INTRODUCTORY

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, August 20, 2012, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance was recited, and the roll was taken with the following results: Council Members SCHMIDT, TRAPP, KESPOHL, DUDLEY and MCDAVID were present. Council Members ANTHONY and HOPPE were absent. The City Manager, City Counselor, City Clerk and various Department Heads were also present.

APPROVAL OF THE MINUTES

The minutes of the regular meeting of August 6, 2012 were approved unanimously by voice vote on a motion by Mr. Dudley and a second by Mr. Trapp.

APPROVAL AND ADJUSTMENT OF AGENDA INCLUDING CONSENT AGENDA

Mayor McDavid explained B201-12 would be moved from the consent agenda to old business at the request of Bill Weitkemper, and B203-12 would be moved from the consent agenda to old business since it now had an amendment sheet.

Mr. Kespohl made a motion to approve the agenda with the changes noted by Mayor McDavid of B201-12 and B203-12 being moved from the consent agenda to old business. The motion was seconded by Mr. Dudley and was approved unanimously by voice vote.

SPECIAL ITEMS

None.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions.

BOARD OF HEALTH
Skala, Mahree, 5201 Gasconade Drive, Ward 3, Term to expire August 31, 2015
Szewczyk, Michael, 1404 Highlands Court, Ward 5, Term to expire August 31, 2015

CITIZENS POLICE REVIEW BOARD
Hargrove, Thomas, 107 Arbor Drive, Ward 3, Term to expire November 1, 2012
Jacob, Daniel, 4810 St. Charles Road, Ward 3, Term to expire November 1, 2012

CONVENTION AND VISITORS ADVISORY BOARD
Thomas, David, 155 Maple Grove Way, Ward 5, Term to expire September 30, 2013

HISTORIC PRESERVATION COMMISSION
Cook, Debby, 9 Mumford Drive, Ward 4, Term to expire September 1, 2015
Tucker, Robert, 4604 Gage Place, Ward 4, Term to expire September 1, 2015
TAX INCREMENT FINANCING COMMISSION
Krawitz, Nikki, 901 Edgewood Avenue, Ward 4, Term to expire September 1, 2016
Schatz, James, 1407 Longwell Drive, Ward 4, Term to expire September 1, 2016

Mayor McDavid noted Louis Gatewood had submitted his resignation from the Enhanced Enterprise Zone (EEZ) Board because he was leaving the area, and explained he was appointing Jim Loveless, the Executive Director of Job Point, to the EEZ Board to complete the remainder of Mr. Gatewood’s term, which would end on May 21, 2014.

SCHEDULED PUBLIC COMMENT

Dan Cullimore - Tenant Occupancy Disclosure Forms.

Dan Cullimore, 715 Lyon Street, stated he was a member of the North Central Columbia Neighborhood Association and a member and supporter of the Neighborhood Association Revitalization Action Team (NARAT), and understood the Council would soon be receiving a report from staff in support of a request for increased vigilance with regard to rental occupancy compliance. He explained Robbie Price of the Grasslands Neighborhood Association had approached the NARAT and had circulated a letter asking for the creation and implementation of a document by the City that clearly stated the maximum number of occupants allowed in a rental unit and identified, by signatures, the legal occupants of any rental. Tenants and landlords would be required to complete and sign the document, and the document would be kept by the property owner and available for inspection if a compliant arose. He pointed out many cities employed such a form as part of their commitment to public health and safety. He explained this request by Mr. Price was a result of repeated violations of zoning occupancy regulations by properties along Providence Road, but he thought these violations occurred frequently all over Columbia. Permanent residents of Grasslands were subjected to increased vehicular traffic, over-parking, increased litter and loud noise during early morning hours. Such disturbances detracted from the character of the neighborhood, created public nuisances and put public health and safety at risk. The proposed document, if required and properly executed, would provide a code enforcement tool for documented violations. He understood some might object that such a document would create an unnecessary burden on landlords and tenants, but noted it was necessitated by the disturbances the Grasslands residences and many others around Columbia experienced every year. He felt the burden of such a form would be minimal given that landlords already collected personal and intrusive information about their tenants. He understood another objection might be that it was unfair and blaming to make property owners responsible for administering the form because they might not have knowledge of what the tenants did after the lease was signed, and noted East Lansing Michigan had published a two-page explanation of its occupancy ordinance, which indicated most landlords were not aware of over-occupancy issues when it occurred, but some tenants also pointed to overcrowding by unscrupulous landlords. He noted either condition created unsafe housing and strained neighborhood capacity. He believed the goal was to provide safe housing while preserving the character of the neighborhood, and the proposed document would be a step in that direction. He pointed out there were costs to property owners for over-occupancy, such
as the increased use and cost of utilities, additional wear and an increase in the risk of property damage, and costs of over-occupancy to tenants involved rent inflation. He commented that constructing and enforcing such a regulation needed to be carefully considered since there were occasional, legitimate reasons for over-occupancy, such as a form of homelessness known as “couch surfing” for the first few weeks of the school year when students attempted to find apartments and housing. He understood there were more severe and economically driven forms of over-occupancy as well due to the number of affordable housing units being far less than the number of people needing them. Section 29-2 of the City’s Code of Ordinances did not define “a guest” when addressing residential dwellings, but the definition of family was limited to not more than one additional person not related to the family by blood or marriage. The definition did not account for the number of rooms or the size of a dwelling unit. In many cases of over-occupancy, the dwelling might remain safe and the neighborhood well cared for even though the strict number of legal occupants was exceeded, and crafting an appropriate mechanism for addressing the concerns of the residents in the Grasslands while not doing further harm to those impacted by the economic conditions would require a careful balance and well considered advice. He understood some jurisdictions had more residential zoning codes, defined extra occupancy dwellings or utilized fines as a means to enforce compliance. Columbia had fines for violations for zoning codes, but the obligations of tenants and landlords were not defined. He believed a means for enforcing the existing occupancy code needed to be addressed, and stated Mr. Price’s suggestion of a document that tenants and landlords signed, thereby acknowledging the understanding of the legal requirement, was a sound step toward solving a recurring problem for the Grasslands neighborhood.


Monta Welch, 2808 Greenbriar Drive, stated she was speaking on behalf of the Columbia Climate Change Coalition and asked that the annual budget be available by March of every year and for the public to be actively notified and invited into the process so City officials were able to hear and honor the wants of the public. With regard to climate and energy issues, the Columbia Climate Change Coalition was asking for ten greenhouse gas reduction targets, which included an early review of building codes and an immediate move to implement greener energy efficient building codes; the expansion of existing energy efficiency programs and efforts; the utilization of distributed and decentralized renewable energy sources to quickly build and transition the local renewable energy supply; a comprehensive city government and city-wide assessment report in terms of greenhouse gas energy emissions and actual light pollution with appropriate changes to the lighting ordinance and building codes to address pollution concerns; a comprehensive continued push for alternative transportation and behavior reforms in the transportation sector; the encouragement of more recycling, which would include a cost assessment report with regard to the trash system, the addition of other types of plastic recycling and more recycling bins throughout the community; the development of a natural cleansing, purifying and processing plan for water, which would include the pursuit of alternative water sources, catchments,
storage and water runoff redirecting technologies; a review of the tree ordinance so more
trees were saved and planted; a review of implementing a new technology, such as natural
gas as it was not renewable, was a high consumer of water supply and a polluter, and would
be subject to volatility; and a rise in the targets and goals for Columbia’s clean and renewable
energy portfolio standard. She noted the Columbia Climate Change Coalition would be
happy to work with City on these issues to help reduce greenhouse gas emissions. She
invited the Council and the public to “A Different Community Vision” on Monday, August 27,
2012 at the Daniel Boone Regional Library at 6:30 p.m. The event was sponsored by the
Columbia Climate Change Coalition and was a people’s vision to create good jobs, address
climate change and build a better community.

PUBLIC HEARINGS

B197-12 Authorizing design and construction of an engine/generator set to provide
additional capacity at the Landfill Gas Electric Generation Plant; providing for request
for proposals through the Purchasing Division; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Johnsen provided a staff report.

Mayor McDavid understood water was added to accelerate decomposition. Mr.
Johnsen stated he believed the Public Works Department added water in the fuel cells.
Mayor McDavid asked if there was evidence the substrate was being depleted. He assumed
the same amount of methane or more was being generated. Mr. Glascock explained water
was added to decompose the refuse faster, but it generated the same amount of gas as
could be generated without the bio-reactor. Since refuse decomposed faster, gas was
produced quicker and the City’s liability in terms of the landfill was reduced by 20 years.
Mayor McDavid asked for clarification regarding the liability reduction. Mr. Glascock replied
the gas would not be produced after ten years of post closure.

Mr. Kespohl asked if the City was using the waste water from Columbia Foods for the
bio-reactor. Mr. Glascock replied staff had looked into that option, but had not yet proceeded.
Mr. Kespohl understood Columbia Foods had a large amount of waste water. Mr. Glascock
stated he believed they had about one million gallons per day, but the City only needed about
40,000 gallons.

Mr. Trapp asked if the thickness of the trash bags used inhibited gas generation. Mr.
Glascock replied all of the trash bags were destroyed in the process. The bags were opened
up so the water could get to the refuse.

Mayor McDavid opened the public hearing.

Peter Yronwode, 203 Orchard Court, stated he worked for the Department of Natural
Resources (DNR) in its Air Pollution Control Program, and in that capacity, he had observed
emissions testing of all kinds of industrial facilities throughout the State to include landfill gas
fueled engines in Jefferson City, Springfield, St. Joseph and Columbia. His experience had
been unreservedly positive as the City had always complied with the emissions limits
established. He noted landfill gas fueled engines were efficient, effective, and made sense
as a supplemental energy source from an otherwise wasted resource, and urged the Council
to fund this third unit and a fourth unit when ultimately needed as this was beneficial in terms of green energy at minimal cost.

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

Mayor McDavid thanked staff for the good work as this produced a lot of electricity out of something that would otherwise go into the atmosphere.

B197-12 was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bill declared enacted, reading as follows:

**B204-12 Setting property tax rates for 2012.**

The bill was given second reading by the Clerk.

Mr. Blattel provided a staff report.

Mayor McDavid asked how high the tax rate could be set if Council chose to ask the citizens for an increase. Mr. Blattel replied $1.00. Mayor McDavid understood the rate of $0.41 generated $6.5 million. Mr. Blattel stated it generated almost $7 million.

Mayor McDavid opened the public hearing.

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

B204-12 was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bill declared enacted, reading as follows:

**B205-12 Adopting the FY 2013 Annual Budget for the City of Columbia.**

**B206-12 Amending Chapter 6 of the City Code relating to building permit fees.**

**B208-12 Amending Chapter 11 of the City Code relating to Public Health and Human Services Department fees.**

**B209-12 Amending Chapter 17 of the City Code relating to Parks and Recreation fees.**

**B210-12 Amending Chapter 14 of the City Code relating to parking fees for unmetered off-street facilities.**

**B211-12 Amending Chapters 13 and 22 of the City Code relating to sewage service utility rates.**

**B212-12 Amending Chapter 22 of the City Code relating to the Solid Waste District boundary, services and fees.**

**B213-12 Amending Chapter 27 of the City Code relating to service fees, security deposits and water service line fees.**

**B214-12 Amending Chapter 27 of the City Code relating to electric rates.**

**B215-12 Amending Chapter 27 of the City Code relating to water rates.**

Bills 205-12, 206-12, 208-12, 209-12, 210-12, 211-12, 212-12, 213-12, 214-12 and 215-12 were given second reading by the Clerk.

Mr. Matthes provided a staff report.

Mayor McDavid stated the line item in the budget related to a change in the collection of solid waste with roll carts had generated a lot of attention.

Mr. Kespohl made a motion to amend the budget so the line item to purchase roll carts was shown as a contingency fund line item and would require Council approval by vote prior to initiating the roll cart system.

Mr. Matthes explained funding for the roll carts was in the designated loan fund line item in the budget, and could not be spent without Council action. The word contingency was not on the line item, but it was set up as requested.
Mr. Kespohl stated he wanted the public know that money was set aside, but not designated for roll carts. Mayor McDavid commented that it would be the intent of Council to hold interested party meetings throughout the community before Council considered instituting the change.

The motion made by Mr. Kespohl to amend the budget so the line item to purchase roll carts was shown as a contingency fund line item and would require Council approval by vote prior to initiating the roll cart system was seconded by Mayor McDavid.

Mayor McDavid made a motion to table the motion made to amend the budget so the line item to purchase roll carts was shown as a contingency fund line item and would require Council approval by vote prior to initiating the roll cart system to September 17, 2012 Council Meeting. The motion was seconded by Mr. Dudley and approved unanimously by voice vote.

Mr. Kespohl referred to the document provided by Finance prior to the meeting, which included potential changes to the budget based on ideas mentioned by the different Council Members, and noted Mr. Blattel had provided options on his inquiry regarding the 2006 $38 million electric bond. He understood the principal was not being paid currently and the City had two options. The City could make a principal payment of $100,000 per year until 2017 and then make regular principal payments, which would save the City $6.8 million, or they could refinance, recall and reissue the bonds, which would save the City $9.4 million but would require a one percent electric rate increase. He suggested they consider making a level payment of $100,000 until 2017 and then going to the regular principal payment since it did not involve a rate increase. Mayor McDavid understood that would be listed on the amendment sheet, which the Council would vote on prior to voting on the budget on September 17, 2012.

Mayor McDavid opened the public hearing for all of the bills associated with the budget.

Dan Hemmelgarn, 412 Thilly Avenue, provided a handout and stated he was a retired City of Columbia firefighter. He explained he had served on the Retiree Health Insurance Committee in 2006-2007 to help find the best solution to a GASB accounting change, and over the course of about a year of meetings, the Committee found a way to resolve the accounting problems created by those changes. Among the changes adopted was to take the Medicare eligible retirees out of the plan altogether and to provide a separate plan for them via a private insurer. In addition to that change, retirees under the age of 65 were removed from the risk pool, that included current employees, and a fixed subsidy was created to slightly offset the additional cost burden the change brought. He noted he had spoken to seven committee members within the last week and none of them recalled discussion indicating the subsidy was temporary. In fact, George Montgomery, one of the co-chairs of the Committee, stated he had been surprised to read Margrace Buckler’s comment in the newspaper that the subsidy was only meant to be temporary and that just the opposite had been made clear to the Committee per his recollection. Mr. Hemmelgarn had reviewed his notes from the meetings and found no mention of the subsidy as being temporary and his letter from the City titled “Retiree Insurance Updates” stated “these amounts will not change in years to come.” He commented that another letter in his files from Gallagher Benefit Services, dated October 2007, outlined the insurance benefit changes and indicated retiree
subsidies were fixed and would remain fixed in future plan years, and active employee subsidies were expected to decrease in future plan years. Over the past year, he had served on the Firefighters’ Pension Special Committee, which was formed to help find the best solution to the pension fund unfunded liability that had been growing steadily for the past decade, and at no time during those meetings did the issue of retiree health insurance subsidies come up. He pointed out he had been surprised to see Ms. Buckler’s letter indicating the elimination of the subsidy toward the cost of retiree insurance premiums was “a piece of the City’s overall strategy to control pension benefit costs.” He commented that according to Carol Wilson in the Human Resources Department, there were currently 160 retirees in the City’s pre-Medicare health insurance plan, and excluding dental coverage, the premium for a family plan would go from its current monthly premium of $1,424.00 to $1,805.00 if Council approved the change. In addition, he understood premiums were being held from going up this year so a double increase could be expected next year. He noted that since he had retired from the City, insurance premiums had gone up on average of over $100 per month every year. He asked Council to stand by the commitments that had been made to retirees and to not accept the recommendation to reduce or eliminate the retiree health insurance subsidies.

Addison Myers, 504 West Lathrop, stated he was Chair of the Commission on Cultural Affairs and provided information about the Commission’s work on the City’s 2012 arts funding process. He explained the Commission met on June 11, 2012 to make recommendations for annual funding levels of local, non-profit arts agencies, and that the staff of the Office of Cultural Affairs with guidance and approval from the Commission recommended using almost one-third of its annual budget from the City’s general fund to provide to local arts agencies for artistic and cultural programming for the citizens of Columbia. The Commission reviewed proposals for funding from 21 non-profit arts agencies with requests totaling over $170,000, and recommended using $97,125 to fund these proposals. He pointed out $11,348 of the $97,125 was from the restricted account and would reduce that account to a zero balance. The Commission was only able to fund 55 percent of the requested amount from arts agencies, and without the additional amount from the restricted account, this percentage would have dropped to below 50 percent. He understood staff was researching options to fill the funding gap in the future as arts played a part in strengthening the community and the funding provided to local arts agencies was crucial in enhancing the lives of citizens and growing the economy. He explained arts funding allowed organizations to bring high quality arts programs to the City, helped to provide cultural and educational opportunities to the underserved population, were used to leverage other outside funding, brought visitors to the City and created economic development. He noted a recent study showed participants in arts activities would each spend $26.00 in addition to the cost of a ticket to an event, and it was estimated that more than 150,000 people would participate in City funded arts activities in the coming year. He commended the Council for actively supporting the arts and hoped the tradition would be continued as programs such as this made Columbia a creative community and a great place to live. He stated the Commission looked forward to working with City to promote the benefits of the local art scene and to ensure those benefits were received as many citizens as possible.
Amy Camp, 1308 Willowcreek Lane, stated she was the Chair of the Community Services Advisory Commission and noted the Commission was charged with making annual recommendations to the Columbia City Council and the Boone County Commission regarding the purchase of social services within the community. She commented that for nearly fifty years the Council had recognized that in addition to physical infrastructure and public safety, it also had to invest in the social infrastructure of the community. She explained the City provided funding for social services in order to ensure adequate levels of these services were made available to residents in need, which was a primary goal identified in the City’s Visioning Plan, and noted the funding was used to address issues such as homelessness, unemployment, economic insecurity, food insecurity, at-risk children, youth and their families, domestic violence, mental illness and an aging population. Examples of some currently contracted agencies included Big Brothers, Big Sisters, Boone County Council on Aging, the Food Bank, Job Point, Lutheran Family and Children Services, Phoenix Programs, Rainbow House, Salvation Army, Harbor House, True North and the Voluntary Action Center. She pointed out social services funding was allocated among the five social service issue areas of basic needs and emergency services, children, youth and families, economic opportunity, independent living and mental health, and the target parameters and percentage of 2012 funding allocations by issue area were included in the budget summary. Targeted requests for proposals and the resulting purchases of service contracts were issued on a staggered 3-year cycle, and recommendations to the Council were informed by both an independent analysis of each issue area as well as an independent evaluation of the contracted providers in each issue area. She explained evaluations were conducted in the third year of the contract cycle and were used to assess the efficacy and impact of the purchase services. In July 2012, the Commission and staff issued RFP’s for the 2013-2015 social services funding cycle to address issues of economic opportunity, independent living and mental health. Eleven organizations had submitted proposals to provide fifteen program services. The Commission and staff were currently reviewing the proposals and would present a set of contract recommendations to the Council in December. In recent years, the community was experiencing the most difficult economic situation it had faced in decades. Nearly 1 in 4 people in the community lived in poverty, which equaled nearly 25,000 people in Columbia. In addition, while the unemployment rate had improved in Boone County, after a high of over seven percent in 2010, the current rate of five percent was still more than double the 2000 rate of two percent. Many people who had never needed help in the past were now accessing social services and governmental and private resources for social services were rapidly diminishing. As a result, social service providers were reporting unprecedented needs for services. She noted the City’s social services funding was less than one quarter of one percent of the City’s overall budget, and pointed out the social economic health and educational disparities among races continued to be a significant issue in the community. African Americans in Columbia experienced disproportionately high rates of poverty and unemployment and low rates of home ownership and educational attainment. Since these disparities needed to be recognized and addressed, their performance measures and analysis work were intentionally inclusive of desperately affected sub-populations and respective inequalities. She commented that there were compelling financial reasons for the
City to continue to invest in social services and noted prevention-oriented services could actually result in cost savings to local governments in areas such as public safety. The cost to mentor a young person for one year was $644.00 and the conservative estimate of incarcerating the same youth was $19,000 for one year. The City’s funding also allowed social service providers to leverage additional resources which increased the capacity to deliver the needed services. In 2012, money provided by the City generated an additional $50 million, and without City funding a significant portion of these additional resources would not be able to be leveraged since that money was often used as matching funds for grants. She did not believe social services funding should be viewed as an optional charitable activity, and felt it should be viewed as a critical investment in the social and economic well-being of the community. She thanked the Council for its long standing support of social services in the community and stated the Commission hoped the Council would support the City Manager’s recommendation of providing at least level funding for social services in the 2013 budget.

Bill Weitkemper, 3717 Bray Court, commented that with regard to B211-12, there were three ways to balance the sewer utility budget, and those involved increasing rates, reducing costs and increasing revenue without increasing rates. He did not believe an across the board increase was the answer as residential sewer customers were already being overcharged since the proportion distribution of costs between customer classifications was not being maintained as required by ordinance. A cost that could be reduced was the $725,000 that would be paid to an outside consultant to identify sources of inflow and infiltration as that work could be performed in-house at a fraction of the cost. Another cost reduction involved the additional fuel costs that would result from moving the sewer maintenance staff from a central location to a remote location. He stated ways to increase revenue without increasing rates was to eliminate the base charge discount presently being provided to sewer customers with master water meters and to eliminate the 20 percent discount given to the Boone County Regional Sewer District. He pointed out that if Council voted against the requested rate increases, it would force staff to find ways to reduce costs and increase revenues without increasing rates. With regard to B215-12, he commented that the Code clearly stated the minimum monthly water service charge would be assessed for each location where water service was provided, but there were approximately 7,000 dwelling units and 2,000 stores/businesses that were not being charged the minimum monthly water service charge because they were supplied City water with a master water meter. He understood the staff report indicated a five percent increase in water rates would generate $1,060,000, but pointed out over $800,000 could be generated if the 9,000 City customers were charged a minimum monthly water service charge. He did not believe the water rates should be increased until every customer was charged a minimum monthly water service charge.

Jim Loveless, 2116 Nelwood, stated he was the Chief Executive Officer of Job Point and explained Job Point was a training and employment center with an over 40 year history in Columbia. He was vested in the social services budget because part of that budget would provide training for competitive employment for people who sought services at Job Point. He
noted Job Point would then help people find, land, and retain competitive jobs. He stated he was in favor of the social services budget that had been presented.

Peter Yronwode, 203 Orchard Court, stated he was in support of arts funding and explained he represented one of the smaller organizations that received funding from the City arts budget. He pointed out this funding was important to his organization, its members and the City as a whole. He commented that he had been unaware of the nature of the restricted fund and the necessity of reducing funding for arts organizations in subsequent years. The funding his organization received was the lifeblood for the one project they requested funding for on an annual basis, and he was certain this was the case for many other arts organizations. He understood arts funding might be viewed as less important than social services or other funding, but it was important to the character of the City. He appreciated the fact budgets were tight, but noted arts funding was a small portion of the budget, which could not afford to be reduced any further. He suggested the Council increase funding in the future to make up for the shortfall filled over the years by the restrictive fund account. He thought everyone took part in events throughout the City that were partially funded by the Office of Cultural Affairs, and urged the Council to support the funding offered for this year and to consider providing more funds in the future to cover the deficit mentioned earlier by the depletion of the reserve fund.

Mary Hussmann, 611 N. Garth, stated she was speaking on behalf of Grass Roots Organizing (GRO) and commented that Columbia families of low income could not afford a rise in higher public health fees. She pointed out there was a direct relationship between higher fees and a less healthy community. In addition, Columbia families of low income could not afford a rise in fees for recreational opportunities as it would make access to those types of opportunities even more difficult. She did not feel low income families would be able to afford an increase in the sewage rates, service fees, security deposits, water service fees, electric rates and water rates either, and asked the Council to vote against all of the fee and rate increases.

Shari Korthuis, 2987 Running Deer Court, stated she did not understand why the City had budget problems when two Walmart heirs lived in Columbia. She commented that there was a lot of money in Columbia and suggested property tax assessments be reviewed. She asked Council to look for other sources of revenue and to tax those that could afford it.

There being no further comment, Mayor McDavid continued the public hearing for all of the bills associated with the budget to the September 4, 2012 Council Meeting.

OLD BUSINESS

B181-12 Approving the C-P Plan of Red Oak of Columbia located south of the Grindstone Parkway and Grindstone Plaza Drive intersection.

The bill was given second reading by the Clerk.

Mr. Teddy provided a staff report.

Tim Crockett, 2608 N. Stadium Boulevard, stated he was an engineer with Crockett Engineering and was representing Optimus Development, the owner and developer of this project. He explained this property was ten acres and zoned C-P, and noted the plans were in full compliance in terms of C-P designation, the statement of intent and all zoning
requirements. The project had been preliminary platted, and the C-P and PUD plans had come to Council with a unanimous 9-0 vote from the Planning and Zoning Commission. He pointed out this item should have been on consent agenda, but was pulled due to a neighboring property owner having concern with regard to access to the site. The current owner agreed to grant The Crossing Church access to the extension of Grindstone Plaza Drive in order to get to the signalized intersection, and they were now fully supportive of the plan. He commented that the owners were working with the City to get bus routes to the area, and if they could not come to terms with the City, they would provide alternate bus service.

Shari Korthuis, 2987 Running Deer Court, asked the Council to not approve this C-P plan due to the traffic issues this and the development at the former Regency property would create on Grindstone Parkway. She suggested this project be put on hold to see how the Aspen Heights development, which was on the former Regency property, developed. She felt there was too much growth in the area and the roads were not capable of handling it. She hoped that side of the Parkway would not look like the other side and believed the trees and beauty needed to remain there.

Mayor McDavid stated he agreed with the recommendation of the Planning and Zoning Commission and noted this was a land use issue. He commented that there were a lot of student apartments in the pipeline, and believed the owners and managers of these apartment complexes would be at a disadvantage to the competition if they were not a fully committed partner of public transit.

B181-12 was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bill declared enacted, reading as follows:

B186-12 Authorizing amendments to the CHDO agreements with Central Missouri Community Action; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Teddy provided a staff report.

Mr. Dudley made a motion to amend B186-12 per the amendment sheet. The motion was seconded by Mr. Schmidt and approved unanimously by voice vote.

Dan Cullimore, 715 Lyon Street, commented that the Central Missouri Community Action (CMCA) had worked long and hard with the Neighborhood Association to garner support for this project. If these agreements would speed up the process for building the facility on North Seventh Street, he urged Council to support it. The need for this transitional housing facility had likely increased over the last 3-4 years. While he had worked at Job Point, they had entered into a partnership with CMCA to work on this building project, and understood that would still be done even though he no longer worked there. He urged the Council to support these agreements if it would help with the completion of this project.

B186-12, as amended, was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bill declared enacted, reading as follows:
B201-12 Authorizing an amendment to the employment agreement with Michael Matthes as City Manager for the City of Columbia.

The bill was given second reading by the Clerk.

Mayor McDavid explained the Council conducted an annual review of the City Manager, and the result of the review was to extend his severance package. He thought it spoke to the general level of satisfaction the Council had with his performance.

Eugene Elkin, 3406 Rangeline, asked for clarification as to whether the pay was guaranteed regardless of whether the City Manager was fired or not fired. Mayor McDavid replied it was payable if the City Manager was released. Mr. Elkin stated he wanted clarification due to the economy and the social issues needing to be addressed.

Mayor McDavid pointed out this payment would be provided if the Council severed the agreement with the City Manager. If the City Manager took another job elsewhere, he would not receive the severance package.

B201-12 was given third reading with the vote recorded as follows: VOTING YES: TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE, SCHMIDT (Mr. Schmidt stepped out during the discussion for B201-12 and did not return until after the official vote was taken). Bill declared enacted, reading as follows:

B203-12 Amending Chapter 18 of the City Code relating to the deferred retirement option plan (DROP) for police and fire pension plans.

The bill was given second reading by the Clerk.

Mr. Matthes provided a staff report.

Mr. Trapp made a motion to amend B203-12 per the amendment sheet. The motion was seconded by Mr. Dudley and approved unanimously by voice vote.

B203-12, as amended, was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bill declared enacted, reading as follows:

CONSENT AGENDA

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

B182-12 Approving the Final Plat of Centerstate Plat 13 located on the east side of U.S. Highway 63, between the Mexico Gravel Road and Vandiver Drive roundabouts; authorizing a performance contract.

B183-12 Approving the Final Plat of Copperstone Plat 7, a Replat of portions of Copperstone Plats 1, 2, 3, 4 and 5, located south of Vawter School Road and east of Scott Boulevard.

B184-12 Approving the Final Plat of The Gates Plat 1 located on the south side of Old Plank Road, southwest of the Route K and Old Plank Road intersection; authorizing a performance contract.

B185-12 Approving the Final Plat of Copperstone Plat 2C, a Replat of Lot 206 of Copperstone Plat 2, located on the east side of Scott Boulevard and south of Vawter School Road.
B188-12 Amending Chapter 14 of the City Code as it relates to traffic restrictions on a portion of Rollins Street.

B189-12 Authorizing construction of the Valley View Pump Interceptor Sewer Project; calling for bids through the Purchasing Division.

B190-12 Authorizing construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road; calling for bids through the Purchasing Division.

B191-12 Authorizing the acquisition of easements for construction of sidewalks along the west side of Fairview Road from Fairview Elementary School to north of Rollins Road, and along the south side of Rollins Road from Fairview Road to Cambridge Drive, and construction of a mini roundabout at the intersection of Fairview Road and Rollins Road.

B192-12 Authorizing a right of use permit with Bluebird Network, LLC to install a fiber optic telecommunications cable within City rights-of-way.

B193-12 Authorizing a special warranty deed to transfer title of property acquired as part of the Hominy Branch and Ballenger Lane extension projects back to Frech Leasing Company, LLC.

B194-12 Accepting certain streets for public use and maintenance.

B195-12 Appropriating funds received from the Federal Emergency Management Agency (FEMA) for the 2011 winter blizzard to the passenger terminal upgrade project at the Columbia Regional Airport.

B196-12 Accepting conveyances for sewer and temporary construction purposes.

B198-12 Accepting conveyances for utility purposes.

B199-12 Authorizing the acquisition of property located at 405 North Fifth Street for park purposes.

B200-12 Accepting a grant from The Missouri Foundation for Health for basic support funding to supplement operating costs of the Department of Public Health and Human Services; authorizing a grant agreement; appropriating funds.

B202-12 Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures.

R133-12 Setting a public hearing: construction of the Sunset Lane PCCE #19 Sanitary Sewer, Storm Water, Sidewalk and Traffic Calming Improvement Project.

R134-12 Authorizing an agreement for professional engineering services with Burns & McDonnell Engineering Company, Inc. for reconstruction of a portion of Taxiway A and adjacent taxiway connectors at the Columbia Regional Airport.

R135-12 Authorizing a joint funding agreement with the U.S. Geological Survey, United States Department of the Interior for groundwater monitoring of well sites in the vicinity of the wetland treatment units and the Eagle Bluffs Conservation Area.

R136-12 Transferring funds for the terminal design project at the Columbia Regional Airport.
The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, MCDAVID. VOTING NO: NO ONE. ABSENT: ANTHONY, HOPPE. Bills declared enacted and resolutions declared adopted, reading as follows:

NEW BUSINESS

None.

INTRODUCTION AND FIRST READING

The following bills were introduced by the Mayor unless otherwise indicated, and all were given first reading.

B187-12 Amending Chapter 12A of the City Code as it relates to stormwater management.

B207-12 Amending Chapter 22 of the City Code relating to the Rental Unit Conservation Law including fee increases.

B216-12 Approving the 1109 Locust C-P Plan located on the north side of Locust Street, between Hitt Street and Waugh Street; approving a revised statement of intent; accepting a conveyance for street purposes.

B217-12 Approving the Final Plat of Red Oak South, Plat No. 1 located on the south side of Grindstone Parkway, across from the intersection of Grindstone Parkway and Grindstone Plaza Drive; authorizing a performance contract.

B218-12 Authorizing an agreement for professional architectural services with Peckham and Wright Architects, Inc. for the design of a new vehicle maintenance building at the Parks and Recreation facility located at 1615 Business Loop 70 West; appropriating funds.

B219-12 Authorizing construction of a portion of the south section of the 24-inch East Transmission Water Main Project from the Shepard Water Tower to the intersection of Maguire Boulevard and Stadium Boulevard; calling for bids through the Purchasing Division.

B220-12 Accepting conveyances for utility purposes.

B221-12 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Park and Recreation Department’s Career Awareness Related Experience (CARE) Youth Employment Program.

B222-12 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Park and Recreation Department’s Adapted Community Recreation Program.

B223-12 Amending Chapter 6 of the City Code as it relates to toilet facilities required by the Building Code and Plumbing Code of Columbia, Missouri.

B224-12 Amending Chapter 12 of the City Code relating to Human Relations and the Commission on Human Rights.

B225-12 Amending Chapter 26 of the City Code to allow hotel/motel gross receipts license tax revenue to be used for economic development.

B226-12 Electing to change the Missouri Local Government Employees’ Retirement System (LAGERS) benefit for City employees hired after
September 30, 2012 to remove the unreduced age and service retirement eligibility for such employees whose age and years of service total 80 or more.

B227-12 Authorizing an agreement with Community Foundation of Central Missouri and Greater Horizons for establishment of the Columbia Arts Foundation.

B228-12 Accepting a grant from the Missouri Office of Homeland Security for the Fire Department's Community Emergency Response Team (CERT) program; appropriating funds.

B229-12 Accepting donations from Landmark Bank and MFA Oil to be used for awards ceremonies for Police Department employees; appropriating funds.

B230-12 Authorizing a sub recipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2012 Justice Assistance Grant (JAG) Program Award to purchase equipment for the Police Department.

REPORTS AND PETITIONS

REP125-12 Administrative Public Improvement Process - Columbia Regional Airport Hangar Liner Panel Installation.

Mr. Glascock provided a staff report and noted it had been provided for informational purposes.

REP126-12 Administrative Public Improvement Project - Retaining Wall and Railing at Ninth and Ash Street Surface Lot.

Mr. Glascock provided a staff report and noted it had been provided for informational purposes.

REP127-12 "Children at Play" Signs.

Mr. Glascock provided a staff report.

Mr. Schmidt understood the desire for the signs, but also understood the philosophy that signage of this type generally did not work and traffic engineering was moving away from signage and towards other cues for drivers.

Mr. Kespohl asked for the location of the corner of Sixth and Hirth. Mr. Schmidt thought they likely meant Sexton and Hirth. Mr. Kespohl understood that was a typographical error asked for it to be corrected.

REP128-12 Update on 2009 Sewer Report for West Sexton.

Mr. Glascock provided a staff report and noted it had been provided for informational purposes.

REP129-12 Water and Light Advisory Board's Response to Ameren's Request for Letters of Support.

Mayor McDavid understood Westinghouse and Ameren UE were initiating a small modular reactor initiative. The reactors were typically 225 megawatts and self-contained, and could be shipped by railcar or barge. He also understood it would take five of these reactors to match the power of the Callaway Nuclear Plant. He commented that Westinghouse and
Ameren UE had asked the Water and Light Advisory Board to recommend to Council to support the initiative, but the Water and Light Advisory Board elected not to ask the Council to support it by a 3-2 vote. He stated he did not believe this was a Council issue as these reactors would not be constructed in Columbia and the City was not buying power from these reactors, but felt it was an important initiative for the State of Missouri. It was strongly endorsed by the Governor and was important to counties in Central Missouri, and that Dan Atwill, the Boone County Presiding Commissioner, was the leader of multi-county consortium that was advocating for these reactors. He understood this was an attempt to obtain grant funding from the Department of Energy, and if successful, these grants would be important to the University of Missouri System. He commented that it was likely these reactors would be built next to a rail line and/or river, so Columbia would likely not be a construction site for them. It was likely, however, that Callaway County was a potential site. He stated he was supportive of this initiative on the basis of its economic impact to the University of Missouri and its jobs impact to the State of Missouri, and noted he would serve on a task force with regard to this initiative.

Mr. Schmidt asked if this constituted the letter that Ameren was seeking. Mayor McDavid replied he wrote a letter advocating this initiative as Mayor, but he was not speaking on behalf of anyone else. He commented that he wanted to avoid a four hour public hearing of proponents and opponents of nuclear power debating the issue because no one would change their mind, and because it did not directly impact the City of Columbia even though it would impact the State of Missouri at-large, Callaway County, the University of Missouri-Columbia and the University of Missouri-Rolla.

**REP130-12 Mill Creek Substation Transmission Study - Option "B".**

Mr. Johnsen and Mr. Williams provided a staff report.

Mayor McDavid asked if this project would require an increase to the electric fees. Mr. Johnsen replied yes, and noted the plan was to bond most of this for the election process. Mayor McDavid asked for an estimate. Mr. Williams replied it depended on whether the lines would be overhead as the cost for undergrounding the lines would be several tens of millions of dollars more, so a several percent rate increase would likely be needed. Mayor McDavid asked if it would be double digit rate increase. Mr. Johnsen replied no, and explained he thought it would be a 2-4 percent rate increase.

**REP131-12 Public Infrastructure Lighting Committee.**

Mr. Johnsen provided a staff report.

Mr. Dudley asked if this committee would be involved with requests for street lights to be removed or complaints that street lights were too bright. Mr. Johnsen replied yes. He explained the committee would not only include electric interests but also the public safety interests, so all comments would be included in the report to Council.

Mr. Schmidt stated he believed this was sensible approach.

Mayor McDavid made a motion directing staff to create the committee as described. The motion was seconded by Mr. Dudley and approved unanimously by voice vote.
Mr. Trapp commented that he was impressed the Water and Light Department was working with other departments, and noted it fit within the strategic vision of breaking down silos and operating as a City.

Mayor McDavid agreed and noted it also provided an opportunity to look at efficiency, cost and appearance.

**REP132-12  Building Code Standards for the Central Area of the City.**

Mr. Teddy provided a staff report.

Mr. Kespohl asked if the fire walls not being constructed between the buildings had been an issue in terms of the fire involving the Odle property downtown spreading so quickly. Mr. Teddy replied he had not seen a report on the cause or any aggravating factors of the fire. They had asked the Fire Department if there was anything in the investigation that would point toward a deficiency in building codes or if code violations had been present, and the Fire Department did not report any. Mr. Kespohl noted the building was a city block long, so it might have been beneficial to have fire walls built as the building was being constructed. Mr. Teddy replied a few things could have been done had it been built with a fire risk in mind, but there had not been a code compliance deficiency.

Mr. Schmidt understood the codes primarily focused on the building when done, and did not necessarily focus on how it was constructed. Mr. Teddy stated there were technical requirements for fire protection and prevention in finished buildings being made ready for occupancy, such as sprinklers and alarm systems. Safeguards during construction were not technical and generally involved common sense things like good housekeeping, storage of combustible materials in approved containers, proper access, etc. The codes did not prescribe a step by step method of how buildings were to be built.

Mayor McDavid noted an insurance company lost a lot of money, and he was sure there were substantial best practices in that industry to try to prevent this situation from happening.

**REP133-12  Intra-Departmental Transfer of Funds Request.**

Mayor McDavid understood this report had been provided for informational purposes.

**COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Eugene Elkin, 3406 Rangeline, referred to Report 129-12, which involved nuclear power, and stated he was glad the City was not supporting such an effort. He noted a gentleman had visited from the United Nations a few months ago with stories of problems with nuclear power to include the fact nuclear waste was being dumped into the Missouri River, which was a source of drinking water in Jefferson City. He commented that natural gas was a danger as well and understood trucks operated by natural gas could explode. In addition, there was only one place in the State of Missouri where these trucks could be repaired. He informed the Council that there was now a lottery system for utility assistance of up to $100, and pointed out this affected those that needed help. He commented that he believed power lines caused cancer.
Mayor McDavid thanked staff for the budget presentation as it was laid out in a way Council could understand and provide input. Mr. Trapp agreed.

Mr. Trapp stated he recently visited Delmar Cobble State School, which consisted of kids from Columbia and the surrounding areas with severe developmental and physical challenges, and he was glad the City was looking into building sidewalks in the area so the kids had better access to Parkade Park. The School had lost its transportation budget due to cuts at the State level, so visiting the Park or walking around the neighborhood were the only outings they had. He appreciated staff looking into whether sidewalks could be built to help those kids.

Mr. Trapp commented that he was glad to see City staff working with others in trying to find a space for those struggling with homelessness. If the City was unable to find private space to house the Room at the Inn, he asked if City property could be used as a stop gap measure to ensure there was shelter during the coldest nights of the year, and suggested the Armory.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Sheela Amin
City Clerk