansion is approved city council. Separate but equal is not equal if it's not accessible to all. Sincerely, Greg Ahrens.* Is there a requirement for the amount of renovation that they're going to do that they would have to put in an elevator to a second floor meeting room?

TEDDY: I think we'd have to look at the character of the space and whether or not it's duplicate space above. ADA will require that any spaces that are different in function be made accessible so that will be part of the building plan review. In some cases where accommodation can be made on a main floor level, it may not have to be made accessible to that extent, but if there are different functions, the usual rule is that those have to be accessible in a commercial space that's open to the public.

FOWLER: And now that this request has come in, will that go into your building review process?

TEDDY: That's correct. Once they file for building permit review, there will be a commercial plan review process.

FOWLER: And then my other question about this -- and I know we're going to have

public comment -- is about the impacts of -- we have several other things happening in this intersection that are coming up to us. The property owner has reached out to both neighborhoods already, and that involves -- that's going by pretty fast for me - so Hinkson Ave. borders on the red boundary there as it comes across and enters onto College, and then we have a an intersection that may or may not be realigned at some point with Petromart across the street, and then Rogers curves into College and then continues as Paris Road. At what point do we trigger -- with this much additional development going on in this area -- at what point do we trigger an inquiry as to road improvements. I know College belongs to MoDOT. Is that correct?

TEDDY: Uh-huh. That's correct, yeah.

FOWLER: They have jurisdiction over it, but we have jurisdiction over, I would assume, Rogers and Paris Road and also Hinkson that goes across. Are we -- give me some information about when we start looking at those intersections?

TEDDY: In the development process, regardless of zoning, if there is a proposed building or development that's going to generate 100 trips or more at a peak hour, and that could be a morning peak or an evening peak, or even an afternoon peak, depends on the nature of the business, our Code says we request -- we can request a traffic impact analysis. So again, that would be something that may be done with the building review. I don't -- I didn't see an indication that this being a production facility would necessarily have those kinds of peaks. You get those peaks with like major convenience store and fuel sales and with fast food and things like that, or some aggregation of development. Yeah, I agree that's a fairly complex five points intersection there, not even looking at Hinkson to the west where we're having quite the revitalization activity now so I think it is something to put on the radar to start talking with the traffic engineers about how we're going to manage, not only for Logboat, but any collateral development that's attracted to that area. We've got a mixed use building north of the railroad tracks, just to the west that's under construction. You've probably seen -- there's some things in motion there.

FOWLER: Is it your understanding that for the uses that this particular replat and rezone is -- that that would probably not trigger it, but the Petromart across the street when they're in expansion mode -- would that probably be the trigger if we're looking at the intersection difficulties?

TEDDY: I don't want to speculate until I see the specific data, but yeah, I mean there are some scenarios where, you know, we may just want to ask various property owners that are engaged in development to maybe participate in the study. That's another thing you can do. Maybe at district level -- if we know what the problems are that are likely to occur, we can anticipate them and maybe look at some things like that.

FOWLER: Thank you for answering my questions.

SKALA: Ms. Fowler, that's certainly germane to a planning discussion, but it's not germane to this particular -- and I fully realize it's all involved and you have to connect the dots. Nonetheless, let's restrict our questions to the issue of this.

FOWLER: Well, I think I was right on point there, Karl, but thank you for the correction.

SKALA: Well, I think you were not.

SKALA: Mr. Thomas.

THOMAS: I have some questions from Tim, but did you want somebody from

Logboat to respond to your question about the --

SKALA: We will get into that hearing, and we can reserve that question.

THOMAS: So Tim, could you go back to the graphic showing the additional right-of-way for College Avenue and Hinkson Avenue and Fay Street? So, what is the half-width required for College Avenue?

TEDDY: It's -- 8 to 14 feet is what you are seeing there, in that kind of tapered --

THOMAS: An additional 8 to 14?

TEDDY: Yes, and that's to make a required half width, and if you look at what the engineer has done, the center line of college is not exactly parallel to the property line. That's why you have that condition. It's slightly trending away from it. I don't want to say curving it. I don't know if it is necessarily a curve. It might be a large radius curve that's there, but, yeah, it's not perfectly [inaudible].

THOMAS: And, does that assume adding additional traffic lanes to college?

TEDDY: No, no, it -- the road is what it is for the foreseeable future. It already has sidewalk, it already has curb and gutter, it already has multiple lanes striped so it's what we make of it in the future. I'd view it as banking the right-of-way for now, and you know, you never know what you might want to do with College far into the future, and right-of-way is not just for lane capacity. It's for things like parkways, bike lanes. I mean there's any number of improvements. Street standards are enabled or restrained from the amount of right-of-way you have so it's really a matter of what kind of street standard you want to go with there. But our Code says it ought to be a wider arterial right-of-way, not -- it's not a commentary on the pavement. Some of the lanes are kind of skinny, but you know, that's to get the multiple lanes in there.

THOMAS: Uh-huh, and so that is part of the City Code. So to change that would be just a straight forward ordinance. If the council wanted to change the desired long-term half-width right-of-ways for any particular reason that would just be a simple ordinance to bring forward and discuss.

TEDDY: Yeah, and I'd -- we brought this up before -- that when we do the comprehensive plan, we want to examine some of these major corridors as to what is the built environment that -- and this is, you know, meandering from the topic just a bit, but to provide some context for this site. We want to look at the character of the buildings, also the trend -- is it a redevelopment area, is it a highly stable and staying as it is area, or is it something in between? And, that can factor into your decision to right size that right-of-way. We already have in the street standards -- it is stated that when doing a public project, council can vary the standards, and that's been done in some projects based on input and also the council's review of city street and road projects. You can customize it a bit. That flexibility is already in there. We want to get some model right-of-ways in place ultimately for some of these in-city [inaudible] corridors.

THOMAS: I appreciate the clarification. Just to sort of express to my council colleagues and the public, I don't think -- I feel like the desired right-of-way is far too large, and they anticipate, you know, continuing large volumes of traffic, and there are a lot of benefits to keeping narrower, narrower streets and narrower right-of-ways. But I have no suggestion to make on that.

SKALA: Appreciate your comments Mr. Thomas, but let's keep it on the questions with this. Just before I open the public hearing for comment, I had a question. Reviewing some of the Planning and Zoning Commission minutes and the video,

there was some conversation of surrounding neighborhoods and parking in particular, and this may apply in case the applicant wants to speak to this issue as well. Have there been some accommodations with respect to that. There were some folks who were obviously very worried about overflow parking in an area that's already somewhat congested, the Benton Stephens area.

TEDDY: There's a parking lot, a small one, right at the brewery entrance off of the corner of Hinkson and Fay, and then there's that offsite lot that's really quite close so those are the two available parking areas. Plus striped unmetered on-street parallel spaces exist I know on one side of the street. So, that's the supply. Will run calculations again when we have building drawings. We look at the type of space and then each one has a characteristic parking generation per Code. Then we'll run that and then we'll inform the applicant either they need it or they do not. If they don't, they might want to explore some options for maybe some additional off-site parking. I think we are recognizing, and we've talked to the Planning and Zoning Commission about that being an anticipated issue with -- it's not one addition. I think there's two, two-phased editions that are part of this project from our conversations with the applicant.

SKALA: Thank you. Any other questions? Well, let me ask the public to speak to this issue.

STEPHENS: Hello. I'm Jesse Stephens with Crockett Engineering. If you don't mind, I have a quick powerpoint I'll put in here. It might answer some of your questions. So just to give -- thank Mr. Teddy for giving the update. Basically, what we're presenting for you today - starting off with a 1.0 acre tract. We're actually giving up about 1.1 acres of city right-of-way. Most of the deficiency is along Fay and Hinkson so we'll get the standard half-width. We're also giving up some along College that you have already seen. I want to show you some -- this is kind of the location along College Avenue. The two blue hatched areas with old houses that existed previous. What you can see up there is our new driveway location that's coming into the facility. We've had a lot of discussion about this at P&Z but the intent of all of our access along College Avenue is not for deliveries, not for any sort of raw material import, beer export, any of the nature of that. It is simply a door that allows them to get large sized tanks in and out in the event -- once a year, every other year, they need to get the new tank in or out.

SKALA: Could I just suggest that you speak a little closer to the mic. The city clerk was having a little difficulty.

STEPHENS: Okay, no problem. The houses -- as you can see our new building is going to be further, farther away from College than what existed previously. So, this kind of gives the full picture of what we are trying to do, the driveway off College, the expanded bar area. There is our existing parking lot. The triangular lot that's along Fay Street -- it's just a gravel lot now. Part of this project would be to completely improve that into a legitimate parking lot that has more parking than is available currently. This is kind of some of the landscaping they've got now. Logboat does an immaculate job of with trying to maintain their property. [Inaudible] concern along College -- this is what it's going to look like along College Avenue. If there's any concern, there'd be windows, there would be landscaping and all of the treatments to try to make it look appealing like Logboat does now. There's just another view. That's kind of the general overview of how we're expanding the existing versus proposed. And, I'll be happy to answer any

questions.

SKALA: Any questions for this speaker? Ms. Fowler, did you have any questions?

FOWLER: Uh-uh.

SKALA: Thank you.

PETERS: I have a question.

SKALA: I'm sorry.

PETERS: I know, I'm to the left. So is there -- it didn't look like there was a driveway or any way to back -- to get back to the building from College. So you said there were going to be big doors or a big door in case you needed to move large tanks in or out every year or two.

STEPHENS: Correct.

PETERS: How are you going to do that?

STEPHENS: Sure, sure. In that event, we would get a, we would get a MoDOT permit. I mean, those things are huge. They're going to require oversize load permit. We would -- there would be a MoDOT permit with a traffic control plan to actually like temporarily block a lane of traffic. It's a very limited in nature how long that happens. Other than that, that's the intent. We have no other way to get these large tanks in or out of the building.

PETERS: So everything else -- to Ms. Fowler's question earlier was - how, how are they going to move other product. What streets are they going to use for that?

STEPHENS: The product is currently all moved in and off of Fay Street, and that will continue just like it is now. So there is a loading dock that we have along Fay Street so we're not loading on and off College. We've got a whole loading dock bay. The existing facility has a loading dock.

FOWLER: Can I ask a follow-up?

SKALA: Sure.

FOWLER: When you say Fay, are you -- does that mean you're going in and out, going north on Fay or do you try to round that corner?

STEPHENS: No, they, they come in -- there's there -- they don't try to round the corner through the parking lot. There's another -

FOWLER: No, no, no, no. The intersection of - you know it's quite busy and lively over there now, and so as far as if you came down Fay Street and turned onto Hinkson. So, are -- I have not seen the loading dock. Next time I'm up there, I'll look. So the loading dock goes goes -- the truck comes down Fay Street and then goes up Fay Street or tries to make the corner onto Hinkson and out onto College?

STEPHENS: I believe that's case. Tyson with Logboat might be able to answer their traffic pattern a little bit better. He can come up here and speak to that affect. Generally speaking, they're loading and unloading activities are happening during the normal business hours when tasting room is generally closed and traffic is generally a lot less during that time. And they -- when they're open for their tasting room and bar activities, they're not doing those kind of loading and unloading activities.

SKALA: Any other questions? Thank you. Anyone else wish to speak to these three bills or any or all of them?

NORGARD: Good evening, Peter Norgard, 1602 Hinkson Avenue. I will say I'm approximately agnostic on the passage of these particular bills. I will say that I have some concerns about ancillary outcomes related to this type of development, and I have a little bit of concern about the aggressive revitalization of this district if you

will and the impact that it's going to have on surrounding neighborhoods. Currently, it's not very densely used. There's not a lot going on. And so, the impact to surrounding neighborhoods is relatively minimal, but as it continues to expand and without any foresight, I'm concerned that this particular region, not necessarily this development, but this region is going to create problems for surrounding neighborhoods. Specific points include parking. I've been down -- if anybody's been to Mother's Brewery in Springfield, it's a very similar layout. They have a large grass space, they have a large brewery center, and they have insufficient parking. And so what happens when they have big events, which they do, is people end up parking in surrounding neighborhoods, on surface lots that aren't owned by Mother's, and it's just a problem. And I anticipate that if we continue to develop this area that, you know, their parking lot may be sufficient for them, but somebody else might use their parking lot, and before long there's insufficient parking. So I'm asking council to consider visioning this area and coming up with cohesive parking plan, or to at least engage the owners of these properties to help create such a parking plan. Another issue that I have -- they have been good neighbors and I can't dispute that, but what happens when they get bought out by a bigger company. You know, they may not want that right now and they might not anticipate that, but sometime in the future it may happen so their promise to us to be a good neighbor is great, and we really appreciate it, but that promise goes out the window when they're not the owner anymore. So we have concerns about noise and that would certainly fall into that category. And then finally, this area's becoming very hip and cool. It's a destination, and when it becomes a destination, it's going to become an area where people want to live around and where people want to make money, and Airbnb short-term rental is a way to make a lot of money so, I personally see this as an opportunity and event horizon. Once we move past this, once this place becomes really cool and hip, the problem of short-term rental and unaffordable housing is going to become a real problem. House prices in our neighborhood have increased obscenely. There are 2,000 square foot houses on lots with less 50 feet by 100 feet that are on the market for \$600,000. This is insane. So, what I'm saying is -- just be careful of your decisions you make tonight because they will have some follow-on effects, and perhaps, we need to have an opportunity to pause and create a vision for this area. And, that's all I have.

SKALA: Any questions for Mr. Norgard? Thank you.

SKALA: I have a question, maybe, maybe, for Mr. Teddy too with respect at least to - - some reassurance to Mr. Norgard with respect to parking. I'm not sure I can get into the future about other owners and so on, but with respect to parking, that's part of the process in terms of the review and permitting process to allow people to finish their project and so on. Isn't it?

TEDDY: Yeah, that's right. There's parking ratios so, you know, industrial space will require a certain ratio of onsite parking for new industrial space, and then what's been called the tasting room -- that's more of a small assembly space so that will have a little bit of a higher ratio. We'll apply those as part of plan review. We'll advise the applicants accordingly. They'll provide us documentation of the amount of spaces available in their own lots and any other type of arrangements whether they're valet or overflow, you know, using another lot somewhere. But, yeah, that'll be part of the review that we do, and then if an adjustment has to be made, I mean they'll -- the applicant will have to take the next step then to either appeal

that through a variance process or find additional space.

SKALA: In the event -- in a way of trying to assure someone -- we can't know what the future is or whether there will be another owner or so on, but they, too, will have to abide by whatever is in place in terms of the zoning categories and all of the rest of it unless they make an adjustment then to improve their property by expanding or something like that.

TEDDY: And, of course our hope is that folks would walk to this location, and, you know, some of the customers that is, would walk to it from downtown, maybe find city on-street, or maybe just walk from a public lot, find their way here. It's that close, I mean, that that kind of approach is possible.

SKALA: Thank you. Anyone else wish to address any, each, any, or all of these?

HUNT: Hello, Tyson Hunt, Co-Founder and CEO of Logboat Brewing Company. Thank's for having me up here tonight. Would like to address any concerns, questions. To address your question about traffic flow and deliveries, most of the time, as Jesse stated, we're trying to bring in or ship product out before our tap room is even open. We open at 3:00 p.m. during the week and 1:00 p.m. on Fridays and Saturdays, and Saturdays we don't have deliveries. Typical flow will go through our parking lot or come down Hinkson. Sometimes, they'll come down from north to south on Fay Street, and then pull into our loading dock, and then -- everybody that's been there one time will flow north on Fay because it's a little tight around Hinkson to get out to College there so a lot of our truck drivers have been there numerous times and now know a good pattern in order to get out without too much hassle. So, that's our intention going forward -- is to keep utilization of that loading dock as our main in and out point. With regard to parking, when we opened eight years ago, our parking lot that was adjacent to the brewery was plenty of parking for us to operate as we do. We quickly realized that we need more parking regardless, and we've changed plans for this expansion numerous times so that we could get people parked safely in and around the brewery. And also, with regard to seeing how much Fay Street and this district has changed over the past few years, we needed more parking, and so, we're investing a lot of money into the triangular lot, which will becomes parking for our patrons. The goal of this project overall isn't necessarily to bring more people to Logboat. It's to allow the people that do come to have a better place to sit and enjoy either the yard, the patio, with adding shade -- access to the upstairs is going to be a part of our plan. We do have in the plans to put in an elevator to service the upstairs for people because I believe strongly in that. We all do -- that we want people to access the entirety of our building and to experience Logboat the way we want them to so that's definitely part of the plan. It's a -- it is a dream vision for us. After eight years, being in this community, we're really excited for this opportunity to grow in downtown Columbia. I hope that our eight years has shown that we are good neighbors and good patrons, and that we love this city, and we look forward to growing here for a long time. I'll answer any questions anyone might have.

SKALA: Any questions for this speaker? Thank you.

HUNT: Thank you.

SKALA: Anyone else?

SCHWACH: Hi, good evening. Ah, Chimene Schwach, 1232 Sunset Drive. I love that Logboat is expanding, and I love the green space. I think that's all fabulous, and I think the project is good. I have no problem with their project. I would like the city -

- I want to echo what the gentlemen said before -- is that the city needs to start thinking strategically. It sounds like, it looks like, it appears like we are about to have a second entertainment center that is stretching from downtown. We don't have a public transportation plan. We don't have green space planned for the neighborhood, and like someone said, we are going to when -- always when we develop, we lose some affordable housing, so we need to be planning what we're going to do with the neighborhood around that, and how that looks, and what that's going to be like in ten years as opposed to just as every business begins to expand, just letting them expand and then talking about what we are going to do. We can already see this so we need to start planning for it.

SKALA: Thank you. Any questions? Anyone else? Maybe it's appropriate to have a last call here.

JEFFERSON: Hello everybody, Barbara Jefferson, 305 North Fifth Street. I've lived in this Fay Street area for a long time, and I will say like a week and a half ago, I actually had to walk home and I did come down Fay Street. And I was surprised and saddened to see how many businesses are in that area now. When I think about any type of changes as far as increasing a business or rezoning something so businesses can take over more -- I don't think people really stop and think about the effect that it has on the people trying to live in that area 24/7. I think about traffic congestion, and I just think, you know -- it's in an area, there's students, and it's just going to be more crowds, more noise. And, like the gentlemen spoke earlier, you don't know what's going to happen 5 or 10 years from now. I agree, you don't know. It could get worse, it could get better. I haven't seen too many things get better around here truthfully, so I do think you need to think about when you make changes -- are you really helping people or taking from people? And I see by -- allowing someone to increase their business in that area at this time, you're taking from the people. Thank you.

SKALA: Thank you Ms. Jefferson. Anyone else? Seeing none, let's close the comment session. Comments by council?

FOWLER: So, I appreciate Mr. Norgard and Ms. Jefferson's comments, and Ms. Schwach's comments about the time is now for some planning. We do have -- Councilperson Peters is leading a small group discussion that's going to happen this week with neighborhood association leaders. And, I'm interested in what comes out of that and whether or not this kind of planning that we need to do going forward could be part of the process that she's contemplating or if it has to be a separate one. But I do support this applicant and the work that they're trying to do in the neighborhood. I see the potential for -- there's a lot of stuff happening over there. And, it's an expanding employment center for folks within walking distance that could get jobs there. It's an expanding entertainment area, which we do need to be mindful of all the negative impacts that circle around it, but I do plan to support their rezoning and their replatting.

SKALA: Anyone else?

SKALA: Just a couple of comments. I think it is important to reinforce this idea of planning for another area that is developing very quickly. This kind of reminds me a little bit of the Arts District in a way -- the way the Arts District evolved. And given my background coming from Planning and Zoning for many years, there is always room for these area plans that anticipate what may be coming. Having said that, we do have quite a few protections in place with the process that we have, not that we

shouldn't review it, we should, and make some changes if necessary, particularly if some of the development in this area or other areas present some exigencies that we need to address. But I'm pretty confident with the behavior of this company in this particular area and the development that is occurring at the moment, and some of the questions that are addressed with the ordinances that we have with respect to parking and, and our form based codes and all the rest of it in terms of appearance and whatnot that we can handle this kind of development in another entertainment center. So I'm inclined to support these bills as well.

B299-21 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, WANER, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. ABSENT: TREECE. Bill declared enacted, reading as follows:

B300-21 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, WANER, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. ABSENT: TREECE. Bill declared enacted, reading as follows:

B301-21 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, WANER, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. ABSENT: TREECE. Bill declared enacted, reading as follows:

VII. CONSENT AGENDA

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

- B295-21 Voluntary annexation of property located on the east side of Scott Boulevard and west of Persimmon Road (5170 S. Scott Boulevard); establishing permanent District R-1 (Single-family Dwelling) zoning (Case No. 216-2021).
- B302-21 Approving the Final Plat of "Pi Beta Phi Plat 1" located on the north side of Rollins Street and west of Tiger Avenue (511 Rollins Street); authorizing a performance contract (Case No. 224-2021).
- B303-21 Granting the issuance of a conditional use permit to AnnElise Hatjakes to allow for the construction of an accessory dwelling unit on property located at 504 Parkade Boulevard (Case No. 152-2021).
- B304-21 Authorizing an annexation agreement with Equipmentsshare.com, Inc. for property located on the south side of I-70 Drive Southeast, approximately 630 feet east of Tradewinds Parkway (8378 I-70 Drive Southeast) (Case No. 167-2021).
- B305-21 Vacating a utility and drainage easement on Lot 10, Block 2 within Moon Valley Heights Addition No. 4 located on the west side of Bucks Run (Case No. 267-2021).
- B306-21 Accepting conveyances for utility and tree preservation purposes.
- B307-21 Authorizing construction of sanitary sewer infrastructure from the Hinkson

- Creek outfall trunk sewer to serve properties along the eastern side of the Route B industrial corridor; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.
- B308-21 Authorizing an agreement for professional architectural services with Connell Architecture, P.C. for the design and construction of two (2) vehicle storage shelters at the Columbia Sanitary Landfill.
- B309-21 Accepting conveyances for utility, drainage, sewer, temporary construction and temporary access purposes; accepting Stormwater Management/BMP Facilities Covenants.
- B310-21 Authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services for the issuance of birth and death certificates and associated information technology activities.
- B311-21 Amending the FY 2021 Annual Budget by appropriating funds for COVID-19 expenses associated with the program services contract with the Missouri Department of Health and Senior Services for public health emergency preparedness services.
- B313-21 Authorizing a contract for sale of real estate and special warranty deed with Columbia School District No. 93 for the acquisition of property located on the east side of Sinclair Road, adjacent to John W. Warner Middle School, to be used for open space and park purposes.
- B314-21 Amending Chapter 4 of the City Code relating to the sale of alcoholic beverages.
- R154-21 Setting a public hearing: proposed replacement of water distribution infrastructure along portions of Garth Avenue and Leslie Lane.
- R155-21 Setting a public hearing: proposed replacement of water distribution infrastructure along Glenwood Avenue and Glenwood Court.
- R156-21 Setting a public hearing: proposed construction of a water main loop closure along Sinclair Road from Nifong Boulevard to Southampton Drive.
- R157-21 Setting a public hearing: voluntary annexation of property located on the south side of I-70 Drive Southeast and west of St. Charles Road (Case No. 307-2021).
- R158-21 Approving the Preliminary Plat of "Victory Christian Church" located on the west side of Ballenger Lane and approximately 1,200 feet north of Clark Lane (1705 Ballenger Lane) (Case No. 197-2021).
- R159-21 Determining that the new Fire Station No. 11 facility qualifies for funding under the Percent for Art program; authorizing the Commission on Cultural Affairs Standing Committee on Public Art to begin developing the public art component for such facility.

The bills were given third reading and the resolutions read by City Clerk Sheela Amin with the vote recorded as follows: VOTING YES: FOWLER, WANER, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. ABSENT: TREECE. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

None.

IX. INTRODUCTION AND FIRST READING

The following bills were introduced by Mayor Pro Tem Karl Skala unless otherwise indicated, and all were given first reading.

- B315-21 Granting a design adjustment relating to lot frontage and lot access in connection with the proposed Final Plat of Freedom House I located on the west side of William Street and north of Walnut Street (107 N. William Street); requiring execution of an irrevocable access easement (Case No. 195-2021).
- B316-21 Approving the Final Plat of "Freedom House I" located on the west side of William Street and south of Windsor Street (107 N. William Street) (Case No. 195-2021).
- B317-21 Rezoning property located on the south side of Vandiver Drive and east of Centerstate Drive from District PD (Planned Development) to District M-C (Mixed-use Corridor) (Case No. 255-2021).
- B318-21 Granting the issuance of a conditional use permit to University Centre, LLC to allow for the construction of a free-standing drive-up ATM facility on property located at 111 S. Providence Road (Case No. 234-2021).
- B319-21 Vacating a utility easement on Lots 1 and 2 within the plat of MPC Station #94 located on the east side of Providence Road and north of Locust Street (Case No. 159-2021).
- B320-21 Authorizing a right of use license permit with Wyndham Ridge Homes Association for the construction, installation, maintenance and operation of private neighborhood identification signs within portions of the Thornbrook Terrace, Abbingdon Terrace and Leighton Drive rights-of-way.
- B321-21 Authorizing a right of use license permit with Midwest Petroleum Company for the installation, maintenance and operation of a 12-foot driving lane and landscaping within a portion of the Providence Road right-of-way.
- B322-21 Authorizing a cooperative agreement with the State of Washington, on behalf of its Department of Enterprise Services, for the purchase of transit buses.
- B323-21 Authorizing construction of sanitary sewer rehabilitation project #8 in the Parkade Boulevard, Lynnwood Drive and Albert-Oakland Park areas; calling for bids through the Purchasing Division or authoring a contract for the work using a term and supply contractor.
- B324-21 Authorizing an intergovernmental cooperative agreement with Boone County, Missouri and The Curators of the University of Missouri for a chemical analysis sampling project as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process.
- B325-21 Authorizing an agreement for study services with Midcontinent Independent

System Operator, Inc. to provide an estimate of cost to allow the interconnection of the Boone Stephens solar facility with the City's electrical system at the Bolstad Substation.

- B326-21 Authorizing an amendment and renewal of an intergovernmental user agreement with St. Louis County, Missouri relating to a prescription drug monitoring program.
- B327-21 Authorizing a contract with the Missouri Department of Elementary and Secondary Education for the Healthy Families Missouri Home Visiting program.
- B328-21 Authorizing a memorandum of understanding with Office of State Courts Administrator to establish guidelines for participation in the debt collection and tax offset programs.

X. REPORTS

- REP70-21 Honorary Street Naming Policy.

Community Development Director Tim Teddy provided a staff report.

TEDDY: Council might recall back in December, we had done a report on this idea of not naming the street itself, but putting a secondary street sign in someone's memory or in honor of a place perhaps or an event. So that's what I'm referring to with the term honorary street signs. And, when we had that discussion the feedback that I took away from council was you'd kind of like to see sort of a matrix of possibilities for individuals or organizations that might want to propose a name, either in somebody's honor or again to commemorate maybe a historic place, and I use as an example -- we have historic Price Tandy, which you've seen on College, which we were talking about just a little while ago tonight. College Avenue -- we have those differently colored - I think they're blue secondary signs underneath College indicating historic Price or Tandy because in the historical town plats, that's what those segments of College were called. So, there's an example for you. And then, we've also heard I think this year, four or five pending requests. I know Councilperson Thomas had one last year, and so that would be another example. And then, you see in MoDOT's area, you've seen where they've honored fallen veterans on Stadium Boulevard. That's another example of this program. Those aren't conventional street signs, but because it's a high -- expressway right-of-way, they can put them on those standards along the roadside so the traveling public can see the names of those veterans. So we just wanted to give you a framework -- a suggested framework for processing these. One of the requests we have is from a neighborhood association that wants to name an alley, and I think council was provided that correspondence as well. So that would be an example, but not a secondary sign. That would be a primary sign because the alley right now had no name. So that would run through a little bit of a different track. We'd prepare an ordinance for council, but we'd probably start all these with the council, so you'd have an opportunity to weigh in on any concerns you might have, and then of course, you could propose these honorary names yourselves as you're contacted by constituents that have these ideas.

SKALA: That was a bit of the question I had. Looking over this matrix, obviously there were kind of three categories in the eligible applicant condition, and two of

those were, more or less, independent of the council. The last one had some involvement with the city council in terms of I guess it was a honorary or memorial street names and so on. But eventually the city council has the last word on these things anyway. Is there a reason why - is this just to facilitate the administrative process to make this easier?

TEDDY: Well, really just so you can see some of the differences because -- I won't say it's a frequently asked question, but it seems to be becoming a little bit more common that folks are asking -- can they either change a street name, can they add one, or can they name something that's not yet having a name, how to pick it. Our role is to do a technical review to tell you if it -- we see any issues from a wayfinding standpoint. We do have an awful lot of street names in play already so we try to avoid exactly duplicating names that are already on the primary street signs, especially, but even to name a secondary sign sometimes that can create a little bit of confusion if you duplicate a street name that's in use somewhere else.

FOWLER: Yes, thank you. Mr. Teddy, since I've been a councilperson, there's been three requests that have come to me that I think have also come to you. One was the honorary naming of the alley that runs alongside the Wabash Station as Wabash Alley as a place-finding or place-making, and so if they wanted to continue with that, they would go under the third category, and then they'd work through the process going through that?

TEDDY: Yes, that's the never before named, right?

FOWLER: I think it has a name.

TEDDY: That alley?

FOWLER: I think so, and they wanted -- but they wanted to put an honorary name on it. They didn't want to have to readdress those businesses that were addressed to it, but just to give it some place-making.

TEDDY: I think we just have Alley A and then there's -- It's called Lancaster. It's a very small platted alley downtown that has a name. But, yeah, I think the idea of secondary we discussed there -- the staff did push back on that name just because of Wabash up in the Vandiver Avenue area. That's a public street. We did a capital improvement project there in Public Works this year. I think there was some feeling that even though we got the Wabash Station in site of that particular alley, you know, that there might be some confusion there, but that's something that can certainly be proposed as a secondary name.

FOWLER: I'll ask them if they're still interested in pursuing that.

TEDDY: Yeah, yeah. I know they have a branding there -- the shops at Wabash Alley was displayed on a building.

FOWLER: And then my next question is the alley that does not have a name in the Ridgeway Neighborhood Association, and that's one that the neighborhood association is interesting, interested in honoring Eric Williams, who's no longer with us, who was a longtime neighborhood leader. And so that would go through the first category because it's currently unnamed. Correct?

TEDDY: That's correct.

FOWLER: And so, is there anything in particular the neighborhood association needs to do in addition to following these steps across or -- obviously they have to come to you and express their request. Is that how they format that? What happens there?

TEDDY: Yeah, I think we have a letter so we could start that process based on that

letter. We'll probably have some dialogue with them about what specific name would you like on the sign. We'd like to run that through a staff technical review though just so, you know, there's no unforeseen issues. We'd want to report to council how many sign posts are involved, what might happen in the future with that once it's name. One thought is -- certainly there's no alley addresses or buildings that are ready for alley addresses, but with ADUs and other things like that we might want to anticipate that there might be an address on that alley once named so that's where you'd want to try to pick a version of the late Mr. Williams' name that doesn't duplicate Williams street for example.

FOWLER: Sure. And, my last example I think hits the middle ring or middle stripe right through there, and that is rear Coats, which does have a name, but which also runs along the first five houses that were built for Cullimore Cottages. So, I don't know -- that would be, probably be, the Land Trust that would come forward with that recommendation in cooperation with the neighborhood association.

TEDDY: It gets a little more complicated when it's an existing name, and council remembers some of these processes. It's two tracks. It goes to the Planning Commission for a public hearing if there's not unanimous consent to a particular name, and then they have to bring -- then council has to have a hearing on it if there is not unanimous consent. If there is -- it can -- I believe if we get all property owners along the frontage that's affected, we can take an ordinance to council for consideration.

FOWLER: Thank you for this chart. It's very helpful.

TEDDY: You're welcome. Thank you.

SKALA: Yes, Mr. Thomas.

THOMAS: So there was -- the request that you referenced to me was for a street already that's already named, just west of West Boulevard near Stadium, and I think the request, maybe you can confirm this, was to not to change the name, but to add an honorary name under the -- which I think was Prospect Street if I'm remembering right.

TEDDY: Yeah, that's -- yes.

THOMAS: Was it your recollection that the request was add an honorary name rather than change the street?

TEDDY: Yes.

THOMAS: So that would be the third row here.

TEDDY: Yes.

THOMAS: That wouldn't change anybody's address. They would still have the U.S. Postal Service address of Prospect Street.

TEDDY: Yeah, and you'll see cities -- we had -- we pulled the policy from the City of New Orleans, and they had a nice illustrated document that showed how they commemorate some historical figures with honorary John Doe Way kind of thing. Yeah, so, yeah, that can be done as well. I mean we have to track all these things, though, and I think that's why we kind of want to get council's input. How big do we want this program to get? It would be a cost of the city to manufacture the signs, mount them, and that kind of thing so that's a consideration.

THOMAS: I mean there could be a charge to the applicant.

TEDDY: There could be, yeah.

THOMAS: So on your proposal here, it says that adjacent property owners are notified, and presumably if there are objections or concerns, that would all come

before the city council before a judgment's made. Okay. Have you -- that was the Hoyt family. Have you talked with them at all?

TEDDY: I have not. My only discussions have been with you sir.

THOMAS: Okay, well I will, I will get back to them. So what's the next step with this -- that this would be an ordinance that we would -- or is it just an internal policy?

TEDDY: Yeah, I think he wanted to see kind of a framework. I'm not thinking of it as something we'd necessarily codify, more of an administrative procedure.

THOMAS: I mean it looks good to me.

SKALA: That's kind of what the advice was. The staff was seeking some direction from the city council as to kind of whether to proceed, and we can discuss about the size of this and such. This reminds me a little bit of Geyser Boulevard, right, which used to be the former Rice Road. So, I'm just trying to assess the intent of the council. If there tends to be some consensus here, we can just go ahead and proceed with the -- I like the matrix, and I think it's useful. Thank you.

THOMAS: Alright. Thanks Tim.

REP71-21

Commission on Human Rights: City's Emergency Warming Center Proposal.

Commission on Human Rights Chair Amanda Hinnant provided a report.

SKALA: It has to do with the Commission on Human Rights, and their letter, which details changing the temperature for -- any comments, any questions, any comments?

FOWLER: Their chairperson is here. May we invite her forward?

SKALA: By all means, would you like to make any comments?

HINNANT: Hi everyone, I'm Amanda Hinnant. I serve as the Chair of the Human Rights Commission, and we are recommending that the city test run an increase in the cutoff temperature for the Wabash emergency overnight center from 9 degrees to 18 degrees for this winter. We did the math, and the 18 degree threshold cutoff this past winter would have only meant the Wabash center was open for an additional 7 days, and so what we'd like to see is whether the city could sustain the additional staffing and resource needs with a slightly more humane temperature for the cutoff. We think that this modest increase is warranted for the safety and dignity of our fellow citizens who deal with homelessness. So, I'm happy to answer or try to answer any questions that I can.

SKALA: Any questions? Ms. Waner.

WANER: So, the first bit of this discussion happened when I was still with you on that. I don't remember at that time or if it's happened since? Do you have a good idea as to the costs that are associated?

HINNANT: I don't. We don't really have visibility on that part of the budget. My understanding is that requires, I think, overtime pay for a police officer, resources for the reportable toilets. I'm Wabash, the center, has utilities. I think this past winter the range of people who used it over the -- I think it was 11 days that it was open -- was between three people and 19 people, you know, during that really cold stretch in February.

WANER: Is that something that we can ask a staff report on?

SKALA: Well, that's - yeah, we can, we can do that. We can refer this to the city side. I noted in your letter that you were talking about a temporary request so that this

could be evaluated. I mean it seems perfectly reasonable to me, and we could get that kind of information from the city staff to be able to move forward with this should that be warranted.

SKALA: Mr. Thomas.

THOMAS: Amanda, you said that there would have been 7 additional nights that it was open. What was the actual number of nights it was open?

HINNANT: The actual number last year that it was open was [inaudible] 11 nights.

THOMAS: 11, and it would increase that to 18.

HINNANT: Exactly -- based on the historical data about weather and temperatures overnight.

THOMAS: And this is at the same time as Room at the Inn is open so this is essentially overflow on those very cold nights for people who may choose not to go to Room at the Inn -

HINNANT: Or are unable to. I gather some people aren't able to go for various issues they have, and so they don't have anywhere. They can't go to any of the other amazing shelters that we have in place and so they're really literally left out in the cold.

THOMAS: Yeah. Well I really appreciate staff starting this program a couple of winters ago, and I would support this experiment with a higher temperature realizing that there will be more resources required.

SKALA: I'm sensing there's support to at least refer -- yes.

GLASCOCK: It's not possible at the Wabash, and the reason is is I'm violating the federal request that we not use it for that now at 9 degrees so, you know, additional staffing and additional days would probably set them to maybe risking our federal funds. So, I would ask that we study this first before we move forward. Also we don't let them use the bathrooms because last year they destroyed our bathrooms and we had to redo them. The people that use the Wabash are people and citizens that can't go anywhere else. They're drug users. They use drugs in there. We have to kick them out. We've had to bring in bathrooms, portable toilets -- they destroy those. These are not people that -- or citizens that go to Room at the Inn. They can't go tot Room at the Inn. They won't be allowed in, and so this is very difficult for us to maintain at 9 degrees. It would be almost impossible to do another 7 days especially at the Wabash.

SKALA: Mr. Glascock, just a question. Relating some of these issues and some of these problems, and you it say it may risk some of -- even federal funding to some degree. Are we in violation now? Is it risking any kind of --

GLASCOCK: I don't think -- I think if you increase the frequency, yes, you run the possibility, but we've been doing this now for at least three years since I've been city manager. We did it before that. I think one or two years. We just, we just -- we did it with the airport to start with, safety officers. But I'm telling you it's difficult to manage.

HINNANT: What is it we are in violation of at Wabash?

GLASCOCK: Federal funds -- federal funds paid for the Wabash.

PETERS: So are we not supposed to use that at all?

GLASCOCK: We talked to them, you know, when we started doing this last year or the year before last -- an increase wanted to happen. Mr. Trapp asked for it, and we asked -- we talked to the FTA folks and they said we really shouldn't be using it for this.

PETERS: But they'd let us do it for a short period.

GLASCOCK: Transit funds. Sorry, transit funds.

PETERS: Do we have anyplace else we could go?

SKALA: Yeah, that's the next question.

GLASCOCK: We don't right now. We looked at the Armory. Mike has programming in the Armory every day, starting really early, so it's difficult to do that too. It also goes into the night. So, the Armory --it's always been talked about, but we've always had programming in it.

SKALA: Maybe we're coming back to ARPA funds -- the ARPA discussion.

GLASCOCK: Those are the things that's going to be discussed in those RFPs for sure.

WANER: I think I would still like to see a staff report.

GLASCOCK: And, I agree, but I don't think we can start it right now. I think you need to see a staff report first. I need to reach out to Federal Transit Authority administration and talk to them and get feedback from them.

SKALA: Let's do that, and then come back to the council with a report.

HINNANT: Thank you, and I just want to add several other cities saw people die this last winter with that extreme cold. Luckily, we didn't, but we just don't want that to have happen obviously.

SKALA: Thank you.

THOMAS: Thank you.

REP72-21 Administrative Public Improvement Project: Shepard Boulevard Park - School Tennis Court Improvements.

Discussion shown with REP73-21.

REP73-21 Administrative Public Improvement Project: Indian Hills Park Basketball Court Improvements.

Parks and Recreation Director Mike Griggs provided a staff report.

GRIGGS: Yeah, in fact the next two are really major maintenance items funded by our 2015 park sales tax. Resurfacing the tennis courts at Shepard, just really basically - just redoing -- filling the cracks, leveling off, putting them back in. And we will line them with pickleball lines, so it will take about two weeks. The Indian Hills basketball court - same thing -- that one there is an asphalt overlay. A two-inch overlay of asphalt for 25,000, and that one [inaudible] -- replace the backboards and rims on that one. Both great projects that are needed to help improve the play of those two courts.

SKALA: And I -- I like both of them. Particularly, Indian Hills -- I mean that's in my backyard so -- and as far as the pickleball lines -- I've gotten in a lot of trouble with tennis and pickleball, but I did see some photos or the renderings of Albert-Oakland Park. And I was in favor of increasing the number of pickle ball courts, but I'm very glad that there is a dedicated tennis court without pickleball lines on it there.

GRIGGS: Yeah, so. Alright. Thank you.

SKALA: So, thank you.

REP74-21 Amendment to the FY 2021 Annual Budget - Intra-Departmental Transfer of Funds.

City Manager John Glascock provided as staff report.

GLASCOCK: These are for last fiscal year. It's the last pay period so these happened during that fiscal year.

SKALA: Any comments by the council on any of these? Fine, thank you

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Rick Shanker, Rebecca Shaw, Eugene Elkin, Dani Perez, and Chimene Schwach spoke, and the Council discussed various topics.

SHANKER: I'm Rick Shanker. I live at 1829 Cliff Drive. There are several people that may want to speak from the Gans Creek Allies. I just wanted to announce that, and they may come up when you talk about that. Thank you.

SHAW: Rebecca Shaw, 2615 Vail Drive. I came tonight kind of prepared to talk a little about the needs survey that was in the August 4th minutes of the Housing Commission. So, there -- this -- overwhelmingly, it was surprising Ward 1 respondents were the majority of respondents to that survey this year. And then, if we looked at what people rated as their highest needs, 69 percent of respondents said a 24-hour facility for unhoused members of the public, 62 percent said rental vouchers for the homeless, 62 percent said preservation of existing housing through rehab. These were their high priorities -- and then construction of new affordable owner-occupied homes. So as we are talking about ARPA funds, I think that this data reinforces what the public has been saying -- is that our unhoused and unsheltered population and affordable housing seems to be a high priority for our public. So it's really good to have numbers put to that. I want to kind of come back around to the letter from the Human Rights Commission, and say that surely we can think outside the box. That's, you know, Wabash is a downtown location that is accessible to a lot of people, but we also have churches and other buildings in that same area that if the city could reach out to them -- I know that Room at the Inn works with a lot of - a lot of religious organizations in town. Surely we can find some sort of space in an accessible area, or if it's not in an accessible area, offer transit to a location outside of downtown where these people may be able to go. I do believe that that change in temperature -- those 7 days could be life or death for somebody. I mean if -- we do have people that are out on the streets in these severe weathers, and I think it would be in our city's best interest to try to find a resource for them. Thank you.

ELKIN: Eugene Elkin, 3406 Range Line. I thought tonight we'd learn about what happened to all the money that would be allocated. When will that happen?

SKALA: Where will that happen?

PETERS: Well, we had a meeting from 6-7 -- if that's okay Karl.

SKALA: By all means.

PETERS: We -- our pre-council meeting from 6-7 tonight, we talked about the ARPA

money, which is that \$12.5 million of which we've received \$12 million of it, \$12.5 million. So, we talked about that and we talked about moving forward with getting consensus groups together to talk about the homeless, you know getting a homeless shelter, a permanent homeless shelter, moving on with mental health issues, and, let me see, community violence, and there was a fourth one.

SKALA: And workforce development, I think.

PETERS: And workforce development so those are the four

THOMAS: And mental health, mental health services.

PETERS: Yeah, mental health. So there were four areas that we were going to start working on now, and perhaps -- we did not come up with any amount of money for any of them, but we said we need to move forward to determine what we need and then determine how much we need for that. And then we also talked about having a longer term process for the other \$12.5 million that we get next year to have more of a public engagement than we've already had to discuss what other issues there are.

ELKIN: So will it maybe make the newspaper one day in the next few months or what are we thinking?

PETERS: Yeah, hopefully in the next few months. Hopefully in the next six weeks to two months, we'll have -- we're trying to move forward with a plan.

ELKIN: I'm not rushing. I just thought this was to be announced tonight, and that's the only reason I'm asking.

PETERS: I'm rushing. I just [inaudible] move forward.

ELKIN: I wouldn't have had to ask the question if somebody would've just thought to say something. This has just come to me tonight. The city owns assets, and we do not want them breaking federal laws. What about -- in the news we are about to get, I believe its three brand new buses that run on natural gas. Well, does that mean there's three buses that are near the end of their usage? Does that mean -- in your all's discussion, could be parked on the Wabash parking lot, and running or not running. That's getting really sad, but if it's not running, the human body does produce a lot of heat in an enclosed environment [inaudible] big bus. It's not very nice for me to say, but it's the idea that maybe these buses do run and they can produce heat. If they can, and if John can look into that measure and not have something illegal going on. It's like you know it ain't just Eugene. You've had several people get up here and say something about the homeless, and it is getting really sad. We had a gentlemen show up here tonight, and I think from lack of sleep, he's gone. And not one of us understands some nights they don't sleep, they're scared to death, the weather conditions, the list goes on. I just had to ask about the money, and maybe someone could discuss assets that are just sitting. Maybe there's something that's usable and nobody's thought of it yet. Thank you.

PEREZ: Hi, I'm Danny Perez. I wasn't planning on speaking, but when Peters talked about -- was it the four or five topics of trying to get on the ball and do something right away. My concern is that -- I'm part of the mental health bracket, and I was once practically homeless, and my concern is if we go forward with these projects -- or that there are projects without any real input, that you guys are looking more at productivity versus the whole person's happiness and well-being. And, I'm not talking about happiness in the sense of a fleeting mood, but like you guys want to talk about a homeless shelter -- well what does that mean? Is it just a space with

place with beds and food or is this a place that also will have like, I don't know, a zen center and a place where people can have recreation and things like that. Like what's -- what is a person -- what does it take for a person to be able to have the means to pursue happiness like it says in our constitution. And, so, I'm -- just was -- kind of concerned that if you guys -- when you talk about pursuing, you know, taking care of our homeless population and the mental health populations and all these other populations greatly affected by COVID, especially people of color, that you think not just of productivity as in how many can help, but how do we help a person overall. And I think that's when people say projects over people. They're not talking about actual projects, but actually the well-being of people over productivity so that was just is something I wanted you guys to be mindful of as you guys are moving forward, you know, with this process. Thank you.

SCHWACH: Chimene Schwach again, 1232 Sunset Drive. I had the pleasure of hearing Councilman Waner on Friday speak to Muleskinners about her proposed plan. I did not get to -- I've not heard the audio yet for tonight's work session. Ended up having to pick up a kid from football early so -- but I wanted to say that I really like her plan. I felt like the plan that she presented to us for the first \$12 million because it seems like -- well I would like to have a robust public discussion on that money for six months or so. It seems like that horse, you know, might be out of the barn already so I do want to emphasize that I think the housing the sheltered and using our equity plan and that public health plan, and putting that in place seems like a fairly fair process with some data behind it, and then the second allotment of ARPA funds that were are to get - that we start a robust public discussion in planning for that so that next late spring we have a plan that the -- that Columbia citizens from everywhere have had a chance to comment on and participate in. So, thank you.

WANER: I swear I did not lobby people to say my name this many times tonight, but thank you. So in relation to the work session from earlier, I would really like to see us have a similar work session for the surplus funds that we have. There are a number of really wonderful projects that we have the opportunity to impact that may not fit neatly into the ARPA buckets. Expanding the CCUA project being one of those, and Big Brothers Big Sisters -- they want a north campus for all of those families in your district and in mine that are hugely impacted by lack of childcare and education access. So, I would like to see if there's consensus to put together some sort of work session for those surplus funds because we are going to continue getting feedback and input of projects that we could be making big investments in. So that's my first thing.

SKALA: I certainly would endorse that. We're not only talking about ARPA funding, the \$12.5 million we've received, but another trench next year that has to be spent within four years. But there are surpluses that we've been talking about for some period of time. We're in the enviable position of a small city here to have kind of an embarrassment of riches in many ways. I mean, at one time or another, the guidelines suggests that we are supposed to have 16 to 18 percent in some of the budgets, maybe 20, as much as 20 or 25 percent in water and light. We've exceeded those goals so we have considerable amount of surplus money. It's not going to waste. It is making money, but we need to relieve the pressure on any inclination

to increase rates because that too negatively affects folks. Maybe utilities assistance -- there's lots of things that we can do in terms of this dichotomy. Just a note -- I'll take this point of privilege here -- this business about people versus projects -- I don't -- I really think that's a bit of a false dichotomy. I think all of these projects are for people. I mean it just depends on how you emphasize this. As a matter of fact, I think these are all people projects. There are no real projects, and the kinds of things that we're talking about, and I wish some of you folks could have been there to participate, and you can listen to the audio of some of the work sessions -- trying to address some of these genuine needs for those folks that have been most affected, negatively affected. And, we've settled on a few things moving forward with maybe some RFPs to look into this kind of thing, but there's all kinds of issues here -- utility assistance. When we talk about broadband -- now that's a program, but how we spend the funds on broadband -- it doesn't necessarily mean that we're putting fiber in the ground as a project. It could be that we're providing people the opportunity for their children to learn in a virtual environment because of the broadband that is necessary to do that, and we could offer some sorts of subsidies to make those kinds of things affordable so there are lots of things that we can do that get cast as a program, but really could be more directly -- affect the folks in terms of their needs. Utility assistance is another one of the examples. Some of the folks came up here to talk about housing during very cold weather. I think we do need to explore as many of those possibilities that we have and not just take, you know, no for an answer that we've run out of space because I think we can do better than that. But, at any rate, I just want to assure you that the council is not just thinking without any data about projects and numbers -- those kinds of numbers. We are really thinking about the human element in this whole thing.

SKALA: Mr. Pitzer.

PITZER: So back to your suggestion. We would need, you know, some information, alright. I don't know how urgently you would want to move. Would it make sense to -- we just finished the fiscal year -- does it make sense to get an accounting, you know of -- kind of draw a line in the sand, you know, for the end of the fiscal year, and get a full accounting of where we stand? That would take a while, probably, you know, end of November, say, before you get all those numbers. And we can get the information and then, you know, talk about if we want to schedule a work session or what we want to do after we have the information.

WANER: I mean, I lean on you for that with your financial expertise, so if that seems the most informed way to go about doing something, I would be supportive of that. I just wanted to be clear that this exists and it's been a conversation as a funding stream for a lot of different things that we're getting emails about, and so I'd rather have that conversation, as informed as we can be.

PETERS: I would agree. I'd like it to be informed. It would probably be a good idea to wait until we've actually closed out the books for the last year so the end of November. The only thing that came to my mind was the already confusion we had with trying to do the budget and getting lots of public input on the ARPA funds when we were doing the budget, but I don't see a way to finish the ARPA stuff before we address the extra -- the excess funding we have, and I agree we do need to look at that. So, it would probably be worth at least getting a report and starting to decide where -- how we want to look at that.

FOWLER: I have several things, thank you. So the first thing that I'd like to ask council for is an agreement that we could host a joint session, a joint work session, with the Broadband Task Force. Since the times that I've had front yard, backyard, side yard meetings -- and there's an increasing number of citizens that are attending those meetings and then bringing me their comments and concerns -- I've started reading the minutes of the Broadband Task Force. And so I wanted to ask -- there's a lot of information there -- so I wanted to ask council if we could put on our schedule a joint work session with the Broadband Task Force.

SKALA: I would endorse that idea as co-chair of the Broadband Planning Task Force. I think that's a great idea.

FOWLER: What do we need to do the move forward Mr. City Manager.

GLASCOCK: I'll have it on -- you want it on a pre-council?

PITZER: Sure, yeah.

GLASCOCK: I'll have it scheduled.

FOWLER: Thank you so much.

FOWLER: What I asked of Director Browning was whether or not the city has looked at changing rates for health insurance premiums for employees and their families who remain unvaccinated when they could be vaccinated. I am concerned about the low rates of vaccination among city employees. I'm also -- in my world, about every ten days somebody that is connected to my employer and our network of employees dies of COVID. It's heartbreaking to watch families go through that when we have an opportunity to further encourage that vaccination. And so, I don't know what the right answer is, but I know that there's a variety of strategies out there that are being discussed, and so I wanted to put to council -- if we could ask the city for the report on where they are with that idea and what other strategies they're discussing, given the low vaccination rates among our city employees.

SKALA: A request for report.

FOWLER: It is, but I need to have consensus of council in order to move that forward.

WANER: I would be supportive of a report.

THOMAS: I agree.

SKALA: Yes.

FOWLER: do you have what you need, Mr. Glascock?

GLASCOCK: Yes.

FOWLER: Okay, thank you.

FOWLER: So my next item, which I have some joy about is the idea that we will as a city pick up yard waste at two particular dates this fall, and what I want to do is tie onto that, as a First Ward effort, to look at people in the community that clearly are having difficulty, picking up their yards. You know, you can always tell after all the leaves fall down and all the branches are still there. That's a good indication that someone doesn't have the capacity to bag their own yard waste and bundle their sticks. And, Reverend Gray, in the last week, has done a project for a senior citizen that was unable to deal with over-growth and bushes and brush on their property, and so I'm going to reach out to Reverend Gray and see if he would like to partner with me and others in doing that, but to do that we need to get some greater

certainty about when those yard pickup dates would be and whether or not the waste would be going just to the landfill or if it also could be diverted to the mulch sites. And so, I wanted to bring that to your attention as a nudge because I'm going to have get moving on planning if I'm going to mobilize folks to help even though I do have a pickup truck, and as of tomorrow, I have a trailer. I'm so excited. I'm buying a used trailer for my truck so, I mean we can haul some things, but we certainly can't manage a city-wide mulch pickup effort. May I ask where we are with that Mr. Glascock.

GLASCOCK: Trying to have a report on that next time for that.

FOWLER: Okay. Thank you.

FOWLER: We had our work session next door, and I'm grateful that we did our best to record that audio, but we had a number of folks come in to the meeting wondering what happened, and thinking they could watch the video. Mr. Skala, you referenced that you relied on the video in watching a hearing of the Planning and Zoning Commission as part of your preparation for tonight. I would like to ask us to stay in this room for work session because we have the ability for both video and audio recording in this room.

GLASCOCK: I'd like to comment on that.

FOWLER: Yes sir.

GLASCOCK: So pre-council's have historically been for staff and council to work together on, and so, I would just tell you this room is more formal and doesn't be conducive to conversation like 1A/1B is - like we sit in a horseshoe and everybody is in the room, and we're able to talk to one another one-on-one. This is more formal. People don't feel comfortable talking in here as a staff I can tell you. I don't know about council, but it -- I found tonight's meeting much more conversational than I've ever heard in this room about any pre-council so I like it in the other room for a staff reason, not necessarily for public. It's for council interaction with staff is what a pre-council's for. If you want to start having all your meetings in this room, we just ought to extend the council meeting to 6:00 and start the council meeting because that's what we're doing really.

FOWLER: I understand your point of view, yes.

SKALA: Just a comment on that. I kind of -- I'm inclined to agree with the city manager, but I rue the day -- you know, I'm not trying to be a historian here, but I can't help it -- but I rue the day that we used go on retreats and we used to invite the press and the city manager and the entire staff, and usually that was -- we do that now in here -- we do that on the dais, but it's different than it used to be. It used to be that there was a time for socializing, really socializing and exchanging, and the press benefited from this too, and it wasn't a matter of spending dollars on travel or going to some exclusive resort. I mean you could do this almost any place, but what it has morphed into being -- it's always on stage, and it's on this stage, and I even have to rue the day that -- when you know, I love this building, and I'm glad we have all these, these facilities and so on, but the old building, when we used to have almost a horseshoe shaped dais was much more conducive to the conversation and being able to recognize people when -- and the ebb and flow of it. I mean it kind of takes all the way back about the argument about Vietnam, and whether the table ought to be round or not for the negotiations. It really psychologically makes a difference, and I think I think we would lose a lot. I mean

as long as we can record it and we can get the message out there and the meetings are open, unless they're a closed meeting, but in most cases, they're open unless it's personnel -- to invite people that they can sit and listen. I understand it's somewhat limited, but I would hate to give up that last vestige of the conversation that we sometimes need in addition to the formal one when we're always on camera.

PITZER: No, I agree with that. I think there are some increased collegiality that's available in a more informal setting. You know, I'm willing to think about it on a case by case basis, you know, where it may be relevant to, but I don't have a particular problem with the current arrangement.

FOWLER: I have two more on my list.

PETERS: And I have some.

FOWLER: So, Councilperson Peters has arranged an initial discussion about a group to work on some changes to the UDC. I wanted to ask, after that meeting -- I'm not sure -- I think there's a need to do some joint planning in this area of the north central neighborhood that abuts Benton Stephens, and we heard three speakers tonight ask us to do that. I'm not sure how to proceed except that I'm going to wait for the outcome of your meeting and what you talk about, and then probably come back at the end of next meeting to talk about -- and I will have consulted with our neighborhood leaders by that time too. But, I thought that was a really important point that three speakers made this evening about the area surrounding Walt's and all the redevelopment that's taking place there with more to come, as I drive down Fay Street. And then last, I wanted to address the request of the Gans Creek conservation overlay district. Maybe perhaps Councilperson Peters has that on her list, but I wanted to make sure we took up their request for what they asked for at the beginning of council and that they're still hanging around for, and I don't know if another -- if that transitions to where you are, Betsy? I'm happy to send it over your way.

PETERS: It was on my list.

FOWLER: Well, good.

SKALA: If you don't mind, I'll recognize Ms. Peters.

PETERS: It's way too late for that, but anyway, is that okay if I --

SKALA: By all means.

PETERS: I don't want to miss Mr. Pitzer. He's -- he might be next in line. So, yes, I did -- I was asked to bring that up also, so thank you for segueing into that. After hearing the speaker earlier this evening, I'd like to see if we could get a committee together to look at that. I wanted to know what people thought about an 18-month moratorium on bringing properties into the city, if that's reasonable or unreasonable, and just what you all thought about that presentation and if you'd be willing to move that on.

SKALA: If, if -- I mean, I'm willing to entertain those ideas, but when we start talking about moratoriums, whether its development moratorium or land moratoriums and whatever, that I think requires a little bit more discussion than just coming to some sort of consensus agreement on the dais at the end of a meeting to -- so I certainly am very sympathetic to this whole idea. As a matter of fact that was part of the whole request for the additional funding for land acquisition with that mechanism that Ms. Dokken suggested at one time or another, and we've had some assurances

that that fund is going to be replaced, so these ideas that Ms. Weaver talked about I think are very fertile ideas and I would love to continue that discussion and perhaps get involved in the appointment of an ad hoc committee to study this kind of thing and so on. That's going to take some preparation by the staff in order to bring that back to us, but I would like to look into it personally.

PETERS: So, do you think it would be like a staff report? What would you guys recommend?

SKALA: Well, the staff -- you know, usually what happens is you make some -- the staff makes some recommendations for a board or commission and the makeup and so on, and puts it in front of us and we can come to some agreement -- vote it up or down for a particular -- or make amendments to it if we decide we need more members or less members or what the makeup is. That kind of process I think would be the one to select to move this forward.

PETERS: Do we have enough consensus to do that?

THOMAS: Yeah, I certainly support moving forward and setting up this ad-hoc committee, and I think the moratorium would be one of the things they would recommend and we would maybe, if we choose to, adopt at the same time as the overlay district to allow time -- to create that time and space. So as far as the committee's concerned, you know, I think there has to be -- we kind of know what the purpose of the committee would be or at least I certainly support the five, you know, points that they -- that were presented earlier tonight. There needs to be -- how do we decide who's going to be on the committee, representatives of particular groups, and a process for selecting the people to be on the committee, a time frame, and frequency of meetings and so on. Those would be the main things so I think one or two people from council should work with staff to develop -- Nancy, would it be a resolution or ordinance to set up an ad hoc committee?

THOMPSON: In Columbia we have not done ad hoc committees. We have done task forces, we have done, you know, boards, commissions. I would suggest an ad hoc committee is much like a task force, and so we don't start confusing our language, I would suggest a task force and that can be mayoral or council appointed.

THOMAS: And would it need a resolution or an ordinance?

THOMPSON: It can go with a resolution.

THOMAS: With a resolution, yes. So it's a relatively simple process.

THOMPSON: And the other thing -- I just want to jump in before we throw around the word moratorium. The word moratorium is not something we use in local government. We use the phrase administrative delay. Moratoriums are not legally authorized by municipalities so if we're going to start administrative delays -- administrative delays, there are very strict requirements on those and limits, and you have to be making progress towards some administrative act that would -- is in danger, imminent danger, of having a -- of being compromised and it has to be under active study, so that's why you would have your task force and put those things in place, but to your point, Councilman Thomas, that's what would happen.

THOMAS: So Betsy, if you're going to take the lead on this, then you would work with staff to develop the details of that resolution I think, and what you would -- what would be then brought back to council to vote on, hopefully within a meeting or two.

SKALA: Yes, Mr. Pitzer.

PITZER: So is this committee different than the other committee that you're putting

together?

PETERS: Yes.

THOMAS: It's different.

PITZER: And, okay.

PETERS: They're just a multiplying.

PITZER: Both to deal with the zoning issues? Both dealing with the zoning code.

PETERS: I'm sorry?

PITZER: They're both dealing with the zoning issues.

PETERS: Sadly, yes.

PITZER: Both of your ad-hoc committees?

PETERS: Yes, well, the task force and the ad-hoc committee, which might become a task force.

SKALA: I'd be happy to help you with that.

PITZER: Okay.

SKALA: I have a bit of a background with the Environment and Energy Commission for many, many years and it's now changed, but nonetheless, I mean, this land acquisition and all the rest of it, I'd be happy to help with that.

PITZER: So the only comment I'll make on this issue is, you know, I think we're sympathetic to the goals. It's actually a fairly complex issue because we're talking about applying a city's zoning code to areas outside of the city or, you know, areas that potentially may become part of the city one day. So it would behoove us to sort of think through the potential unintended consequences of doing that. And what I'm thinking of specifically is that an administrative delay on an annexation into the city may accelerate development that happens of outside of the city limits under which case we have absolutely no control over what happens, so there's a question of whether or not you want control, and if you do, then how you go about exercising it.

THOMAS: I think that would be a very good topic for the committee or the task force to think through.

SKALA: Yeah, that's exactly right, that's exactly right. That's what the task force should be about.

PETERS: I had one other issue.

SKALA: Sure.

PETERS: Just to bring it up. You know, I had asked about the census, you know, redrawing the census lines if we need to and how we need to go about that, and apparently in the past, of course, we've had a committee that's done that. This time, it looked like the most we had was 1,000 people difference in the wards and that we could maybe just move a neighborhood here or there. So I asked Mr. Glascock. He thought we would have a report from the GIS guys next time to be able to look at it and see whether we think that they can be -- we can redistrict this without really redrawing the wards -- just moving some citizens here or there or if we need to get a committee, so I asked him to bring that back in two weeks so we can decide which way we need to go.

SKALA: Mr. Thomas?

THOMAS: Yeah, that's fine to bring back that report, but I want to be clear, I'm not going to support changing the ward boundaries before the filing opens for the next round of elections, which is in, like, three weeks. So as long as -- so I'll support a

process whereby the boundaries will change some time after April and before next October for that next election cycle.

SKALA: Well, we can talk about those details when - yes, Ms. Fowler.

FOWLER: So I had a conversation with Mr. Glascock today too about the census data because the magic date of September 30th arrived, when I -- we all understood that the federal government would have their dashboard up where the information would be more easily accessible by census tract. And I asked him if we could have a meeting where city staff who are knowledgeable, and, of course, there's GIS people, and, and even people in human services who pay attention to census tracts, particularly low-income census tracts -- if we could have a meeting open to all of our citizens where we talk about the census, what the census data says, how we interpret it, why it's important, so we put it into context. It only happens every ten years, and this is one of those things that the League of Women Voters gets really excited about, and you're a League member, I'm a League member -- there could be others on here I'm unaware of, but I wanted to suggest that as perhaps a first step since we have passed that date where -- and I assume that the federal government made good on that promise. I did not check before today. All of a sudden, it just - the whole, you know -- we're into October before I realized it. What about that idea of hosting a public meeting perhaps in collaboration with others as a first step?

PETERS: We can do that.

PITZER: I think the first step is whatever we're getting at the next meeting, although I'm not sure what we're getting, but - not what you said.

PETERS: Could we -- I guess I would like the report in two weeks just to see about the public, about just looking at the census, and -- because it appeared to be we did not need to move very many people, so I would like to see that. I do agree its -- there's a wealth of information in the census data and it would be fun, and I'm sure educational, to explore that in the future.

FOWLER: Would be okay if I called the League and asked them what their interest would be? Is that okay with everybody if I do that.

PETERS: Fine with me. The League loves that stuff.

FOWLER: I know, and I love the League.

PETERS: And they're good at it.

FOWLER: Yes, they're very good at it. I think Jeanne is still here too. I'm looking at Jeanne.

SKALA: The Third Ward was within ten of the target number, I think, and so I was joking about trying to gerrymander the third ward to the extent that I can get rid of some folks that I might not care so much for, and I think -- I almost got a couple of takers from Ms. Peters and Mr. Pitzer that I -- so there's ten folks -- I'm just kidding about all of this.

PETERS: So will -- if we can get that report back, that'd be good.

SKALA: But they are close, and I think we ought to depend upon this report and then we can -- and make this other request perhaps contingent upon what we find.

PETERS: That's all I had on my list.

SKALA: Mr. Pitzer.

PITZER: Yes, so I wanted to revisit one issue from our last meeting, and that was the annexation and zoning of the Old Hawthorn expansion. So we approved the annexation, we approved the zoning. The design adjustments were defeated, and

then I believe we tabled the plat until our next meeting on October 18th because there was not a plat before us without the design adjustments. So this is partially a question for Nancy, I think -- with the plat coming back at our next meeting, do we need a concurrent bill or ordinance to go along with it or can the plat sort of stand on its own if there are revisions to it?

THOMPSON: So I would say that one of the reasons why we separated out the design -- we used to have the design adjustments and the plat both in the same ordinance, if you recall, and then we started separating those out so that the council could consider those design adjustments before the plat and then give the developer an opportunity to go back and revise the plat. So that's one of the reasons why now you have those as two separate agenda items that come before you, and you allow the developer a continuance on that plat or a tabling of that plat so that the developer can go back and try to make adjustments based upon what the conversation was. That said, I think that at the next meeting, if there continue to be design adjustments -- I don't think you can come back and introduce a new bill or separate bill with design adjustments, but if there are design adjustments that the council would want to consider that were consistent with what you'd been presented previously, you could agree to amend the bill approving the plat and add a section to approve the design adjustments as part of that -- to call them out because that's something that's still been pending. Those design adjustments are still pending on the document itself. We just would want to make sure that it's reflected in the language of the ordinance as well, just for clarity purposes if there are still design adjustments that would remain when it comes back to you.

PITZER: Okay, so we would be --

THOMPSON: Does that make sense?

PITZER: Sort of. So there were three design adjustments that were in the bill that was defeated, and all three were reflected on the plat, the preliminary plat, that was proposed at that time. So if there were only one or two of those design adjustments, you know, based on council feedback from last meeting or if there was a new design adjustment added to the originally introduced plat, then the bill accompanying the plat could be amended to reflect those changes?

THOMPSON: Yes, I think so.

PITZER: And that would be done by us on the evening but, -- on the next meeting?

THOMPSON: Yes. And I would appreciate some advance notice just to make sure I get the wording, at least for your options, if you think that's going to happen. I would like to just make sure that I get my wording prepared in advance, but I think we can do that.

PITZER: Okay.

THOMPSON: It should not be an issue, and then -- because you're still -- that plat is still out there pending with those design adjustments so it would not necessarily be something new or substantially different that would cause a delay.

PITZER: Right, okay. I think I understand that.

THOMPSON: You couldn't introduce a new bill, but we could amend that bill.

PITZER Okay, thanks.

SKALA: Anyone else?

WANER: One question.

SKALA: Yes.

WANER: Is there historical precedent for us having a joint meeting with the Boone County Commission?

SKALA: Actually, there is a bit -- I think I'm going to be gone for this meeting, but typically they're on a quarterly basis. The city council and the county commission and the school board and the chamber of commerce get together, and that's coming up, I think, in October at some point. It's what I remember on my calendar.

GLASCOCK: Well, we haven't had one since COVID.

SKALA: Oh, is that -- that's what got in the way. Typically they were --

GLASCOCK: Typically it's quarterly.

SKALA: I thought I saw one in October. Maybe I'm wrong.

PETERS: Yeah, the 15th of October.

SKALA: That's what I thought.

PETERS: At 8:00. CPS is hosting it.

GLASCOCK: Okay.

SKALA: It's a breakfast and so on and so forth and those groups do get together.

PETERS: Unless they've canceled it, it should be --

SKALA: Unless they've canceled it - right.

WANER: Aha, that's what that means, CCCC.

SKALA: There you go.

PETERS: Because it includes the university.

WANER: Right.

SKALA: That's it then? Well, thank you all for coming and enduring. Sure, go ahead.

SHANKER: I wanted to assure council that the meeting that we're having with Peters -- as you notice, we came up, not just neighborhood associations, but people that live in the neighborhood are going to meet. It's not an official task force. It's just in relationship to what she presented to you guys, and as far as an official report, we're going to take notes and we'll get back to you. And the second thing I wanted to mention about -- the difference between a moratorium and administrative delay -- I hope we can consult with Nancy as we have in the past on other topics so we get the wording right for things in the future.

PETERS: Sounds good.

SKALA: All right, thank you.

XII. ADJOURNMENT

Mayor Pro Tem Skala adjourned the meeting without objection at 10:03 p.m.