INTRODUCTORY

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, March 4, 2013, 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, NAUSER, HOPPE and MCDavid were present. The City Manager, Deputy City Counselor, City Clerk and various Department Heads were also present.

APPROVAL OF THE MINUTES

The minutes of the special and regular meetings of February 18, 2013 were approved unanimously by voice vote on a motion by Mr. Dudley and a second by Ms. Hoppe.

APPROVAL AND ADJUSTMENT OF AGENDA INCLUDING CONSENT AGENDA

The agenda was approved unanimously by voice vote on a motion by Ms. Hoppe and a second by Ms. Nauser.

SPECIAL ITEMS

Resolution of Appreciation – Michael Hood, Director of the Parks and Recreation Department.

Mayor McDavid asked Mike Hood to come forward and be recognized for his upcoming retirement. He read and presented a Resolution of Appreciation to Mr. Hood for his thirty years of service to the City of Columbia.

Mr. Hood stated his appreciation to the City and the citizens of Columbia for giving him the opportunity to work for this community over the past thirty years, and noted Columbia had become his home. He explained he believed Columbia was the best city in the country, and stated he hoped he contributed in making it the type of city where people wanted to live, work and play.

APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

SCHEDULED PUBLIC COMMENT

None.

PUBLIC HEARINGS

B50-13 Authorizing the demolition and replacement of a Parks and Recreation vehicle maintenance building located at 1615 Business Loop 70 West; calling for bids through the Purchasing Division; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Glascock provided a staff report.
Mayor McDavid opened the public hearing.
There being no comment, Mayor McDavid closed the public hearing.

B50-13 was given third reading with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, NAUSER, HOPPE, MCDAVID. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

R53-13 Authorizing an amendment to the FY 2013 Action Plan for CDBG and HOME funds; authorizing a contract for sale of real estate with Job Point for property located at 411 McBaine Avenue.

The resolution was read by the Clerk.

Mr. Teddy provided a staff report.

Ms. Nauser asked why the City was in the position where it had to purchase the home back from Job Point. She asked if it was because Community Development Block Grant (CDBG) funds were used to build it. Mr. Teddy replied HUD required a home to be sold within a year of completion. He explained this home had been built with Community Housing Development Organization (CHDO) funds, which were HOME funds, and Job Point expended some of its own funds. The arrangement with the Columbia Housing Authority (CHA) would enable the City to bring in an agency that had expertise in property management and was accustomed to renting property, which would get an occupant in the building.

Ms. Nauser asked if there were any other situations that would need to be resolved like this one. Mr. Teddy replied a council bill introduced tonight involved the transfer of two City-owned properties to CHA. Those properties would be converted to rental properties in order to facilitate their occupation. He explained HUD did not view an affordable housing unit as created until a household was benefiting from it.

Mr. Schmidt asked if this was in line with what private organizations were finding in trying to sell houses. Mr. Teddy replied yes, and explained there was a long market time for some of the homes. Mr. Schmidt understood that had been a problem in this sector the last few years. Mr. Teddy commented that he believed completing a home in itself contributed to the quality of the neighborhood because there was a restoration of the housing stock and it added value. Mr. Schmidt understood certain rules were placed on properties in which federal funds were used. Mr. Teddy stated that was correct, and explained the buyers had to be moderate or low income buyers.

Mayor McDavid asked who would purchase the house. Mr. Teddy replied this was a proposal to transfer to the home to the City on an interim basis followed by an agreement with CHA. Mayor McDavid asked if City funds were being used to purchase the house. Mr. Teddy replied no.

Mayor McDavid opened the public hearing.

Jim Loveless stated he worked for Job Point, which had offices at 2116 Nelwood Avenue, and noted he supported this amendment to the Action Plan because it would increase the stock of affordable and moderate energy efficient housing available to low and moderate income residents. He explained Job Point built this house adjacent to the house at 409 McBaine, which they had built and sold. This house was finished in the summer of 2011 and Job Point had been trying to sell the house since then. He commented that the problem was that federal regulations required the home to be occupied within a certain time of
completion, and if it could not be sold, it had to be rented, and Job Point was not in the rental business. He pointed out Job Point had worked with three different realtors in trying to sell this property. He explained they had three qualified buyers and listed the reasons those deals fell through. He noted Job Point did not wish to be a landlord and stated he was pleased the City would purchase the house and transfer it to the CHA where it would become part of the stock of low income housing. His concern for Job Point was that it would lose about $20,000 in this transaction in terms of sales and development fees. He commented that this was partly his fault because he told his staff to pay for some items from the operating account instead of taking additional funds from the bank construction loan in order to keep the construction costs low. As a result, Job Point covered thousands of dollars in materials and labor costs out of pocket instead of adding them to the loan, and this created a problem because the federal government only reimbursed items listed on the construction loan. In addition, they had paid about $100,000 in utilities to keep the home operational since it was vacant, and those fees were not reimbursed by the federal government. He noted Job Point could not afford to lose thousands of dollars in building affordable housing and asked Council to consider reinstating the five percent development fee the staff recommended be stricken. A CHDO could ask for as much as ten percent of the cost as a development fee, but staff was recommending five percent be cut since the house did not sell. He understood $6,500 was not a great deal of money, but believed it could make a significant difference for the YouthBuild program, which was a life altering job training program. He commented that he recognized the mistakes he had made in trying to save some construction costs by not adding those to the construction loan, and questioned the wisdom of trying to sell a house in this housing market in the central part of the City, but pointed out revitalizing these neighborhoods was a mission fulfilled for Job Point, a good thing for the City and the right thing to do. He reiterated reinstating the $6,500 portion of the development fee would help Job Point and thanked the Council for its consideration of that request.

Mr. Kespohl asked if the $6,500 development fee could be reinstated without any problem. Mr. Teddy replied there were limits, but ten percent was within the limits, and ten percent had originally been written in the agreement. Staff believed the task consisted of the home construction and the sale of the home, so they felt half should be held back. The $57,726.03 amount would have to be increased accordingly and could be drawn from unexpended home ownership assistant funds if Council agreed to provide the full ten percent. Mr. Kespohl understood the building materials could not be handled that way if they were not listed. Mr. Teddy said that was correct.

Carol Nacarato explained she was a realtor with Century 21 Advantage and noted she had shown that home on February 10, 2012 and again on February 16, 2012, and had a buyer that had written an offer, but she understood the home was no longer available. She had a buyer, who was ready, willing and able to purchase the home. He had been pre-approved for a mortgage and would soon take the down payment assistance program class held by the City so he could receive up to $5,000 in assistance. She commented that she had a contract to execute the purchase this home, so it did not have to be transfer to the City.

Mr. Schmidt asked if the buyer could rent the home until he was able to close on the property in order to meet the one year deadline. Ms. Nacarato replied the buyer would take
the class offered by the City to get assistance for a down payment on April 14, 2013. Mr. Schmidt wondered if it was possible for the buyer to rent the home for 1-2 months before closing on it. Mr. Matthes stated he understood the federal rules regarding renting and selling were complicated and thought it was unlikely. Ms. Nacarato commented that she thought they would be better off if they did not transfer the property from Job Point to the City.

Mr. Kespolh asked when the year would expire. Mr. Teddy replied they were already out of compliance, which was the reason the realtor was told the house was no longer available. Since a real estate deal was not guaranteed until there was a closing, the City could not move forward in that manner. He explained staff had learned of interest from this buyer today and had tried to contact the buyer. He thought something could be worked out with CHA if Council approved the proposed arrangement.

Ms. Nacarato stated she had the contract and a letter from the bank of the buyer stating he was pre-approved for the mortgage.

Mayor McDavid asked if the house could be purchased after the transfer occurred. Mr. Teddy replied he believed it could, but thought they should hear from CHA since they had an interest in the property.

Phil Steinhaus explained the CHA had been approached to assist with this situation since they managed rental properties. CHA would accept ownership and transfer this and the two Neighborhood Stabilization Program properties to a separate not-for-profit. They would then put them on the market to rent to income eligible families and use the money received for rent to manage and maintain the properties, and any additional funds would be reinvested into more affordable housing. He noted the CHA saw this as a unique opportunity to create a partnership with Job Point and the City as they could purchase properties with the income generated and Job Point could build houses on those lots to expand affordable housing. He was uncertain as to the complications of the property being transferred to CHA and CHA selling the property to the buyer.

Mayor McDavid understood this property was currently owned by Job Point and the City was purchasing the property for about $57,000. Mr. Teddy stated that was correct and explained it would be funded through unexpended homeownership assistance funds. Mayor McDavid understood the City would then donate it to CHA. Mr. Teddy stated that was correct. Mayor McDavid understood the property had been originally purchased by Job Point and Job Point constructed a home on the property with the intent to sell it. Mr. Teddy stated that was correct. Mayor McDavid understood the City would still have these funds to use for future projects if the property was sold, and thought that was the preferable plan since the City would be able to retain approximately $57,000 and the buyer could purchase the house from Job Point as originally intended. He understood they did not know if the sale would go through and asked how much time they had to find out. Mr. Teddy replied they did not have any time. He suggested Council authorize staff to proceed with the acquisition of the property from Job Point. The City could then work with the buyer. Mr. Noce pointed out the resolution only authorized the City Manager to purchase the property so Council could grant the authorization with the proviso of encouraging the sale of the home to this buyer, but if it fell through the City Manager could proceed with the purchase of the property. Mayor McDavid asked if that would require an amendment. Mr. Noce replied no. Mayor McDavid
understood they could approve this with that understanding. Mr. Noce stated they could amend the resolution to make it specific if they wanted, but he believed the City Manager would follow through as discussed.

Mr. Dudley made a motion to amend R53-13 so the City Manager was authorized to execute the contract for sale of real estate with Job Point only if the sale of the property to the current buyer was not completed. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

Mr. Steinhaus commented that he had spoken with staff earlier in the day and understood they had been working with HUD to convert this to a rental property, so he was not sure what might be involved in converting it back to home ownership. If this person wanted to buy the house, which was the intended purpose, CHA would prefer to be out of the process, but if they needed to be in the process to make it work, they would be happy to help.

Joshua Beck explained he was considering purchasing the property and noted he worked at the Woodhaven Learning Center and qualified for the purchase of this home in terms of income. He stated this would be his first home and his loan had been pre-approved for the amount he had requested for the offer.

Mr. Schmidt made a motion to amend the documents associated with R53-13 so Job Point received the full ten percent development fee. The motion was seconded by Mr. Trapp. Mayor McDavid noted that would increase the price of the house. Mr. Beck explained he was not offering $57,000 for the home. Mr. Noce pointed out it would only affect the City’s contract with Job Point, and would only occur if the potential purchase of the home fell through. Mr. Schmidt understood it was moot if Mr. Beck succeeded in purchasing the property.

Mr. Kespohl commented that he believed the City should encourage the mission of Job Point. They had tried to market the house and had three instances where the deal did not work out through no fault of their own, so he believed Job Point should receive the total fee regardless of whether the home sold. Mayor McDavid asked who would pay the fee. Mr. Kespohl replied it would come out of the housing fund. Mr. Noce pointed out it would come into play if the property did not sell.

The motion made by Mr. Schmidt and seconded by Mr. Trapp to amend the documents associated with R53-13 so Job Point received the full ten percent development fee was approved unanimously by voice vote.

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

Ms. Nauser commented that she understood some money would be taken from projects associated with downtown sidewalks and ramps and asked if that could be addressed with any surplus funding if there ended up being a surplus of funds. Mr. Teddy stated he understood the Public Works Department would make application for additional ramp money in May of 2013. He noted it was a zero sum item in the Plan as the increase in the budget for the sidewalk projects was at the expense of the budget for the ramp projects. Mr. Schmidt understood it was not an actual deletion either as it was a postponement to the next budget cycle. Mr. Teddy stated that was correct.
The vote on R53-13, as amended, was recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, NAUSER, HOPPE, MCDaviD. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

OLD BUSINESS

B30-13 Vacating sidewalk easements on Lot 321A and Lot 322A within Copperstone, Plat 7 located along Blue Hollow Court.

The bill was read by the Clerk.

Mayor McDavid understood there was a request to table B30-13 and asked how long it should be tabled. Mr. Teddy replied it should be tabled for one month.

Mr. Teddy provided a staff report.

Mayor McDavid understood the developer did not want to install the sidewalk. Mr. Teddy stated that was correct. Mayor McDavid asked if the sidewalk had already been installed. Mr. Teddy replied the sidewalk was already there, and noted the developer was asking to remove the easement and the sidewalk. Mayor McDavid understood they wanted to remove an existing sidewalk. Mr. Teddy stated that was correct. Mr. Schmidt understood, originally, the lots were not going to be developed, but they now wanted to develop them.

Mr. Dudley made a motion to table B30-13 to the April 1, 2013 Council Meeting. The motion was made by Mr. Schmidt and approved unanimously by voice vote.

CONSENT AGENDA

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

B48-13 Approving the Final Plat of Steeplechase Estates Plat 2 located north of Steeplechase Drive and on the east side of Howard Orchard Road; authorizing a performance contract; accepting conveyances for utility and street purposes.

B49-13 Vacating an underground utility easement on Lot 15 within Hickman’s Addition located on the south side of Walnut Street, west of College Avenue.

B51-13 Authorizing transportation enhancement funds program agreements with the Missouri Highways and Transportation Commission for the College Avenue Median/Pedestrian Refuge Project and the Garth Avenue Sidewalk and Median/Crosswalk Project.

B52-13 Appropriating funds for construction of the small vehicle drop-off facility project at the Columbia Sanitary Landfill.

B53-13 Appropriating funds for the Medical Reserve Corps program.

B54-13 Appropriating asset forfeiture funds to purchase communication headsets for the Police Department SWAT Team.

B55-13 Accepting the 2013 Enforcing Underage Drinking Laws Grant from the Missouri Department of Public Safety; appropriating funds.

B56-13 Authorizing an agreement for professional engineering services with Jacobs Engineering Group Inc. for the 2013 Long Range Water System Study; appropriating funds.
B57-13 Authorizing a Second Amendment to the Redevelopment Agreement with Broadway Lodging, LLC and Columbia TIF Corporation relating to the Regency Hotel TIF Redevelopment Plan & Project.

R40-13 Setting a public hearing: construction of the Forum Nature Area level spreader project.

R41-13 Setting a public hearing: construction of the Douglass High School sewer relocation project.

R42-13 Setting a public hearing: construction of the Worley Street Sidewalk Phase 2 project located on the north side of Worley Street between Bernadette Drive and Clinkscales Road.

R43-13 Setting a public hearing: construction of a combined shelter and concession facility and a restroom building to serve the soccer, football and lacrosse fields at the Columbia Cosmopolitan Recreation Area.

R44-13 Setting a public hearing: consider the FY 2012 Consolidated Annual Performance Report.

R45-13 Authorizing an agreement with The Curators of the University of Missouri regarding the 2013 Missouri State Senior Games and Show-Me State Games.

R46-13 Consenting to the appointment of Nancy Thompson to the position of City Counselor.

R47-13 Accepting a gift of the robot sculpture “Lumen” created by artist Greg Orloff and donated by Ragtag Film and Media Arts to be displayed in the Visitor’s Center in the City Hall Building.

R48-13 Authorizing application for a Land and Water Conservation Fund grant from the Missouri Department of Natural Resources relating to park improvements at Woodridge Park located on Berrywood Drive.

R49-13 Authorizing Amendment No. 1 to the general cooperative agreement with the Boone County Regional Sewer District relating to sewer service within the Water’s Edge, Lakeland Acres, Lakewood Estates, Lakewood Villas and Pin Oak Subdivision service area.

R50-13 Authorizing an amendment to the agreement for transportation services with EDR Columbia, LP, d/b/a The Reserve at Columbia.

R51-13 Transferring funds for the North Village Parking District project.

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, NAUSER, HOPPE, MCDAVID. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:

NEW BUSINESS

R52-13 Authorizing a professional consultant services agreement with Parsons Brinckerhoff for planning, design and presentation assistance as it relates to funding for the proposed new terminal at the Columbia Regional Airport.

The resolution was read by the Clerk.

Mr. Glascock provided a staff report.

Mayor McDavid asked how long staff anticipated this process would take. Mr. Glascock replied he hoped to have the designs by mid-April.
Mr. Trapp asked why they wanted two designs instead of one or three designs. Mr. Glascock replied he wanted to provide Council an option.

Mayor McDavid asked if both designs would be north of the current airport terminal. Mr. Glascock replied yes and explained they were looking to relocate the terminal from its existing location to the north side of the crosswind near the 1331 runway. Mayor McDavid understood the reason for this was because the City did not know how much a terminal would cost. Mr. Glascock replied that was correct. Mayor McDavid stated the City had renderings that were created 2-3 years ago, but those did not have any basis. Mr. Glascock replied they were sketches of the existing terminal if the City planned to upgrade the existing terminal, but due to the security issues involved with commercial air service, they felt that terminal should be moved to its own site. Mayor McDavid understood these designs would also include the cost of the new terminal and asked if those would be reliable estimates. Mr. Glascock replied he hoped reliable estimates would be provided as the City was paying for reliable estimates. Mayor McDavid asked how many gates would be included in the scope of the new terminal. Mr. Glascock replied 3-5, and noted they would want it to be expandable in the future. Mayor McDavid asked how much passenger seating would be included. Mr. Glascock replied that would be determined in the concept of what the consultant thought the City would need and grow toward.

Ms. Hoppe asked if the City might be acting prematurely in proceeding with a new terminal with the potential closing of towers due to the federal sequestration and the loss of airlines. Mr. Glascock replied the tower did not have anything to do with commercial service and that service would continue as it was today. He thought it would be good to have the concepts in hand in case money became available, and explained that was the reason they had the concepts to update the existing terminal. Due to the TSA requirements and the potential the airport had with Frontier, which they hoped to replace, he thought service would continue to grow and a new terminal might be more appropriate.

Mayor McDavid asked how things were going with American Airlines. Mr. Matthes replied it was going well. The load factors had exceeded expectations and planes were full in both directions to Dallas and Chicago. In addition, discussions about growing the relationship had been positive to this point. He believed more flights were a possibility due to the market demand that existed. Two market studies had been completed over the last three years, and both demonstrated a demand far greater than the supply of air service. He explained there were ten times more flying customers than Columbia could serve at the current service level, and staff reminded American Airlines of that as often as possible.

Mayor McDavid asked Mr. Matthes if he any comments about Frontier Airlines and the Orlando connection. Mr. Matthes replied the City had participated in good conversations with other providers for that connection, but he could not discuss details at this point. Even though Frontier would not continue in that type of business, they had proved the demand existed for the airport to supply a flight to Orlando as people from Omaha, Nebraska, St. Louis, Missouri, etc. had come to Columbia for the flight to Orlando.

Ms. Nauser stated she agreed with the expansion of the airport as it was needed for economic development and other aspects in the community, and suggested they focus on
cost, modesty and functionality as they worked with the consultant instead of anything grandeur.

Mr. Schmidt commented that he believed the City should proceed with this design because they were dealing with an uncertain environment and this was a case where the City could provide some certainty. He felt Columbia was in a do or die situation, and would either be one of the cities with an airport, which he thought made sense given its geography and the population, or would be one of the cities without an airport. He agreed with Ms. Nauser in that this design should be guided toward what was practical and economical with the possibility of expansion.

Mayor McDavid stated he supported this because the City had no idea what a terminal would cost at this time. He explained he had visited the terminal in Bloomington/Normal, which had been built for $14 million and was big and nice, but there were other renditions that cost $68-100 million and were overreaching. He reiterated this design was needed so they would know what it would take to fund the terminal. Mr. Glascock explained one of the reasons they chose this company was because they operated airports themselves in other countries, so they were aware of operating costs, etc. Mr. Schmidt thought that was good because they wanted an airport that was economical to operate.

Mr. Trapp commented that this involved a modest amount of funds and would position the City to be able to move if an opportunity presented itself so he believed it was a wise thing to do.

The vote on R52-13 was recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, NAUSER, HOPPE, MCDAVID. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

INTRODUCTION AND FIRST READING

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

B58-13 Authorizing a HOME program operating agreement with the Columbia Housing Authority for the transfer of title to property located at 411 McBaine Avenue; authorizing a neighborhood stabilization program operating agreement with the Columbia Housing Authority for the transfer of title to properties located at 904 Madison Street and 711 Mikel Street.

B59-13 Approving the Final Plat of Old Hawthorne, Plat No. 7 located along Shallow Ridge Circle, east of Rolling Hills Road; authorizing a performance contract.

B60-13 Amending Ordinance No. 021606 to correct the ward designation of property recently annexed into the City of Columbia, Missouri located on the south side of Richland Road, approximately 700 feet west of Bay Hills Drive (5000 East Richland Road).

B61-13 Accepting conveyances for sidewalk, utility, access to storm water facilities and sewer purposes.

B62-13 Accepting Stormwater Management/BMP Facilities Covenants.

B63-13 Authorizing a power purchase agreement with The Curators of the University of Missouri for the sale of wind energy and associated credits produced by Crystal Lake III.
B64-13 Accepting conveyances for utility purposes.

B65-13 Authorizing the construction of a combined shelter and concession facility and a restroom building to serve the soccer, football and lacrosse fields at the Columbia Cosmopolitan Recreation Area; accepting donations from the Columbia Youth Football League and the Columbia Cosmopolitan Luncheon Club; appropriating funds.

B66-13 Appropriating federal forfeiture funds and transferring funds for the purchase of an Armored Personal Carrier (APC) for the Police Department.

B67-13 Amending the FY 2013 Annual Budget to add a training coordinator position in the Human Resources Department – Employee Benefit Fund, Insurance Division; amending the FY 2013 Pay Plan and Classification Plan.

REPORTS AND PETITIONS

REP32-13 Street Closure Requests - Jay Dix Challenge to Cure and Downtown Community Palm Sunday Service.

Mayor McDavid made a motion to approve the street closures as requested. The motion was seconded by Mr. Dudley and approved unanimously by voice vote.

REP33-13 Replacement of Columbia Art Foundation Committee Member.

Mayor McDavid made a motion to replace Rebecca Vogler with Kevin Schults on the Columbia Arts Foundation Committee. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

REP34-13 Pierre Street 'Kid Friendly' Sign.

Mr. Schmidt understood if they started making exceptions, these signs would be installed all over City streets with less than 500 vehicles per day traveling on them, so he thought they should go with the staff recommendation.

Ms. Hoppe suggested the name of the person that had requested this be provided to staff by the Council Member that had initiated this report. Mr. Matthes stated staff would be happy to work with the neighborhood to see if they would like to purchase the sign.

REP35-13 Speed limit signs on Rock Quarry Road.

Ms. Hoppe made a motion directing staff to install two additional speed limit signs on Rock Quarry Road. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

REP36-13 Letter to Congress - Air Traffic Control Tower at Columbia Regional Airport.

Mayor McDavid commented that a lot of airports would soon lose air traffic controllers and suggested sending a letter to the City’s congressional delegation.

Mayor McDavid made a motion to send a letter to U. S. Senators Blunt and McCaskill and Representative Hartzler stating concern for the loss of air traffic controllers at the
Columbia Regional Airport. The motion was seconded by Mr. Schmidt and approved unanimously by voice vote.

**REP37-13 Report from the Columbia Chamber of Commerce regarding the Columbia Regional Airport.**

Mayor McDavid commented that this was a fairly complex report from the Columbia Chamber of Commerce involving the progress and future of Columbia Regional Airport. It was referred to as 40 in 2012 because the goal was to have 40 percent of the market share in Boone and Cole Counties, which equaled about 400 passengers per day, by the year 2020. The report also included research on many terminals. He saluted the community, the Chamber and other jurisdictions for their involvement in the airport, and noted he thought they were seeing a great deal of success notwithstanding the situation with Delta Airlines. He stated he viewed this as an informational report as he did not believe they were in a position to discuss funding sources for a new terminal yet. He believed they needed to focus on stabilizing their relationship with American Airlines, which he thought was going well, and needed to look at another Columbia to Orlando flight. He commented that he was optimistic for more flights to Chicago and Dallas and thanked those that had put time into this initiative.

Ms. Hoppe understood one recommendation was to make the airport its own department and asked for a status or if this was even necessary. Mr. Matthes replied he had mentioned this in his first budget to the Council two years ago as it would provide a step toward autonomy and would give it more visibility. Since then, he had reconsidered this because there were many benefits in its relationship with the Public Works Department, such as extra asphalt, etc. He felt a natural step would be for an autonomous airport or authority and that it should be considered in future plans, but believed there was a benefit for it to stay within the Public Works Department at this time.

Ms. Nauser asked if there was a timeline as to when these steps would be taken and how they would progress. Mr. Matthes replied staff had not established goal dates for any of the plans. He explained they had achieved success more quickly than he had expected in terms of air service, and the focus now was to ensure it remained successful. He wanted to get through the first year in terms of the fund and its investors before moving to the next service.

Mr. Schmidt stated he thought the report was modest as the private sector had written some checks for the revenue guarantees. This was not a situation in which people were asking the government to do something because the people had done something themselves to help make this happen. He felt this demonstrated the demand and interest in the community. Mr. Matthes agreed this was a watershed moment as almost every sector of the community and the region had contributed toward the revenue guarantee.

Mayor McDavid commented that he believed they would have clarity in a few months in terms of the relationship with American Airlines, a potential flight to Orlando, Florida, and the cost of a terminal. They could then determine how to proceed and expand.

Mayor McDavid noted another recommendation was to change the governance of the airport in terms of an airport authority with the involvement of other communities, but he believed they would then need to help pay for the airport. He felt there was something to be
said for representation on an airport board for marketing purposes as it was an important asset regionally, but stated he was not in a position to ask them to increase property taxes to help pay for the airport. He thought this needed to be developed as they moved forward.

**REP38-13 Memorandum from the Disabilities Commission regarding the Use of Surplus Revenue.**

Mayor McDavid commented that he had brought up the surplus because he was proud of staff for being disciplined in their financial management, but noted he was reluctant to get into a secondary budget process where each department came to the Council asking for those funds. He stated the City needed more police officers, firefighters, funding for roads, etc., and felt the on-going budget needs should be dealt with as part of the budgetary process. He asked Mr. Matthes for his advice on how to utilize this budget surplus and whether it was appropriate to use it for widespread infrastructure needs. He also asked Mr. Matthes to describe a recommended process. Mr. Matthes replied he hoped to provide a report to Council at its next meeting with regard to the surplus. He understood there was confusion because the City had a budget surplus this year, but would still have to cut the budget next year. The surplus was a result of a year in which not everything they thought would need to be spent was spent because the City did not expend funds for certain items when possible, but the City could not guarantee this could be repeated. In fact, the City knew this could not be repeated in certain areas. He commented that if everything happened the way he thought, the City would spend $1.3 million more than it had, but pointed out staff would actively work to avoid that outcome. He reiterated the surplus was one time money and believed much of the savings was due to the incentive provided to departments to be able to utilize half of the savings in a future budget to fulfill a project related to its mission, while the other half went toward the fund balance, so part of the recommendation to Council would be to provide departments half of the money saved to spend on one time expenditures. This would still leave another $900,000 for other projects since the 20 percent fund balance target had been met. He stated a one time use of the surplus funds was appropriate, but reiterated they could not take on long-term expenses so they could not hire employees since the money would run out. He noted he would provide Council a suggested approach at its next meeting. Mayor McDavid stated it was exciting for him to belong to an organization that showed this type of discipline because each dollar saved could be delivered in more service or employee compensation.

Mayor McDavid understood one of the requests of the Disabilities Commission was for more handicapped parking in the downtown, and suggested they be provided with benchmarks and best practices as he wondered how many handicapped spaces should be available on each block. Mr. St. Romaine commented that the ADA guidelines did not provide much in terms of the ratio of accessible parking to normal parking. The concern of the Disabilities Commission was that although there was ADA parking available downtown, many of those spaces were within parking garages and it was difficult for some to travel from the parking garages to their destination. He thought they needed to look at a fairer disbursement of those parking spaces. He noted the cost to provide one accessible parking space in the downtown per the Public Works Department was about $9,200. In addition, the
City had an ordinance that exempted anyone with an ADA permit from paying the parking meter, and the meter revenue lost per year was about $1,200. An accessible space was twice the size of a normal space so the lost revenue would be $2,400 per year for each additional space. He pointed out there was some interest in changing that ordinance in exchange for more accessible parking spaces by the Disabilities Commission.

Mr. Schmidt commented that there was room at the first and last spaces within a block where they had diagonal parking, and wondered if accessible parking could be accommodated there without taking two spaces. Mr. St. Romaine noted those areas would need to be reviewed because accessible spaces could not be placed on a hill, etc. Mr. Kespohl thought ideally the spaces would need to be placed at the mid-block so the disabled person could travel in either direction. Mr. St. Romaine agreed.

Mayor McDavid believed this issue had been addressed in other communities and thought it would be relatively easy to come up with a policy. He believed a number per block or per two blocks needed to be identified. Mr. St. Romaine stated staff would research this further to determine what other communities were doing.

Ms. Hoppe understood another aspect was enforcement so people who were not handicapped were not in those spaces. Mr. St. Romaine noted that had been discussed and the Commission would likely provide Council suggestions in terms of enforcement. Mr. Schmidt understood the Disabilities Commission was looking into the cost of a ticket for parking illegally in a handicapped space.

Mr. Kespohl stated he and Mr. Trapp had attended the Disabilities Commission meeting last week and someone had indicated the cost for audible pedestrian signals at all four corners of an intersection was $40,000. Mr. St. Romaine explained he had thought the cost was around $5,000 per corner, but had since learned the cost for a typical four leg intersection was about $8,000. This included two buttons per pole for a total of eight buttons. Mayor McDavid thought the City might want to move forward with those then.

Mayor McDavid commented that the Council had heard frequent concerns from the disability community with regard to the inability to attend Council Meetings. He wondered why they were not able to get more out of the money they were spending on paratransit. He noted in looking at the budget for paratransit, he could not determine how many riders the system had. Mr. Matthes stated that was difficult for staff to determine as well. Mayor McDavid asked how many rides they provided. Mr. Matthes replied he thought around 35,000 rides. Mayor McDavid stated that meant each ride cost about $40.00. In Ames, Iowa, the cost was only $14.00 per ride. He understood Columbia Transit had 22.00 positions in their budget while paratransit had 14.25 positions, and paratransit had 10.75 drivers while Columbia Transit had 14.25 drivers. He encouraged the Disabilities Commission and the Public Transportation Advisory Commission to question why they were not getting more service from paratransit. He felt they were running a very inefficient system, and thought they should provide more service and service into the evening hours to attend Council Meetings.

Mr. Matthes explained staff was exploring the concept of changing the hours of paratransit for Mondays by starting at 12:00 p.m. instead of 6:00 a.m. Mayor McDavid thought they could have 1-2 drivers work late on those evenings since they had 10.75 drivers, and suggested the City find ways to run the service more efficiently. Mr. St. Romaine pointed out the
paratransit service was very labor intensive because only a limited number of wheelchairs could be accommodated and it was a door to door service. The driver was only able to accommodate so many rides, which was the reason it was costly. Mayor McDavid thought the disability and transportation communities needed to help address this problem. Mr. St. Romaine noted he looked into the cost of a six month pilot program for one paratransit bus to run two nights a month, and the cost was about $1,900. Mayor McDavid thought that bus could be taken out of service during the day to accommodate that cost.

Mr. Schmidt stated he noticed a few of the items on the list provided by the Disabilities Commission were pilots that could be done on a one time basis, and although they could not fund all of the pilots, they could determine which ones were the most popular, economical, etc. Mr. St. Romaine replied the goal of the pilot was to ensure there was demand for the service before expanding and making it a regular service. Mr. Schmidt commented that in addition to demand, they needed to know if it was workable and affordable.

Mayor McDavid understood the City had been working on issues regarding wheelchair friendly services at City parks. Mr. St. Romaine explained a facilities survey had been conducted, which resulted in the need for about $1.2 million worth of facility repairs and two-thirds of those repairs involved the parks. Mayor McDavid understood the City was committed to addressing those issues. Mr. St. Romaine stated that was correct. He noted the Disabilities Commission was interested in the possibility of replacing the engineered wood fiber installed on sites with rubber tiles because parents in wheelchairs were not able to access playground areas to supervise their children. Over a ten year life cycle, engineered wood fiber would cost about $6,400 while the rubber tiles would cost about $18,000, so it was considerably more expensive. He understood the rubber tiles at the Smithton Ridge Park had been installed ten years ago and was still in fairly good condition. Mayor McDavid understood staff could conduct another pilot to gather more information.

Mayor McDavid understood many of the items on the list were not expensive and could be considered. Mr. St. Romaine agreed, and noted there were other funding mechanisms as well, such as the CIP, transportation enhancement funds, etc. Mayor McDavid thought the Council wanted to see the items on this list addressed in the future and wanted to be provided cost estimates if something could not be done. Mr. Glascock explained most of these items would be considered a public improvement and would require Council approval. Mr. Schmidt thought staff should provide Council information regarding the projects, and noted he would be concerned if they did not go through the regular budget process. Mayor McDavid agreed it should be part of the budgetary process.

Mr. Dudley noted some of the air filled mats at crossings across town had become flat, which made it difficult for wheelchairs to stop on them, and asked that they be added to the list to consider repairing. He pointed out there were a couple on Worley Street and some near the Columbia Mall.

REP39-13 Intra-Departmental Transfer of Funds Request.

Ms. Hoppe understood $700,000 had been transferred for underground electrical projects in the coming year and asked what those projects involved. Mr. Matthes replied they were moving the money from a general fund to a specific project. Mayor McDavid asked if
they had $700,000-800,000 per year. Mr. Matthes replied they had $1 million per year in general ability and the money was moved as projects began. Ms. Hoppe asked if the specific projects had already been approved by Council or if they would come forward in the future. Mr. Matthes replied he believed those projects had already been approved, but noted he would double check. Mr. Johnsen explained these were transfers to accounts that were depleted and pointed out the City allocated $800,000 per year into undergrounding projects. He noted they partnered with projects that had already been budgeted and started. These funds were for existing projects, projects that had been started or for new services. He commented that a lot of new commercial had come on the system in the last year, and when they exceeded the budget for new services, money had to be transferred to those accounts to complete the project.

Mr. Schmidt asked if any of these funds would be used for the Business Loop this year. Mr. Johnsen replied the Business Loop had already been budgeted and funded, and its schedule was coordinated because it was a combined water and electric project. In addition, it was being completed in segments.

Ms. Hoppe understood they had funds available as the opportunity for undergrounding arose. Mr. Johnsen stated they budgeted $800,000-$1,000,000 annually to participate in opportunities to underground. He pointed out these transfers were primarily for accounts where they had overexpended as there had been more growth than they had anticipated.

COMMENTS BY PUBLIC, COUNCIL AND STAFF

Homer Page, 503 N. Brookline, stated he was Chair of the Disabilities Commission and noted he was gratified by the fact the list had already created discussion. He explained the Disabilities Commission felt they needed to present the Council with a number of projects that were consistent with the goals set and would make a difference in people’s lives in case funding was available. They understood the Council would review the process for spending any surplus funds, and they would be pleased to work with staff and others in providing the necessary information for any of the projects they had submitted for Council consideration. He pointed out the Commission would discuss ways to make the paratransit program more cost-effective as well.

Mayor McDavid made a motion for the City Council of the City of Columbia to meet on Monday, March 18, 2013 at 6:00 p.m. in Conference Room 1A/1B of City Hall, 701 E. Broadway, Columbia, Missouri for a closed meeting for preparation, including any discussions on behalf of a public governmental body with its representatives for negotiations with employee groups, as authorized by Section 610.021(9) of the Revised Statutes of Missouri, and to discuss the lease and purchase of sale of real estate by public governmental body where the public knowledge of the transaction might adversely affect legal consideration as authorized by Section 610.021(2) of the Revised Statutes of Missouri. The motion was seconded by Mr. Kespolh and the vote was recorded as follows: VOTING YES: SCHMIDT, TRAPP, KESPOHL, DUDLEY, NAUSER, HOPPE, MCDAVID. VOTING NO: NO ONE.

Mr. Schmidt commented that he had been contacted by Brad Stewart, who resided at 1204 Park Avenue, which was in the North Village neighborhood, but not necessarily within
the permit area since he had been told to contact his Council Member when he contacted the
City to obtain a parking permit. He asked staff to contact Mr. Stewart, and stated he thought
this was the kind of adjustment that would be natural as part of the parking permit process.

Mr. Schmidt understood certain allowances could be made for trash due to snow
removal, but a real problem existed in the alley between Ninth and Eighth streets between
Broadway and Cherry as there were several restaurants that used that dumpster. He was
not sure how to get the message to the culprits to place the trash in the dumpster and to push
the button. He asked staff to provide suggestions for better enforcement, and wondered if it
was the City’s job to enforce this or if it was the responsibility of the Downtown Community
Improvement District (CID). He felt the restaurants had the responsibility to keep people on
the clock until the garbage was in the dumpster and the compression button was pushed. He
understood there was an environmental regulation that did not allow restaurant owners to
hose down their own areas because it might cause trash to go into the storm sewer and
hoped that was not true. If it was not true, he hoped there would be enforcement for it as
well. Mr. Glascock stated staff would work with the Downtown CID to ensure this was
corrected. He noted it was the City’s responsibility to take care of the trash problem and they
would do a better job.

Ms. Hoppe explained she had received a complaint regarding construction work being
done on Sunday in one particular area and had mentioned it to Mr. Matthes. She had since
been notified of others construction projects, particularly student housing projects, where
work was being done on Sundays, which she understood was not allowed. She wanted staff
to enforce the City codes equally, and asked whose responsibility it was to enforce this
particular code violation. Mr. St. Romaine replied the Community Development Department
would enforce it. Mr. Glascock commented that the City had been given permission to pour
congest on Sunday’s if the complaint involved the City’s parking garage. Ms. Hoppe noted
she had not received a complaint regarding the City’s parking garage. Mr. Matthes explained
the Community Development Department was looking into the complaint by the Sacred Heart
Church, and would look into the two new ones as well. Ms. Hoppe understood they were all
working on Sunday’s and she felt they should all be treated equally in terms of enforcement
of the codes.

Ms. Hoppe understood the Council would be given the opportunity to provide input
regarding the recent snow removal efforts and asked if that would be done at the next Pre-
Council Meeting. Mr. Matthes replied it would be scheduled for April or May, and staff would
provide a presentation with recommendations for policies not currently in place.

Ms. Hoppe congratulated David Wilson and Paul Sturtz as well as the volunteers and
sponsors of the True/False Film Festival as it was an amazing and well participated event.
She noted she had met people of all ages and people from Columbia and from out of town.
She believed it was a wonderful event for Columbia. She understood the Columbia Regional
Airport was used to bring in producers and directors from all over the world, and pointed out
the Film Festival put Columbia on the map nationally and internationally. She commented that she also understood American Airlines was a sponsor of the True/False Film Festival.

Ms. Nauser asked staff to consider placing a speed limit sign on Lynnwood Drive as she had been contacted by a constituent that was concerned about the speed of people driving on the street as there were no sidewalks and children walked on the street during the summer.

Ms. Nauser commented that Valencia Drive was in poor condition, especially near the portion that was a dead end. She noted this made it difficult for the handicapped gentleman to get onto the street and asked staff to look at its condition as it had likely further deteriorated due to the snow and to consider repairing it.

Mr. Kespohl stated he had comments regarding snow removal, but would wait until the Pre-Council Meeting at which it would be discussed to make his comments.

Mr. Kespohl commented that he was confused regarding the cost of transit. A year ago when the City was considering entering into contracts with some apartment complexes, he had calculated the cost of a bus to be $101 per hour and Mr. Blattel had agreed that was the cost. At the last Council Meeting, the City had agreed to enter into a contract with the University of Missouri to run a shuttle bus at a cost of $66 per hour, and the agreement approved tonight had a cost of $34 per hour. He did not understand why there were three different costs and asked for clarification. He wanted a report that provided the cost per hour to run a bus.

Mr. Kespohl commented that since he had lived in Columbia most of his life, citizens from outside of his ward would contact him with questions and concerns. Last Saturday, he was contacted by a friend of 30 years concerning his plans to build a manufacturing plant in or around Columbia. His friend had visited with REDI and the City to see if any incentives could be offered to assist him in building this new plant. The City could not offer any incentives that would entice him to locate in Columbia, which was his home. Another community in central Missouri got word that he was looking and offered him a free 15 acre building site in their industrial park and would not require him to pay property taxes for 10 years, which was a great deal. His business would remanufacture product thrown in the landfill to create an environmentally friendly product and this plant would be the Midwest processing plant for his business and would employ over 50 employees once it was up and running. Mr. Kespohl congratulated the community that got the plant for their pro-business response. The City of Columbia could not offer this, but another community could, and as a result the City had lost a manufacturing company that would employ over 50 employees.

Mr. Trapp thanked staff for the excellent job of clearing the roads from this latest snow falls. The snow fall rates were incredible and the first storm caught many of them off guard as many people had taken chances they should not have in terms of driving during the storm. He noted the Public Works Department had taken the brunt of people’s frustrations at the laws of nature. He stated he had looked at a road where cars were parked on both sides,
and there was no way it could be cleared adequately. He thought they had been successful considering the constraints they had. This was a crisis, and it brought out the best in people as well. He had seen people keeping an eye out for others and checking in on others. He understood it was a full effort as various people from various departments of the City worked on the streets. He commended those that shoveled their sidewalks as it was not easy, and noted a neighborhood with most of its sidewalks cleared was a sign of a healthy neighborhood.

Mr. Trapp commented that the inclement weather shelter had been set to close on February 28, 2013, but it had been treated like the emergency it was to ensure there was a roof over the head of those that showed up. He thanked the City in its response in terms of coming together and showing leadership, and thanked the volunteers at The Room at the Inn and the Wilkes United Methodist Church for going above and beyond the call of duty. This was the fifth year in a row an all volunteer effort had provided an inclement weather shelter for Columbia’s most needy citizens. He thanked the Broadway Christian Church for opening a shelter as soon as the other one closed in an effort to provide this service during the bad weather. He commented that this was a full community response in terms of the City providing bus tickets to get people from Broadway Christian Church, the churches for providing transportation to people to the Broadway Christian Church, the Police Department providing security, and the City providing cots and sleeping bags that had been donated. He noted they were already meeting to discuss next year in terms of whether they could provide more robust forms of assistance as it was tough work for the volunteers, and stated he looked forward to an even more successful campaign next year.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,

Sheela Amin
City Clerk