

**MINUTES**  
**CITY COUNCIL MEETING – COLUMBIA, MISSOURI**  
**DECEMBER 17, 2007**

**INTRODUCTORY**

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, December 17, 2007, in the Council Chambers of the City of Columbia, Missouri. The roll was taken with the following results: Council Members HINDMAN, JANKU, SKALA, WADE, NAUSER and HOPPE were present. Council Member CRAYTON was absent. The City Manager, City Counselor, City Clerk and various Department Heads were also present.

**APPROVAL OF THE MINUTES**

The minutes of the regular meetings of November 19, 2007 and December 3, 2007 were approved unanimously by voice vote on a motion by Mr. Wade and a second by Mr. Janku.

**APPROVAL AND ADJUSTMENT OF AGENDA INCLUDING CONSENT AGENDA**

The agenda, including the Consent Agenda, was approved unanimously by voice vote on a motion by Ms. Nauser and a second by Mr. Wade.

**SPECIAL ITEMS**

None.

**SCHEDULED PUBLIC COMMENT**

**Jeff Owens - Reducing Columbia's Carbon Footprint; Proposed Solar One Program.**

Jeff Owens, 18571 S. Alma Court, Hartsburg, Missouri, commented that there were many members of the community that were concerned with how they could most effectively approach this very important issue. He stated he was interested in continuing to live and work in Missouri and was currently pursuing a program in Advanced Third Generation Solar Cells at the University of Missouri. He indicated he appreciated the leadership in Columbia as he felt it was progressive since the City had a renewable energy standard. He commented that he had read the Solar One report and had heard Mr. Hasheider, an employee of the Water and Light Department, speak at the E3 Conference at Crowder College. He wanted to ensure some of his concerns with regard to the program were entered into the record. Mayor Hindman suggested he provide his concerns to the City Clerk who could ensure the Council received them. Mr. Owens noted he had provided his concerns to the Water and Light Advisory Board as well. He stated appreciated the City's open process of allowing people to provide comments and hoped to learn more about the program. He explained the RPS made statements regarding the exclusion of conservation measures for achieving the City's reduction goals and wanted to know how he could find out more about it. He wondered how he would go about obtaining more information. Mayor Hindman suggested he contact the Acting Water and Light Department. Mr. Owens provided a copy of

his comments to the Clerk and noted it was constructive criticism and hoped that was how it was taken.

**Sid Sullivan - Changing the paradigm for site selection of elementary schools in conjunction with Columbia Public Schools.**

Sid Sullivan, 2980 S. Maple Bluff Drive, provided a handout and explained he recently attended the environmental impact study for the eastern Missouri roadway system coming into Columbia where the upgrade of WW was prevalent in all of the options. A problem was that Cedar Ridge School was on the path of the proposed upgrade of WW. By upgrading WW, they would be placing a major arterial next to an elementary school, which would defeat the purpose of upgrading the road to move traffic at 35-40 mph because there would be a school zone with a 20 mph speed limit. In addition, they would be dividing an assignment area established by the School District as WW went through the center of an area. When looking at the assignments areas there were others to include Mill Creek on Vawter School Road, New Haven on New Haven Road, Fairview on Fairview Road, Parkade on Garth, Lee on Locust, Derby on Blue Ridge Road. Several schools were next to an arterial causing the slowing of speed limits when trying to move traffic or slicing through the assignment district. In one case, the kids had to be bused across the expressway and into the School District. He commented that they talked a lot about obesity and greenhouse gases, but the way they designed the City forced people to drive kids to school. In addition, the young and the elderly had to walk or be driven to get to their ultimate location. In terms of developing neighborhoods, he suggested they look at walkability in order to decrease automobile traffic and reduce greenhouse gases. He thought they should design neighborhoods to include an entire assessment area and plan roads around that. This would prevent traffic from penetrating through the neighborhood and would allow a child of elementary age to walk to school unimpeded by traffic. He explained the School District currently had to increase the stacking area for the cars to drop off kids because a majority of kids lived further than the mile distance allotted and were driven by parents or a school bus. He suggested an organizing paradigm and noted he provide some examples of other ways to develop neighborhoods for Council consideration. This would also allow schools, parks and playgrounds to be incorporated into a single neighborhood so children could walk and bike to those as well.

**PUBLIC HEARINGS**

**B398-07 Amending Chapter 29 of the City Code as it relates to the Historic Preservation Commission.**

The bill was given second reading by the Clerk.

Mr. Watkins explained this proposal was essentially recommended by the Planning and Zoning Commission (PZC). The Historic Preservation Commission (HPC) currently had a list of eighteen powers and duties in the ordinance. This would expand that list to twenty-seven. The four changes recommended by staff involved two changes and two deletions. Staff felt the language was not clear in a couple of areas and was recommending changes to make it clearer. In addition, they felt two superseded the powers of the City Council.

Mr. Teddy stated the proposed amendment would expand the HPC's powers and duties and, in some cases, would align the ordinance with activities the HPC was already doing, such as the Notable Properties Program. The PZC recommended the public hearing draft unanimously. At that time, there were twenty-eight items. One item pertaining to the review of demolition permits was removed from the ordinance being presented to Council by agreement. In addition, staff made a few modifications to the language, such as changing "to administer" to "to advise".

Ms. Hoppe understood the change "to advise" was not recommended by the PZC. Mr. Teddy replied that was correct. Mr. Watkins noted the Commission had not seen staff's review. Mr. Skala understood staff's review and comments were post PZC meeting actions. Mr. Watkins stated that was correct.

Mayor Hindman asked for clarification on the demolition issue. Mr. Teddy replied an additional item had been in the draft ordinance presented to the PZC. The staff report to the PZC recommended removal of that item, which would have created a process where the HPC would review demolition permits for possible impact to historically significant properties. Mayor Hindman asked if the PZC accepted staff's recommendation. Mr. Teddy replied yes and noted they suggested the HPC treat that as a separate issue at a later date.

Mayor Hindman asked what it took to demolish a structure now. He thought it only took a request. Mr. Teddy replied no demolition permit could be issued for properties within the four historic districts, which were really four individual properties, until the HPC reviewed the request. Other properties did not require a review of the HPC. Mr. Watkins pointed out they would be bringing back a demolition proposal. Staff felt the one included in the draft was too broad.

Ms. Nauser understood staff was suggesting item #19, which would establish the historic preservation revolving fund, be deleted and be done by ordinance. She wondered why this was not sufficient and asked if they were looking for additional language. Mr. Boeckmann replied this would give the Commission the power to establish the fund and staff believed it was something Council should do by ordinance. Ms. Nauser wondered why that would not happen with Council approving this ordinance. Mr. Boeckmann replied, by passing the current ordinance, Council would be authorizing them to establish the fund. Mr. Watkins explained he thought there was a better way to do this. He suggested establishing a non-profit corporation. If the donations of land, buildings, etc. came under the City's control, they would be difficult to sell due to City ordinances and policies. If they had it as a non-profit, it would provide more flexibility. Ms. Hoppe understood this would be amended at a later date. Mr. Watkins stated it would probably be something entirely different and would not necessarily be an amendment to this ordinance. Ms. Hoppe thought the HPC's interaction with the non-profit would have to be in this ordinance. Mr. Watkins stated he was not sure.

Mr. Janku understood Mr. Watkins had discussed the non-profit issue with the HPC and asked if they had discussed any other areas of concern. Mr. Watkins replied he had talked to the Chair of the HPC, but not the entire Commission.

Mr. Wade understood the ordinance regarding demolition had gone back to the HPC, so he knew that was in the motion. He asked if they wanted to do something similar with the funding capability issue, so they knew that was moving forward. He noted this language

came from the State model ordinance, which was one possibility, but another possibility was suggested by staff. He asked if the HPC was going to analyze this issue and come forward with a proposal. Mr. Watkins replied that was his intent. Mr. Wade asked if they should make a motion in that regard toward the end of the meeting. Mr. Watkins replied that would be appropriate.

Mayor Hindman opened the public hearing.

Brian Treece, 2301 Bluff Pointe Drive, stated he was Chair of the HPC and explained the current City ordinance required a very balanced and diverse Commission. At this time, they had a realtor, real estate appraiser, real estate investor, two general contractors, a historic preservation specialist and a layperson. He thought that strength kept the HPC and proposed ordinance balanced toward preservation as well as adaptive reuse and development. He noted the proposed ordinance was the product of a fourteen month discussion between Commission members and City staff. The City's current ordinance required the HPC to periodically review and recommend changes to the existing ordinance. He stated the proposed ordinance was nearly identical to the Missouri Department of Natural Resources - State Historic Preservation Office model ordinance, which was used by more than twenty municipalities across the State of Missouri. He pointed out this was the first time the existing ordinance had been reviewed and revised since the HPC was established nearly ten years ago in 1998 and historic preservation had increased dramatically in the last ten years. There were tax incentives, tax credits, downtown stimulus packages, downtown redevelopment programs, etc. The HPC's goal was to have a robust and dynamic City ordinance that allowed them to take advantage of those fluid changes in historic preservation. He noted the product of their discussions resulted in twenty-eight revisions and the PZC recommended twenty-seven of those revisions. With regard to the demolition permits, he recalled being directed to work with Protection Inspection and come back with agreed upon language for the PZC to review.

Mr. Treece noted the HPC was currently allowed to only inventory those structures that were architecturally or historically significant. The new language would allow them to consider impacts that might be more culturally, socially, economically, politically or archeologically significant, such as cemeteries and battle grounds. He pointed out the Blind Boone Home might not be considered historically or architecturally significant, but was an important cultural or social asset to the community. This would allow them to consider those types of properties when they sought to award recognition or preservation efforts. Item #19 allowed for the creation of the historic preservation revolving fund. Currently, State statutes allowed political subdivisions to create this revolving fund and this section mirrored the authority granted to historic preservation and municipalities within that existing State statute. He understood staff was recommending this item be deleted and he was respectfully encouraging the Council to reject that suggestion. He thought this was another tool they could use. He stated he did not believe staff was objecting to its content. He understood they were concerned with the process by which it would be created. He believed the creation of the fund belonged in the historic preservation ordinance. Items #22 and #23 were issues the PZC also felt strongly about. He noted the HPC had always been a creature of the planning and zoning ordinance, but there was no mechanism in that ordinance for formal

communication between the PZC and the HPC before a proposed zoning variance went to the PZC or as the result of a historical impact being identified during a public hearing for a proposed zoning ordinance. This would allow the PZC to refer a matter to the HPC for review and comment. The City Council was also added. He pointed out the Council had sent a request involving the naming of alleys to the HPC, but he did not believe there was a mechanism for that type of formal communication. This would create that authority. With regard to item #17, their original intent was to administer any historically significant property on behalf of the City in conjunction with the historic preservation revolving fund. He explained that if a property was donated to the fund, the HPC could administer the donation by stabilizing it and promoting its adaptive reuse. He believed the Council's interest was protected because they would have to approve the receipt of the real property before it was accepted and would have to direct the HPC to administer it. This provided the enabling authority to do that. It also allowed them to be aggressive in the receipt of donations and grants.

Ms. Hoppe asked how the historic preservation revolving fund would work if the HPC established and administered it versus the City establishing it and a City Department administering it. Mr. Treece replied he did not know how it would work within the function of City government. He pointed out he did not think staff was objecting to the creation of the fund. He thought they were concerned with who had the authority to create it. He explained the State of Missouri had a historic preservation revolving fund and actively recruited property owners to acquire property from the fund with the proceeds going back into the fund to stabilize other historically significant properties. He thought it was a tool that could be used here and gave the Heibel-March Grocery Store as an example. Rather than relying on a not-for-profit for whom the City had no control and whose expertise was not historic preservation, this would allow the HPC to stabilize and seek active and adaptive reuse for it. The proceeds from the lease of the reuse could go back into the fund to stabilize other historic properties. The ultimate goal, through donations, grants, acquisitions and revenues, was to create a fund that could be used to secure historic properties, help owners of historic properties with low interest loans, etc. He believed the City Manager had an excellent idea with a not-for-profit and they were interested in pursuing that as it would create favorable tax consequences for someone that wanted to donate a historic property to a not-for-profit. He understood those were benefits that would not exist if it was donated to a city government who had no tax credits or abatements to offer.

Ms. Hoppe asked if they could have both a non-profit and the historic preservation revolving fund. Mr. Treece replied he thought so, although he did not think the not-for-profit would need the authority of the fund. He thought it could just be their mission to revolve the money for the purposes of historical preservation and redevelopment. He believed it was a tool the legislature created for city governments, so they would have a protected revenue source for a dedicated purpose without revenues being reverted to the City's general revenue and then reappropriated for historic preservation.

Ms. Nauser understood twenty other municipalities had adopted this ordinance. Mr. Treece replied there were forty-three certified local governments, similar to Columbia, that met the standards of this accreditation program and of those, half had preservation

ordinances that varied slightly from the model ordinance used. There were also another five to ten non-certified local governments that used the model ordinance.

Ms. Nauser asked if it was fair to say those municipalities adopted the format identified by item #18. Mr. Treece replied the proposed revision was identical to the model ordinance. He explained, currently, the HPC had the duty to make recommendations to the City's receipt of grants and gifts related to historic preservation. The proposed revision would allow them to take a more active role in securing and administering those grants for the purposes of historic preservation.

Mr. Skala stated he believed staff and the HPC were generally in agreement with regard to the revolving fund and that the idea was to provide enough time to conduct the discussion, so they could establish an ordinance and a link, by amendment, to the ordinance to give the HPC what they sought. He asked if there was another reason the HPC preferred to have this enabling language in this ordinance as opposed to a separate ordinance with a link to this ordinance. Mr. Treece replied the organization of City ordinances was up to Council, but he felt the historic preservation revolving fund should be included in the historic preservation ordinance, whether it was done tonight or at a future date and whether a not-for-profit administered the fund.

Mayor Hindman asked if the State Historic Preservation Revolving Fund was administered by DNR. Mr. Treece replied it was administered by DNR within the Division of State Parks and Historic Preservation. Mayor Hindman understood it was not done by a commission or not-for-profit. Mr. Treece stated that was correct. He explained the revenues within the fund revolved back to DNR without going through the General Assembly and that appropriation process.

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

Mayor Hindman asked if they adopted the recommendations of staff, if they would have to amend the ordinance. Mr. Boeckmann replied yes.

Mr. Wade stated he would support removing item #19 from the ordinance. He understood there were three possibilities. One was as drafted in this ordinance, another was what the City Manager suggested and the third involved both through a mutual relationship. He agreed they needed something for those functions and would make a motion, during Council comments, asking the HPC to review the options and provide a proposal to best meet Columbia's well being. With regard to item #17, he would have preferred to have received the wording as the PZC recommended it with an amendment being available. He was uncomfortable with staff changing the language of items forwarded from the PZC.

Mr. Janku commented that he thought they should move forward with the parts where there was agreement and suggested they further review the revolving fund and related language involving item #18. Mayor Hindman understood Mr. Janku was proposing the ordinance be amended by deleting item #18. Mr. Janku stated yes and noted he was also concerned with item #27 since it was so broad.

Mayor Hindman asked about the concern with demolition. Mr. Skala replied that was already deleted. Mr. Watkins noted the PZC removed it.

Mr. Wade understood Mr. Janku indicated items #19, #27 and #18 needed further work before being brought back to Council and he agreed.

Mr. Watkins asked if the ordinance the Council had in front of them tonight incorporated the four staff concerns. Mr. Boeckmann replied no. Mr. Boeckmann explained the PZC recommended an ordinance which was sent to the Law Department. Staff made a few changes that were outlined by Mr. Teddy in his November 9, 2007 memo. After that, the City Manager asked for his comments and he had four suggested changes, which were addressed in the memo dated November 29, 2007. These four changes were not in the ordinance.

Mr. Wade pointed out he did not disagree with staff's recommended changes, but disagreed with them being made after PZC had forwarded it to the Council.

Ms. Nauser understood this was a model ordinance adopted by the State and over half of the municipalities authorized to do this kind of work had adopted it as well. She wondered why they wanted to change it. Mr. Boeckmann replied with regard to item #17 he was not sure what it meant and simplified it. As he read item #18, it authorized the HPC to accept gifts of money and hire personnel. He felt the acceptance of gift was a function of the Council and the statement regarding the hiring personnel was inconsistent with the City Charter and other ordinances.

Mayor Hindman stated he agreed there was a problem with item #17 because it appeared to go beyond historically significant property. He thought an easement for a sewer in a new subdivision would be covered by this. Ms. Hoppe thought it would have to relate to property of historic significance. Mr. Janku stated it depended on how it was read.

Mr. Janku made the motion to amend B398-07 by deleting the four items represented as staff concerns from the ordinance. Those were items #17, #18, #19 and #27.

Mr. Skala asked if these were removed, if they could straighten out the issue of the other changes made by staff. He thought the PZC should be aware of the fact this was changed. Mr. Janku thought it was still open and they could make a further recommendation. Mr. Skala wanted to ensure they could correct the process.

The motion made by Mr. Janku was seconded by Mr. Skala.

Ms. Hoppe thought the HPC, with regard to the items in dispute, wanted a more active role since they had expertise in the area. She commended them for being active and in trying to make a good impact in the area of historic preservation. She stated she was in favor of looking at the items in question and proceeding with the remainder of the ordinance.

Mr. Boeckmann understood the motion was to delete all four sections of concern. Mayor Hindman and Mr. Skala agreed it was.

The motion made by Mr. Janku and seconded by Mr. Skala was approved unanimously by voice vote.

Mr. Wade asked if they eliminated item #17 or just changed the wording. Mayor Hindman replied they eliminated it. Mr. Janku stated his reasoning was to allow the groups to discuss the issues and come to common ground.

B398-07, as amended, was given third reading with the vote recorded as follows:  
VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bill declared enacted, reading as follows:

**B406-07 Approving a petition requesting the formation of the Keene Medical District Community Improvement District consisting primarily of property located along Keene Street from Broadway to I-70 Drive Southeast.**

Mayor Hindman noted this item had been withdrawn.

**(A) Construction of Clark Lane from Route PP to St. Charles Road.**

Item A was read by the Clerk.

Mr. Watkins stated this was a public hearing with regard to improvements to Clark Lane, a minor arterial roadway. An interested parties meeting was held on September 26, 2007 at Blue Ridge Elementary School. The project was one of the 2005 ballot projects and was prioritized after the 2005 election for construction in 2008. The CIP funding for Clark Lane was \$3,600,000 and would come from various sources. He noted Boone County was a contributor to this project since a portion at the east end was not within the City of Columbia. In accordance with the development agreement with The Links, the developer was constructing the box culvert over Hominy Branch, which included a multi-use underpass allowing for a future trail. In addition, the developer was paying for the cost of a single lane round-a-bout at St. Charles Road and 50 percent of the cost to design and construct the round-a-bout at Route PP. The design involved a two lane road with a center grass median and various turn pockets. It had a 100 foot right-of-way, which would facilitate the expansion to a four lane road in the future as traffic demanded.

Mr. Glascock explained the proposed typical section along Clark Lane was two lanes with a grass median in order to accommodate projected traffic, which included traffic from the newly selected high school site on St. Charles, and the proposed typical was in conformance with City street standards. He pointed out they initially had the round-a-bouts exactly where the streets intersected. At the interested parties meeting, there were several comments about McKee Lane and Crump, so they moved the round-a-bout to line up with Ballenger Place. This would still facilitate the Ballenger Lane extension over I-70. The eastern round-a-bout was also shifted and would allow a right-in, right-out and left-in on Lakewood Drive. The design would allow them to put four lanes in at some point in the future. A traffic analysis was done using the traffic demand model and the median allowed greater capacity. If they included a turn lane, he believed they would have to go to four lanes sooner. With the round-a-bouts and median, staff believed the street would accommodate traffic conditions for 10-15 years. He described the location of the road improvements using the overhead.

Mr. Skala asked for the cost of the box culvert and 50 percent of the cost of the round-a-bout, which were being paid for by the developer. Mr. Glascock replied the cost of the box culvert was over \$80,000 and the cost of the round-a-bout was close to \$200,000.

Mr. Janku stated the schematic showed a total right-of-way of 100 feet and asked how wide the travel lanes would be when it was built out to four lanes. Mr. Glascock replied he thought they would be twelve foot lanes, but noted it would be determined later. Mr. Janku commented that the schematic showed a ten foot buffer on one side and an eleven foot buffer on the other and asked if they would keep the bike lanes or eliminate them. Mr. Glascock replied they were grading the entire width of the right-of-way to accommodate the future lanes, which was not shown on the schematic. This meant they would not have to go back to regrade it. Mr. Janku asked if they would have to rebuild the pedway and sidewalk



when they put in the new lanes. Mr. Glascock replied it was not shown on the schematic because the consultant did not understand what they wanted. He reiterated they would grade it all of the way out and explained they normally put the sidewalk and pedway one foot inside of the right-of-way line.

Mayor Hindman asked if they would build the sidewalks and pedway as part of the project now. Mr. Glascock replied yes.

Mr. Skala noted a fire station was located at the corner of Clark Lane and Ballenger and understood a cul-de-sac would be part of that road with access to Ria. He asked if that was how the Fire Department would get back to the rest of Clark Lane that went to Highway 63. He also wondered if the improved section of road near The Links with the median would provide an adequate width for a turning radius for the large fire trucks that would be needed for the three-story apartments. Mr. Glascock replied they were working with the Fire Department to ensure the movements they needed would be accommodated. The Fire Department did not like the cul-de-sac end, so they were working together to find out what was needed to make the required turns.

Mayor Hindman opened the public hearing.

Thad Simmons, 5002 Orchard Lane, stated he drove this road frequently and since the apartment complex was constructed, there had been some motorcycle accidents due to traffic coming out of the apartment complex without looking at where they were going. He thought the intersection of Ballenger and Clark was listed as the most dangerous intersection with regard to accidents. He commented that he did not believe there was enough land to turn a fire truck around to put it in the garage off of Ballenger Lane if they were coming off of Ballenger Place. He noted he was in favor of something being done. He explained pedestrian traffic was heavy because this area of town was poorly served by the City bus system. Clark Lane, right now, had no shoulder and a choke point. He believed it was a bad two lane road. He reiterated he wanted the road done, but had a concern. He understood the Council approved moving forward with the planning of the Lemone Industrial Boulevard extension with a modification and during that discussion, it was said Columbia's practice had been to build the bridges with the developer paying for the roads. In this case, the City was giving a gift to the developer of The Links by allowing them to build this 1,000 unit student apartment complex with no road improvements. They were only being charged \$140,000 and the remainder of the cost for the rest of the improvements would be put on the residents. He did not think that was fair. He encouraged the Council to vote no on this improvement. He wanted more consideration given to funding from the developer and the fire station on Ballenger.

James Cook, 5419 E. Clark Lane, stated he was two blocks from the I-70 interchange at exit 131 and could go anywhere from there. If the Council allowed the median to be put in, he would only be able to turn right. This would cause him to have to go all of the way down to the Ballenger round-a-bout or through the dreaded PP/Clark Lane/63 interchange, which was a mess. He noted he was worried about his customers. He pointed out for the last twenty-seven years he had a small business in his home. He understood there was a concern with left turn rear end accidents and noted he was not aware of this type of accident occurring in front of his home during the last twenty-seven years. He pointed out there were

five other homes that would not be able to turn left. He understood there had been talk about a U-turn lane at the entrance to The Links, but did not know how they would do that unless it was widened. He noted UPS trucks making deliveries parked in front of his house and wondered where they would now park. He commented that there would also be school buses taking kids to school and wondered how the fire trucks would get through. He pointed out there was also a County fire station on St. Charles Road. Trucks from both stations went back and forth all day long. He also wondered if those trucks would be able to interact with the school buses on the road. He wondered if two lanes were enough. He asked why they could not have three lanes. A center lane would allow them to make left turns and provide extra room for fire trucks. The need for a U-turn would be eliminated as well. He asked the Council to consider putting in a third lane instead of a median that would prevent left turns from his property and the property of others to include those on the north side of The Links.

Jerry Carrington, 3015 Meghann, stated he owned a duplex at 729 Demaret and this concerned him. He pointed out the current road was a mess due to all of the concrete trucks that had been using it. He was concerned because he did not believe everything had been presented to the public. With regard to the box culvert, he wondered if it would go all of the way out with head walls for future development. He also wondered if it would have vertical faces, which would require more money to be put into the project. In addition, he questioned the dirt that would need to be taken to widen this when they were not going to build it completely out.

Arlen Halverson, 2300 Whitewater Drive, wondered if they had considered the extra traffic load that would be put on the round-a-bouts due to having medians down the center lanes. He wondered if the traffic study considered everyone coming from the north that would have been able to turn to get to the Lake of the Woods to get to I-70. He did not think they would want to go to the west end and turn around to come all of the way back. He believed they would have a lot of traffic flow around the west round-a-bout that normally would have gone to the Lake of the Woods exit. He pointed out the 63 Interchange was already busy with traffic backing up a long way to go both north and south in the morning and at night. He wondered how many more would go to 63 instead of using the Lake of the Woods exit as it would make the situation worse. He believed this road should be widened with full turning lanes being constructed. He understood the need to make the project look good and to try to contain the cost, but felt turning lanes or going to four lanes right away while making the round-a-bouts larger was more appropriate in handling the traffic flow. He understood the Lake of the Woods round-a-bout was expected to be a single lane round-a-bout and did not believe it would be able to handle traffic. He suggested a dual lane round-a-bout. He did not believe this design, as presented, was a feasible solution.

Skip Elkin, a Boone County Commissioner, noted he had some design concerns. He agreed there was value in the project, which was why the County Commission was participating in it. He believed the road needed to be improved due to growth and development in the area above and beyond The Links and thanked the City for taking the lead. One issue he had was with the round-a-bout at St. Charles Road. He noted there were about 2,000 cars coming in and out per day on average at Lakewood Drive. When heading north on St. Charles Road, going around the round-a-bout and veering to the right, which was

to the east, there was a turn lane 50-100 feet off of the round-a-bout, so there was not a direct connection for Lakewood Drive to the round-a-bout. It was offset by about 100 feet. He believed this would cause stacking through the round-a-bout for people turning onto Lakewood Drive because some of the 2,000 cars per day would have to cross westbound St. Charles traffic in rush hour mornings and evenings. He encouraged the Council to have City staff get together with County staff in order to clean up the intersection. He stated he wanted to see a direct connection of Lakewood Drive to the round-a-bout. He wondered if there was a design standard for a minor arterial with two travel lanes and a center turn lane. He noted there was significant residential and business interests on the north side of St. Charles Road, so he wanted to ensure the people there had better access than what was being proposed. Since this would eventually be built out to four lanes, he suggested going ahead and putting in the center turn lane instead of the median on the undeveloped eastern side of the road. He felt, if installed, the grass median would need to be torn out at some point since they did not know where the access points would be located for the undeveloped land to the south, on the east side of The Links. He asked which side was north and which side was south on the drawing of the typical section right-of-way. Mr. Glascock replied he thought the pedway was on the south side, but was not sure it had been determined. Mr. Elkin asked if it was symmetrical. It appeared there was more on one side versus the other. Since there was residential and business interest on the north side, he felt if right-of-way was taken, it should be taken from the undeveloped southern side. He reiterated this road needed to be upgraded due to traffic and was hopeful City and County staff could get together to work out some of the issues.

Blake Segafredo, 3601 W. Broadway, provided the Council a copy of his notes and commented that this plan looked beautiful on paper, but wondered if it would really work with the hills and topography in the area. The round-a-bout on the west would be on a hill and during this time of year that was a concern. Since it had a slight slope, an ice slick could cause sliding causing people to try to navigate the round-a-bout in the middle of the hill. He wondered if they planned on grading it out to make it less of a hill. The alignment of the west round-a-bout was skewed, so three of the spokes would be close together causing a back up. He understood the middle section of Clark Lane would be expanded to four lanes, but wondered if a bike lane would still be included after the fact. He did not think the drawing allowed for the bike lane. Mr. Janku stated he asked about that and was told there would be more space than what was shown on the drawing. Mr. Segafredo thought the correct drawings needed to be presented. He agreed the alignment of the east round-a-bout needed to be reworked. There were five spokes to include the turn into the Sonic Drive-In on the corner. He stated there was a lot there, which could impact the businesses in the area. He stated his biggest concerns involved the right turn bypass and two lane round-a-bout. He was not aware of these features anywhere else in town, so people were not used to seeing them. He saw the right turn bypass as a spot for possible collisions if someone did not realize they needed to turn right. With the multiple lane round-a-bout, he thought people would cut through and go from the outside lane to the inside lane to get to through round-a-bout. They would be those who were not aware it was two lanes or those who were in a hurry. He was not sure it was good idea to have the multi-lane round-a-bout.

Randy Davis, 2308 Tremaine, stated as a member of Charity Baptist Church he was concerned with putting the Church on a cul-de-sac because if it snowed 6-8 inches, it would be difficult to have services. It would also impact emergency vehicles if ingress and egress involved a cul-de-sac because it was typically low in regard to priority for street cleaning. He noted the original design showing the round-a-bout aligned off of Ballenger Lane versus than Ballenger Place was superior with regard to how it affected the fire station, Charity Baptist Church and overall traffic flow.

Nancy Baker, 5415 Clark Lane, stated the median in the middle would be a great obstruction to her property because turning in and out of there would be bad. She explained they had a travel trailer and getting in and out with the median would be impossible. They would be forced to go down to the round-a-bout and turn back around. She used a left turn to get to the interstate on a daily basis and this would force her to go right and through the area that was already congested. She thought the best thing would be to have a turn lane in the middle as opposed to the median because it would be more convenient for the people living there and for future development.

Garrett Taylor with offices at 1103 E. Broadway stated he was representing George Godas and the Lakeview Mall Shopping Center and noted that after listening to all of the comments tonight, there were a lot of things to take into consideration. He thought there were some items the City had taken into consideration and other items that could be done better. Irregardless, they felt it was time to move forward with this project as this was something that should have already been done. Although there were certain parts of the project they were not in agreement with, they believed it was time to move forward with the project as proposed. They were recommending the Council approve the project so construction could begin.

Dave Harr with offices at 1313 Vandiver stated he owned two lots at the top of the hill on Clark Lane, which had been rezoned commercial. According to the proposed plan, they would have a median in front of their property. He wondered why the median was still in the plan as it would hamper their business development. He suggested the Council table this issue, so they could meet with staff to get an understanding of why they were still recommending the barrier in front of their property. He stated he had met with Mr. King of the City a couple times and thought they had a workable plan. He believed they would end up with a better plan by tabling the issue, which was something the neighborhood really wanted and expected. In addition, it would take the new high school and the five houses mentioned earlier into considerations. He noted he would have semis at his place and they would not be able to get in and out per the plan shown tonight. He wondered if the City would be able to control water runoff with all of the concrete being poured. He also wanted to ensure the stream was protected with regard to erosion.

William Provencher, 1901 McKee Street, asked if the police had been advised of this and if staff had considered how this might affect their response times in these neighborhoods.

Keith Klepper, 5104 Clark Lane, stated he did not believe a median was necessary. He thought it would be more functional if it were a turn lane rather than a median.

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

Mayor Hindman asked if a U-turn lane was being considered. Mr. Glascock replied yes and explained they were considering putting one in front of The Links' driveway for people who needed to go back to the east. Mayor Hindman asked if that would serve the houses. Mr. Glascock replied yes.

Ms. Nauser stated she was in agreement with many of the people that had spoken with regard to the landscaped median. She understood they would have a long stretch of road that would dump into a commercial area that did not have a grass median. She thought it would be appropriate to have a center turning lane and strategic stop lights so people could make a left hand turns when needed versus going down the long stretch of road into other traffic. She asked if they were doing landscaped medians on all new roads. She wondered what the logic was of having the landscaped median on this end of Clark Lane because there was not one on the other end. Mr. Glascock asked if she was referring to the portion in between the round-a-bouts because both ends had landscaping. Ms. Nauser replied she was talking about the commercial development already on Clark Lane because the area with the restaurants and hotels did not have a landscaped median. Mr. Glascock stated that involved a State route and was five lanes. He pointed out left turns had been limited with rubber units similar to what was on AC.

Ms. Hoppe asked if they could do something similar to what was being proposed for West Broadway, which was a median strip and turn lanes for residents where needed. Mr. Glascock replied they could. He noted it would be an area for five houses because there were no other driveways except for the driveway for The Links. He commented that although they could possibly do something in the area of the houses, he would recommend constructing the median if it was ever rezoned.

Ms. Nauser stated she was hearing there was a lot of commercial development on this road that would prefer something other than the median as it was seemed to be prohibitive. Mr. Glascock explained this road would be used as an outer roadway or frontage road for I-70. With the EIS, if it came in from the south to the Lake of the Woods interchange, it would continue to develop and traffic would be using this as an outer roadway. He noted they were following the street standards and it required a median.

Mr. Janku understood a U-turn area at The Links was potentially going to be incorporated into the design. Mr. Glascock stated they were looking into it. Mr. Janku asked if that would service the commercial property the person was talking about earlier. Mr. Glascock replied no.

Mr. Skala understood they would be voting on whether to proceed with this in terms of planning. He wondered how rigid that was due to the comments made about other considerations. He asked if the procedure was the same kind as with Lemone or if it was more fixed. Mr. Janku replied there was a chance to change it later, but the project would be further down the road. Mayor Hindman thought staff would take the comments into consideration, but that this was what they were essentially planning to do.

Mr. Skala stated he had lived in this area for about twenty-eight years and noted they had received some relief at Highway 63 and I-70 when it was widened to seven lanes, but all of it still funneled into a two lane unimproved road from 63, beyond the improvement, to almost where the round-a-bout on the west side would be located. He pointed out that during

his tenure on the Planning and Zoning Commission, he was the only Commissioner that voted against The Links proposal because he did not believe enough money had been provided for off-site road improvements. He felt this was a more like an internal road since the development was on both sides. The number of cars from the 832 apartments would be about 2,000 and would funnel into an area that went down to two lanes west of the round-a-bout. Even if people in that area went east to get to I-70, they would still wind up at the 63/I-70 interchange because St. Charles was not improved from St. Charles to Keene. They would be funneling all of these cars into a problem area. He agreed this small piece would relieve some of the traffic in the immediate area, but there was no solution beyond the immediate area. He noted there were questions with regard to fire and police response times and pointed out this area led the City in terms of arrests. In addition, an issue had been brought up with regard to topography. Also, the County indicated there were problems that had not been resolved to everyone's satisfaction. He commented that he was not sure about the median without turning lanes. He understood that configuration would provide a better traffic flow, but was not sure the trade off of not having turn lanes was worth it. He stated there were a lot of questions that had not yet be answered to his satisfaction. He agreed they needed to do something and would support it when some of these issues were resolved. He felt this was reactive planning and understood, to some degree, they did not have a choice since they were limited by the amount of funding they had. He did not believe they could allow this section of the road, a two lane unimproved section, to absorb all of these improvements. He thought they needed to do something to make the entire flow of this project work better for the residents and those trying to get in and out of the area.

Mayor Hindman stated he understood the issue of funneling traffic into two lanes, but commented that, unfortunately, they did not have the means to deal with it at this time. They had to decide whether or not to do the project at all or whether to do the project in steps. He thought there were two big steps ahead of them. One was to get the two lane stretch to the west that Mr. Skala was referring to cleared up when they could afford it. The other was to get the Ballenger Lane overpass over I-70 done as that would make a huge difference in the long run. He noted, at this point, the road they had was bad. He thought it was a project whose time had come even though it was not perfect. With regard to the design, staff had heard the comments and would be taking them into consideration. There was a mention of the possibility of a U-turn lane and he thought it could be a way to deal with left hand turns. He understood allowing a lot of left turns would eliminate a major benefit of this road because unless they decided they were not going to allow left turns, they were defeating the overall goal. He wanted to see this issue accommodated by a U-turn system where necessary. He explained they saw with the Broadway study that if they built a two lane road and controlled left hand turns with left turn pockets or U-turns, a tremendous amount of traffic could be carried along the road without four lanes. He did not believe they wanted to build out to the four lanes at this point. He thought they wanted to be as effective as they could with two lanes. He stated he believed the round-a-bouts were advantageous. At peak times, he agreed there would probably be some stacking at the round-a-bout, but noted there would be stacking at a four-way stop or lighted intersection as well. He commented that the round-a-bouts were much safer as the accident rate was much lower than at intersections because

the conflicts were less severe. He thought, to a certain extent, they needed to rely on the engineering abilities of staff to think their way through these kinds of issues. He believed the basic idea staff was presenting was sound and that they would look at the issues discussed during final engineering to come up with the best solution. In addition, Council would see the final plans and if they were not acceptable, they could deal with them. He thought this was a needed improvement and felt the basic assumptions were sound.

Mr. Janku understood McKee Lane now had full access. He did not think the round-about was there any longer and it appeared as though there was a break in the median so individuals would have full access to the left and right. Mr. Glascock stated that was correct. Mr. Janku also understood the police would continue to have full access to that area. Mr. Glascock stated they would.

Mr. Wade stated he had heard a lot of comments with the perception of the median being there for beautification and that was not true. It was an access management technique. He noted one of the powerful things in the report regarding West Broadway was that a median provided one of the safest ways to move high volumes of traffic. It was one of the best ways to increase the level of safety and reduce the number of accidents while maintaining a more rapid flow of traffic. He believed the five houses on the one side had a legitimate issue in terms of access and the U-turn would begin to deal with that. He commented that round-a-bouts moved traffic more rapidly, expeditiously and safely than almost any other mechanism. He thought this design could safely move the increased volume of traffic. He agreed, based on comments made, there were a few things that needed to be adjusted. He reiterated the main function of the median was to improve the safety for people traveling that road. He thought this was a good design with only minor adjustments being needed.

Mr. Janku stated he agreed this was a much needed improvement. He suggested if there were specific issues they felt needed to be addressed, those be included in the motion to proceed. This might allow staff to be able to provide a response prior to finalizing the design work as a redesign would take a lot of time and money.

Ms. Nauser asked if the majority of the property on the south side of Clark was residential and where The Links boundaries were. Mr. Glascock described the location of The Links using the overhead. He also showed an area which was zoned residential in the County. Ms. Nauser asked if commercial property was west of The Links. Mr. Glascock pointed to Mr. Godas' tract on the overhead. Ms. Nauser asked if that was commercial. Mr. Glascock replied he was not sure, but thought it was. Mr. Skala believed it was O-P as well.

Mr. Wade noted there were large tracts of undeveloped land on this road and asked how access for new development would be handled on the road with a median. He explained on Scott and West Broadway, there would be left turn lanes every so often since it was developed. On this road there was not because there was no development for large stretches. He wondered what would happen in the future when that development occurred. Mr. Glascock stated as they were building Broadway on the east end, the developer wanted a left turn lane. The developer provided and paid for that left turn lane into his property. He noted the developer had to a traffic study showing it would not impact the traffic flow of the

road and Council had to grant the request. Mr. Wade asked if the same process would occur here in the future. Mr. Glascock replied yes.

Ms. Hoppe stated she thought two big problems had been raised. One was the round-a-bout location and the other dealt with St. Charles. If this was approved, she thought they would need direct staff to rework it for a better connection with Lakewood. In terms of the five houses, the business and the left turns, she thought it would be appropriate to have staff look into selective controlled left turns to accommodate existing residents. If they decided to proceed, she recommended they also provide staff direction regarding that.

Mr. Skala commented that he liked round-a-bouts as they could handle a lot of traffic, but was concerned due to placing one on a hill. He noted they were talking about moving traffic efficiently and agreed medians and the restriction of turn lanes helped with that, but also believed they could be creating a dangerous situation because all of the traffic was being funneled onto a two lane, unimproved road. He thought moving traffic more efficiently on an improved section at higher speeds to an unimproved section would cause problems. He understood they had money for the bridges at Lemone and suggested some of that money be used for the unimproved sections in this area. He stated it would service just as many people. He agreed they needed this improvement, but was not sure this needed to be the final incarnation. He noted the density in the area due to The Links development, the Garden City subdivision and the Mexico Gravel Road area, to include the future high school, and pointed out this was all headed toward the 63/I-70 interchange and between it was an unimproved two lane road. He thought they needed to find a way to deal with that situation, but understood it was not on the agenda tonight. He commented that because this was absolutely necessary and because the decisions had already been made, he would vote in favor of doing something here, but would also provide direction to staff regarding some of the issues to include engaging the County and others. He believed the discussion needed to continue. He stated he did not think this was the ultimate final solution, but felt they needed it as a step in the right direction.

Mr. Skala made a motion directing staff to proceed with the final plans and specifications while considering the following issues – access issues with regard to the Fire Department, the topography issue with regard to the round-a-bouts potentially being on a slope, relief for some of the County residents and businesses with regard to left turns with a potential U-turn, the alignment of Lakewood Drive off of the eastern round-a-bout, selective controlled left turns in addition to or as an alternative to the U-turn and response times issues with regard to the Police Department. The motion was seconded by Mr. Janku and approved unanimously by voice vote.

## **OLD BUSINESS**

### **B401-07 Amending Chapter 14 of the City Code as it relates to long-term lease of off-street parking spaces.**

The bill was given second reading by the Clerk.

Mr. Watkins explained this would authorize the City Manager to negotiate parking leases for blocks of 5-30 off-street City parking spaces to developers as part of the City's contribution to downtown development. This was something Sasaki talked about in terms of



the City taking an active role if they wanted to decrease the use of individual off-street parking. This would set the rates and procedures for allowing it. He pointed out each of these would come to the Council for public review and discussion. It only provided the City Manager the ability to begin the process. He noted they had two that they would provide to Council, if Council elected to proceed with this policy.

Mr. Janku asked if they already had the authority to do up to five. Mr. Watkins replied there was not an authority to do anything at this time. They just picked a number.

Mr. Janku noted he was willing to support this proposal and was willing to provide a certain amount of discretion to the City Manager, such as up to ten. He did not think it needed to be brought to Council each time. Mr. Watkins stated he would be more comfortable bringing each one to Council to ensure no one felt an inappropriate accommodation was being made.

Mr. Wade stated he agreed with Mr. Janku and would be willing to go to a higher number than ten. He was not sure why the Council needed to approve every lease as long as the ordinance included criteria. Mayor Hindman noted there was a balance between setting policy for the administration and putting the administration in an uncomfortable position and thought this was a fair compromise. Mr. Wade did not believe this was a compromise since all of these leases would come before them. Ms. Hoppe wondered if these came to the Council in case there was someone who objected. Mr. Janku thought it depended on the impact, but noted he would vote in favor of this. He pointed out they could work on it as they gained experience.

B401-07 was given third reading with the vote recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bill declared enacted, reading as follows:

**B404-07     Confirming the contract with Emery Sapp & Sons, Inc. for relocation of 8-inch and 12-inch water mains along U.S. Highway 763, between Big Bear Boulevard and Summerfield Street.**

The bill was given second reading by the Clerk.

Mr. Watkins explained this authorized a contract to move approximately 15,000 linear feet of water line and add a little new line along 763. It was the City's responsibility per contracts with MoDOT to move the City's utilities and MoDOT had indicated they wanted them moved quickly. Staff was recommending the second lowest bid due to the longer time frame required by the first bidder. They did not want to hold up 763 for another 75 days as they did not feel it was acceptable. The Water & Light Advisory Board also recommended the acceptance of the second lowest bid due to the time frame.

Mayor Hindman asked if there was any indication time would be a significant factor in the decision. Mr. Glascock replied they asked for the bid to include the cost and the days, so time was a factor. If it was not, the City would have included a completion time.

Mr. Janku asked when construction would begin assuming they accepted the bid. Mr. Glascock replied they would give the notice to proceed within two weeks. It would be earlier if the contractor wanted to start.

Ms. Hoppe asked if there was any indication given by the City that this involved a short time frame. Mr. Glascock replied he was not aware of any.

Ms. Hoppe understood MoDOT wanted the utilities moved immediately and asked when the City received that notice. Mr. Glascock replied an e-mail was received on November 8, 2007 indicating they wanted the utilities moved prior to May 1, 2008.

Ms. Hoppe noted they received a letter from the low bidder who indicated he would agree to complete the work within a shorter time frame. Mr. Glascock pointed out they normally did not negotiate after the bids were opened. Mr. Watkins wondered if they would allow everyone to refigure their cost, if they allowed the low bidder to change the number of days. Ms. Hoppe stated she understood. She only raised the issue because it would mean less money for the City to pay. Mr. Watkins noted he would be happy to save some money, but did not feel they could in fairness to everyone. He noted rebidding would further delay the project.

Kenny Lehman of Lehman Construction, 603 Russellville Road, California, stated they were the low bidder on the project by \$77,805. He understood the number of days was the reason they were not recommended for award of the project and noted he was willing to sign a change order at the same time they signed contract for the lesser amount of days. He commented that in looking at the bid tabulations, they could save more than \$77,805 due to the unit price if there were other change orders. He stated he felt they were the lowest competent bidder and pointed out they were not made aware of the number of days wanted. He noted they had called and asked and were told to include their own amount of days. He reiterated he would be happy to settle this issue by signing a change order when signing the contract and stated it would save the citizens of Columbia money.

Ms. Hoppe asked if the document indicated both the number of days and the price would be taken into consideration. Mr. Lehman replied yes, but pointed out it did not indicate MoDOT wanted the utilities moved right now. Ms. Hoppe understood they were not told the number of days might be of the essence. Mr. Lehman stated that was correct and reiterated they even called to ask about it. Ms. Hoppe understood they called to see if there was a set number of days. Mr. Lehman stated that was correct and explained he did that because there normally was, especially if it was a rush job. He noted they were familiar with working with MoDOT and the last thing he wanted was to hold the project up. He commented that they could start the job as soon as the City wanted.

Mr. Skala understood there was an implication that both days and cost were critical, but the confusion involved an interpretation of the days not being critical.

Jean Whitney, 1303 S. Roach, California, pointed out they were the low bidder by about \$3,000 even if the City took the 75 days at \$1,000 per day in liquid damages. She stated they called on November 12, 2007, the day before the bids were due, to ask the question regarding the number of days.

Mr. Janku stated he recognized the timing of this project was important. He commented that he did not see the bid language, but thought it was important to move forward expeditiously. If the project was not completed within 180 days, the project would be pushed back into the fall causing them to miss a good part of construction season.

Mr. Wade stated he wanted the City to contract for the low bid, but thought the problem in changing the recommendation and meeting the number of days through a change order was that it opened up the bid process again. If they did that, he felt they should give

the other companies the option of adjusting their bids as well. He noted he would go with staff's recommendation.

Ms. Hoppe wondered if they had done this combination of days and bids before and thought they might want to clear up the language for the future so it was known it was time sensitive and the number of days would be counted as heavily as the price. She noted she understood the problem with reopening the bid process, but she was also interested in saving money.

Mr. Skala stated he agreed with Ms. Hoppe in that they did not want to reopen the bid process, but wanted to save the City money. He thought the language might have been misinterpreted. The only thing he thought they could do at this time was to improve the language and process for the future.

Mr. Boeckmann suggested an amendment as he used a form ordinance and recommended "is the bid of the lowest responsible bidder and" be deleted from Section 1 of the ordinance.

Mr. Janku made the motion to amend B404-07 by deleting "is the bid of the lowest responsible bidder and" from Section 1. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

B404-07, as amended, was given third reading with the vote recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bill declared enacted, reading as follows:

**B407-07 Authorizing an agreement with the Columbia School District for a playground improvement project at Field Elementary School.**

The bill was given second reading by the Clerk.

Mr. Watkins stated this agreement would allow the City to assist with outdoor play equipment at Field Elementary School. Since 1998, the City had assisted the funding of outdoor play equipment at eleven elementary schools located within the Columbia Public School District. The City's funding source was the parks sales tax and the philosophy was that if they assisted with the playground, it became available for the neighborhood children after school hours.

Mr. Hood noted these projects had been positively received within the community and staff considered it a win/win situation for both the School District and the City.

Ms. Hoppe explained one of her first volunteer opportunities years ago involved getting a better playground for Ridgeway through the PTA. She found out the schools that had more affluent parents had better playground equipment. She thought this was a nice way to ensure good equipment was spread evenly throughout the community.

B407-07 was given third reading with the vote recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bill declared enacted, reading as follows:

**B411-07 Authorizing a lease agreement with the Carolyn J. Adams Revocable Living Trust for property located at 2311 East Walnut Street.**

The bill was given second reading by the Clerk.

Mr. Watkins noted this was a lease agreement for property opposite of Stephens Park that would allow the City to move several recreation programs, including senior recreation programs, out of the Parkade Center. They understood the Parkade Center would be raising their lease costs. In addition, some of the clients and participants indicated it was not meeting their needs as well as it should.

Mr. Hood showed a photograph of the property to be leased on the overhead. It was directly to the north of the Riechman Pavilion at Stephens Lake Park. The building was about 9,800 square feet and had been used by the Adams Construction Company in the past. They sought RFP's through the Purchasing Office for possible alternate locations to the Parkade Center for these programs and after reviewing proposals, staff felt this proposal would best meet their needs. He pointed out they purposely timed the RFP's so they were received last spring in order to know how much funding was needed for the FY08 budget. Once the budget was approved, the Purchasing Office notified Mr. Adams the City was interested in accepting the proposal and began drafting the lease agreement.

Ms. Hoppe stated she thought this was a great location. She understood the lease was \$103,000 per year, which would be about \$500,000 in five years and asked if there had been any discussion or possibility of having a lease/buy in order to save money. Mr. Hood replied Mr. Janku had requested a staff report, which they were working on, with regard to the possibilities of acquiring or building a facility instead of paying \$103,000 per year. He explained they discussed the option of buying this property with Mr. Adams. This might be a possibility down the road, but Mr. Adams initially wanted to enter into a lease agreement. He pointed out this was a one year lease with options to renew for four years, so they had the opportunity to renegotiate at the end of each year.

Mr. Skala noted a constituent, who resided just to the west of this property, had contacted him with regard to this property and he was told by staff that it was a non-conforming use and some clean-up had been done. This clean-up made the night lighting more obvious. He contacted staff to find out if some accommodations could be made and understood some things were being done. He asked Mr. Hood to speak to that issue. Mr. Hood stated the City understood this facility was in a residential neighborhood and wanted to be good neighbors. Technically, the existing lighting was grandfathered under the terms of the new outdoor lighting ordinance, but they thought it was appropriate to update the lighting to meet the new standards. Mr. Adams agreed to split the cost to upgrade the lighting on the rear of the building. The City would purchase the fixtures and Mr. Adams would provide the labor to install the fixtures, which would be full cut-off fixtures and would address some of the concerns of the neighborhood. He pointed out there was one older dusk to dawn light on the west side of the parking lot. They had spoken with the Water and Light Department with regard to upgrading it to current standards and thought that could be done. He commented that there was a substantial amount of plant material removed along the west boundary of the property and thought that would help the larger trees. In addition, they would be willing to replant some trees along the boundary to help thicken the screen between the neighbors and the building. Mr. Skala stated he appreciated it and believed it would do the City justice in terms of its relationship with constituents.

B411-07 was given third reading with the vote recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bill declared enacted, reading as follows:

**CONSENT AGENDA**

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

- B399-07**     Approving the Final Plat of Paris Road Plaza Plat 1 located on the east side of Paris Road (State Route B), north of East Brown Station Road.
- B400-07**     Vacating a sanitary sewer easement located on Lot 4 within Old Hawthorne, Plat No. 1.
- B402-07**     Amending Chapter 6 of the City Code, as it relates to the 2006 Edition of the International Residential Code for One- and Two-Family Dwellings.
- B403-07**     Accepting conveyances for street, utility and temporary construction purposes.
- B405-07**     Accepting conveyances for utility purposes.
- B408-07**     Appropriating donated funds for the Flat Branch Park Phase II development project and the Stephens Lake Park development project.
- B409-07**     Authorizing a right of use permit with The Curators of the University of Missouri for installation of an emergency outdoor warning siren on the Sinclair Farm property.
- B410-07**     Appropriating federal forfeiture funds for the purchase of video surveillance equipment for the Police Department.
- R282-07**     Setting a public hearing: construction of the Mill Creek Phase II storm water management project.
- R283-07**     Setting a public hearing: replacement of the tennis court fencing at Hickman High School and replacement of a shelter at Grindstone Nature Area.
- R284-07**     Setting a public hearing: consider the issuance of Sewer System Revenue Bonds for the purpose of constructing improvements to the City's wastewater treatment facility and sanitary sewer collection system.
- R285-07**     Setting a public hearing: amendment to the FY 2007 Action Plan.
- R286-07**     Authorizing service agreements with YouZeum and PedNet Coalition, Inc. for implementing activities associated with the Missouri Foundation for Health - Healthy and Active Communities Grant.
- R287-07**     Authorizing an agreement with the Central Missouri Humane Society for animal control services.
- R288-07**     Authorizing a lease of mobile home site with Deana Volle for property located at the Columbia Regional Airport.
- R289-07**     Authorizing an agreement with ILINC Engineering Inc. d/b/a Intuition & Logic for engineering services relating to assessment of the geomorphic condition of Clear Creek and Gans Creek.

**R290-07     Accepting the donation of a laptop computer from the Local Emergency Planning Committee to be used by the Fire Department for hazardous materials incident scene management.**

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Bills declared enacted and resolutions declared adopted, reading as follows:

**NEW BUSINESS**

**R291-07     Authorizing an agreement with Walker Parking Consultants for engineering services relating to the design and construction of a multi-level off-street parking facility located between Fifth Street and Sixth Street, on the south side of Walnut Street.**

The resolution was read by the Clerk.

Mr. Watkins explained this would authorize an agreement with Walker Parking Consultants for the design and planning of a possible new garage between Fifth and Sixth Streets on the south side of Walnut. The last parking study indicated the City's next garage should be on the north side of Broadway. The initial proposal was to expand the Plaza behind City Hall, but it was determined, through an engineering analysis, that this could not be done without substantial expense. The next option was for this garage and they needed to move forward with it in conjunction with the expansion of the City Hall building, so employees who were brought back to downtown would have a place to park and so they would have parking for City vehicles. He noted they planned on bringing a second contract to Council in the near future to design a garage in conjunction with the Hyatt Hotel project. He stated the cost of this contract was \$16,500.

Mr. Janku asked how many spaces were anticipated. Mr. Glascock replied they were not sure because they had not yet decided on the number of floors and how it would be financed. He thought it would be around 450 depending on the layout. If they included additional land in the area, it could be as high as 600. Mr. Watkins noted they were looking at including retail on a good part of the first floor.

The vote on R291-07 was recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. Resolution declared adopted, reading as follows:

**R292-07     Authorizing an amendment to the Power Sales Contract with the City of Sikeston, Missouri relating to Nitrogen Oxide and Mercury allowances.**

The resolution was read by the Clerk.

Mr. Watkins stated this involved a proposed amendment to the Sikeston Power Sales Contract. The City, along with several other entities, owned a piece of the larger power plant owned by the City of Sikeston. The amendment provided some methodology for the City to obtain credit for Nitrogen Oxide and Mercury allowances. It was reviewed and recommended for approval by the Water and Light Advisory Board.

Mr. Glascock pointed out this was mandatory by the government.

The vote on R292-07 was recorded as follows: VOTING YES: HINDMAN, JANKU, SKALA, WADE, NAUSER, HOPPE. VOTING NO: NO ONE. ABSENT: CRAYTON. 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.

- B412-07**     Rezoning property located on the north side of Timber Lane, approximately 165 feet west of Ballenger Lane (State Route PP) from A-1 to R-1.
- B413-07**     Rezoning property located on the northeast corner of Heriford Road and Burlington Street from R-1 to M-1.
- B414-07**     Approving the O-P development plan of Centerstate Lot 1C located on the southeast corner of Woodard Drive and Amron Court.
- B415-07**     Approving a revision to the Bethel Ridge PUD development plan located on the west side of Santiago Drive, south of Granada Boulevard.
- B416-07**     Approving a revision to the C-P development plan of Timber Creek Community Building located on the west side of Stadium Boulevard, approximately 200 feet south of the intersection of Stadium Boulevard and Aaron Drive; approving revised design parameters.
- B417-07**     Approving the Final Plat of Timberlane Subdivision Plat 6 located on the north side of Timber Lane, approximately 200 feet west of Ballenger Lane (State Route PP); authorizing a performance contract.
- B418-07**     Vacating a portion of a utility easement on Lots 14 and 16 within Hilton Plat No. 5.
- B419-07**     Authorizing construction of the Mill Creek Phase II storm water management project; calling for bids through the Purchasing Division.
- B420-07**     Authorizing replacement of the tennis court fencing at Hickman High School and replacement of a shelter at Grindstone Nature Area; calling for bids through the Purchasing Division.
- B421-07**     Accepting conveyances for utility purposes.
- B422-07**     Appropriating funds to be received from cable franchise fees.
- B423-07**     Accepting a grant from the State Emergency Management Agency for the purchase of mobile radios for the Fire Department; appropriating funds.
- B424-07**     Approving a settlement agreement with U S Cellular; assigning a percentage of the settlement proceeds to the Missouri Municipal League.
- B425-07**     Calling a special election relating to the issuance of Sewer System Revenue Bonds for the purpose of constructing improvements to the City's wastewater treatment facility and sanitary sewer collection system.

**REPORTS AND PETITIONS**

- (A)**     Intra-departmental Transfer of Funds.

Report accepted.

- (B)**     At-risk Youth.

Mr. Watkins stated this informational report detailed efforts of various City departments in key areas of prevention activities for at-risk youth.

Ms. Nauser understood a community meeting was scheduled for tomorrow and the Columbia Public Schools were invited to participate in that meeting, but had declined. She noted through her research, over 1,056 children had dropped out of Columbia Public Schools since 2003. In looking at the demographics provided in the other reports to be discussed this evening, she understood other children could potentially drop out. As a result, she was saddened by the fact the School District had chosen not to participate. She thanked staff for compiling all of this information as it was valuable. She was pleased to see the programs available for what she felt was a growing population of at-risk children who were prime targets for drug and gang activity. She noted she wanted to see a collaborative effort between the existing agencies, to include the County, the courts, social services agencies, the City, etc., and thought this was a good time to have a dialogue and to let the community know they were working on this important issue. She commented that it affected children, economic development potential and how people viewed the City. She asked if they had discussions with the County or the court systems with regard to directing children to City programs. Mr. Hood replied he was speaking only for the Parks and Recreation Department and discussions had been held in the past, but he was not sure they were on-going.

Ms. Nauser asked if the City had ever approached some of these children. She understood the report indicated they had a hard time figuring out how to get the children involved with some of the programs. Mr. Hood replied with regard to the Parks and Recreation Department, they had tried every way they could think of over the years to recruit children to participate. He noted the highest risk children were the most difficult to reach or to get to participate in the programs. He thought it was important to offer these types of programs so there were positive alternative activities for the youth, but the real challenge was reaching them and getting them to participate in the programs. He commented that they used schools, churches and youth groups to try encourage attendance.

Ms. Nauser asked how many students utilized the programs categorized as programs targeting high-risk youth. Mr. Hood replied he did not know, but could obtain numbers for those programs.

Ms. Nauser commented that her son participated in karate and thought that was a positive program in building self-esteem and confidence. She wondered how many children continued with that program after the eight weeks. Mr. Hood replied that some really developed an interest and found a way to continue with the portion that involved fees. He noted they also had the scholarship program, so they could provide some assistance.

Ms. Nauser asked how many children participated in the Youth Council and noted she would like to talk to them if there was an opportunity in order to listen to their concerns. Mr. Hood replied they would provide her a schedule so she could attend one of the meetings.

Ms. Nauser understood the School District was predominantly responsible for providing after school programs and, as a parent, she also understood the difficulties of half days, teacher workshop days and multiple vacation days because the children did not have organized activities or learning during those days. She wondered if they had programs other



than camps. Mr. Hood replied they did try to have programs at facilities such as the Armory and ARC for early out or half days. He noted they reached a fairly large number of kids with those programs, but did not reach all of them. He reiterated they did try to have special activities and programs scheduled on many of those days.

Ms. Hoppe thought this was a good opportunity for additional brainstorming and collaboration between the City and School District for creating more programs with assistance from the schools. She thought they could open up gyms, etc. Ms. Nauser stated she believed there needed to be a collaborative effort between all jurisdictional boundaries because the problem would not work itself out. She thought they would continue to see this problem and believed they needed to look at what other communities had done in order to focus their efforts. She noted a lot of duplication in the things that people offered and felt if people focused on what they did best, they might be able to get more bang for their buck. She commented that she had other questions, but would get with staff to address those versus taking up additional time now.

Mayor Hindman noted these were all good programs, which reached school aged children, but a lot of the crime was done by people who had dropped out of school, so the after-school programs did not help them. In addition, in his review of the statistics, the age group with the most criminal activity involved the 18-27 year old demographic and these programs did not reach that age group. They had an issue with respect to that age group, which was more difficult to deal with.

Ms. Nauser stated she had been doing as much reading as possible on the issue of crime and the key was prevention, intervention and then enforcement. She agreed the City's programs would not appeal to those in the 18-24 age bracket, but felt they should try to reach children at a younger age. She noted she was adamantly opposed to removing school resource officers from public schools as they were important in getting to know those children. She thought they needed to look at it holistically versus through only enforcement.

Mr. Skala stated he was also disappointed the School District was not participating in the meeting and hoped they would reconsider. He agreed there had been a recent increase in crime, but noted there had been spikes over the past few years. He commented that in his neighborhood there was a series of four to five burglaries and a neighbor determined the kids involved were truant from school. He agreed the programs were important, but also felt the location of physical facilities was important and asked for a list of the physical facilities with their locations and wards to get a handle on where the programs were and whether or not they were next to transportation routes or what transportation might be available to get to those programs. Mr. Hood replied they could provide that information and noted many of the programs they identified as targeting high-risk youth were operated from the Armory, Douglas High School Gym or Douglas Park.

Ms. Hoppe commented that the City's Option program, which received an increase in funding, was directly aimed at youth at risk of dropping out of school. It combined finishing school with job training. She stated the City was actively working on this and had expanded the program.

Mr. Janku agreed the C.A.R.E. program was the first step as young people were provided job training, so they had the opportunity to earn money to do things. He noted the

amount of dollars the City was spending was not indicated in this report, but it involved a substantial amount of local revenue. With regard to collaboration, he noted the previous Community Services Coordinator reported collaborative activities he was involved in and wondered if the new Coordinator could provide that same information as they were often times the link between various groups. He understood the Community Services Advisory Commission would be re-evaluating its priorities and asked how they were progressing. Mr. Watkins replied applications were already out for next year's funding. Staff was trying to statistically determine where the real needs were from surveys that were being done and would try to tie funding to the survey and hold agencies accountable, not for five hours of participation, but for what was accomplished with those five hours. He explained they would try to evolve that process over a couple of years, so no agency lost all of its funding or did not have time to adapt to a new funding system since this City and County funding was critical for many agencies. Mr. Janku noted they had various priorities and asked if they were looking at adjustments in those priorities. Mr. Watkins replied he did not know exactly what they were proposing to do, but he thought they would bring something to Council for feedback before the Commission began deliberations.

Mr. Wade commented that the City had a lot of data on the activities created and the contacts made, but they did not know if those contacts involved the same kid in a dozen different programs. In addition, they did not have any evidence on which ones made a difference or what kind of difference they made, yet they continued to put the same money into the same activities thinking those activities made a difference when they were not sure if they did. He felt that until they knew what made a difference and how it made a difference, they would have trouble making rational decisions.

**(C) Bus Service – Lange Middle School.**

Mr. Watkins stated this was in response to a request from Council to look at bus service to Lange Middle School. In order to maintain the existing headway, they would need to add another bus route to serve Lange Middle School. The additional five to ten minutes it would take to add that service would put them over the headway they were trying to maintain.

Mr. Glascock explained the City was trying to reduce headways in order to increase ridership as part of the Master Plan. This area did fit into the Master Plan as a commuter route and was something they needed to look at in the future as they continued to improve in ridership.

Mr. Janku noted there were institutions other than the school in the area, such as the jail and the Reality House, for a broader ridership if they were going to extend service in the area. He commented that he was the person who made the motion to extend the bus service to CenterState and wondered if they had much ridership on that end of the route. He thought they could make an adjustment to shift it to see how this area might do. Mr. Glascock replied he was not sure, but noted they could look into whether that area could be taken off so this area could be added. Mr. Janku stated he would appreciate it if they could look into that.

Ms. Nauser thought this was at least the third request for additional bus service over the past year and noted they received the same expense breakdown. She asked if there was a formula to help determine an estimated ridership or potential cost recovery. Mr. Glascock

replied they currently did not recover all they were putting into it now, but could look to see what kind of ridership they thought they could get with surveys.

**(D) Downtown Merchants Selling/Distributing EZ Park Cards.**

Mayor Hindman stated he was willing to accept the report at this time, but could not believe a system could not be worked out. He did not understand why the merchants were not interested in this. He stated he would talk to the Special Business District to try to understand. He noted he used his all of the time and thought it was wonderful.

Ms. Hoppe stated she previously did not know where to get these cards and wondered if it was advertised or if they needed to advertise its availability more often. She suggested putting a sticker on the meter posts letting people know where the cards could be purchased.

Mayor Hindman thought they might need to provide the merchants a profit for selling them. If they sold more cards and more people used them more often, they would generate more revenue even if the merchants received a profit.

Mr. Janku made the motion to accept the report. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

**(E) City of Columbia Volunteer Hours.**

Mr. Watkins explained they annually provided a report of all of the volunteer activity and hours provided to the City through the Office of Volunteer Services and this year they saw about a 6 percent increase, which was significant.

Ms. Nutter stated this past year volunteers gave the City a little over 40,000 hours of service which was up by about 6 percent over last year. They also tracked volunteer hours for the Visioning Project, Boards and Commissions and the City Council this year which had not been done before. A new program called CARP - Columbia Aquatics Restoration Project was started through the Parks and Recreation Department. They also saw some increases in public safety with both Fire and Police. There was also a nice increase in hours with the Parks and Recreation Department due to a number of their programs. She noted they had made about 700 new contacts with new individual and group volunteers.

Mr. Janku asked about the status of the program where people could walk around the neighborhood and pick up trash while observing the neighborhood. Ms. Nutter replied he was referring to Neighborhood Pride. She explained all of the pieces were in place. She thought it was a matter of working it a little harder and keeping in touch with a small group of volunteers they started with. Once they did that, she believed they could focus more on that program. Mr. Janku suggested they reach out to the neighborhoods that were currently having some challenges with this program.

Ms. Hoppe suggested they add the time outside of meetings for Council and Commission Members. Mr. Watkins stated it needed to be something that was verifiable. Ms. Nutter stated if they helped keep track of it, they could include it next year.

**(F) City Charter Amendments.**

Mayor Hindman noted this report was advisory.

**(G) Liability Insurance Requirements – Park Special Events.**

Mr. Watkins stated they had a Council request on whether or not the City should be requiring a \$2 million liability coverage for a number of parks events. He explained the State legislature continued to increase the liability threshold for cities. It was now at almost \$2.4 million. If someone got hurt at an event and the City was potentially to blame, the City's exposure was \$2.4 million. This was how they came up with the policy requirement.

Mr. Hood noted this had been a department policy for many years. It could be documented back to the early 1990's, but he believed it went further back. He thought there were two issues. One involved the type of event that should require such insurance and the other was the amount of insurance. For many years, they required \$1 million worth of liability coverage, which was not a problem for most groups to provide. When it went up to \$2 million, there were substantially more comments. He stated they processed 200 – 300 requests for parks special events each year. In 2006, 27 of those events were required to have insurance. He explained they looked at how other communities handled this situation and there was no consistency. Many communities required insurance for every event held in their parks while others limited it to high risk events. He reiterated that this requirement had always been department policy and strongly supported by Risk Management. Mr. Boeckmann thought it might be more appropriate to have this in a City ordinance if it was to be required. The ordinance could define the type of event and amount of insurance required. If the Council wanted the City to continue requiring it, he suggested they make a motion directing staff to draft an ordinance for consideration.

Mr. Skala asked if the difference in rates and the increase in rates were attributable to where the insurance was purchased. Mr. Hood replied he discussed this issue with Ms. Perry of Risk Management and she indicated it was dependent upon the group, what type of insurance they already had, how much it needed to be increased and where it was being acquired from.

Mr. Janku understood if there was a liability against the City, they would have to fund it from revenues. He wondered if the City could purchase the insurance coverage and charge a fee, so individual groups did not have to acquire insurance on their own. He was not sure if that would work because if they had one liability, the premium would increase significantly. Mr. Boeckmann replied he thought Ms. Perry looked into that but could not find anything that worked. Mr. Hood stated they asked for alternatives and Ms. Perry was not able provide anything. She thought she could create a list of different insurance agencies that would sell one day event insurance, but could not indicate the costs.

Mr. Wade made a motion directing staff to prepare an ordinance which would establish guidelines defining park special use events that would require a provision of liability insurance with the City named as co-insured and establish the amount of liability insurance required. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

**(H) Police Training Center Facility.**

Mr. Watkins stated one of the projects included in the last capital improvement involved \$1 million to fund a range and training facility for the Columbia Police Department. Staff was finding it almost impossible to find property that was suitably zoned and ready for a

range, so they were suggesting this be split into two facilities. Since the training facility was not site specific, they wanted to take proposals for the design and build of that facility.

Mr. Wade made a motion directing staff to proceed with the RFP for the training facility. The motion was seconded by Mayor Hindman and approved unanimously by voice vote.

**(I) Crime Statistics.**

Chief Boehm stated this report included a historical perspective in reference to the Uniform Crime Report for each of the categories of Part I felony crimes. The overall violent crime number was the highest they had within the last ten year period, which suggested a crime spike. When looking at the different categories, this was not necessarily the highest year. He explained what they were experiencing was typical of what was being experienced nationwide, but that did not lessen the seriousness of the situation. He was just pointing out that what they were experiencing in Columbia was similar to what other communities were experiencing. He noted the last chart provided a six month snapshot from 2007. Since it was difficult to draw that information, it could not be done for an extended length of time. He commented that the age range was accurate, but providing an accurate zip code was challenging because they were capturing the address given at the time of arrest. It did not indicate how long they had lived there, which could have been six years or six days. He understood they wanted information with regard to the drop out rate and noted they could not provide that information as it was not something they captured. They did acknowledge the fact that nationwide studies were showing a correlation between education level and criminal activity and the drop out rate was connected closely to that.

Mr. Skala stated he was interested in the chart showing arrests by zip codes and asked if it was possible to get a breakdown by beat. Chief Boehm replied he would look to see if he could pull that information. In looking at the data in general, Mr. Skala noted there was an increase in violent crime, but it did not appear to be a huge spike. He thought it was increasing as the size of the City increased. Chief Boehm stated that during the last 60-90 days there had not only been a spike in crime, but very high profile and unusual crimes receiving a lot of media attention. They typically did not experience carjackings in Columbia, but had two attempts and two actual carjackings in a short period of time. Those individuals were arrested and there had not been a reoccurrence, but it got people's attention since it was so unusual. Mr. Skala asked if the newness suggested a new bad element had come into town. Chief Boehm replied they could not make that conclusion, but it was concerning.

Mr. Wade asked for the difference between a robbery and burglary. Chief Boehm replied a robbery involved someone forcefully taking property from an individual and a burglary was a break in involving stealing of property with no confrontation.

Mr. Wade stated he had difficulty with the raw data as he wanted a better understanding of what was happening and wanted to use the analysis as a basis for dealing with the incidents that were getting so much attention and for identifying long term trends to determine if a change in program or resource allocation could address the situation. He wondered if they did an analysis beyond the raw data if they would find much of a spike or steady trends. Larceny and burglary were either level or down, but assault, robbery and

overall violent crimes were high for 2007 and indicated a steady increase. He felt those were disturbing because they were personally threatening.

Mayor Hindman stated he thought it would be helpful to know the ratio per capita.

Mr. Janku understood there was an increase in population with regard to people age 18-27. He thought it would be interesting to know if that was true and if Columbia was seeing that population trend as well. He was not sure the per capita information alone would help.

Mr. Skala stated the types of crimes that were being committed were as intriguing as the trends. Ms. Hoppe stated she was surprised by the number of homicides as it had been higher in previous years. If population was taken into account, the figures would go even lower. The same was true for the rapes and robberies. She thought that was somewhat encouraging.

Mayor Hindman noted Chief Boehm had previously pointed out that a very high percentage of the people arrested for committing these crimes had already had a record, so not only did they have a “bubble” with a certain age group, they also had an issue with the number of people being released from prison who were having a difficult time integrating back into society. He stated there were a lot of factors to include the drop out rate. He commented that he recalled a report indicating the communities with the lowest unemployment rates had the highest dropout rates. Some thought this was attributable to the fact they could go out and get jobs. He reiterated there were a lot of causes to include the demand for drugs and the profits being high enough to be an incentive to get into the business.

Ms. Hoppe stated the New York Times published an article last week regarding the Bronx and how they were employing youth with criminal records in the green non-profit industry. The picture showed them putting green roofs on low income housing. It appeared to be a successful program. The youth were saying it was the first time they were doing something they liked while bringing home money for the family and learning about something that could contribute to society. She stated she would share the article with the other Council members.

Ms. Nauser stated she wanted more data. She wondered if they had more information with regard to the 18-29 year old demographic. She wanted to know how many were of what specific age. Chief Boehm understood she wanted a narrower range and stated he would see if they could provide that information. Ms. Nauser stated she also wanted to know if the number of patrol officers, those that actually patrolled the neighborhood and spoke to the people, had increased and how that percentage of officers had changed relative to the increase of the population and the number of square miles within the City. Mr. Janku thought they had already received that report. Ms. Nauser asked if she could be provided a copy of that report. Chief Boehm noted she had asked for the number of officers per thousand in comparison to other communities and they were working on that. Ms. Nauser asked if the information regarding the patrol officers could be added to that report.

## **APPOINTMENTS TO BOARDS AND COMMISSIONS**

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

COMMUNITY SERVICES ADVISORY COMMISSION

Feltman, Sharon, 1136 St. Christopher Street, Ward 4, Term to expire December 31, 2010

Thorpe, Cathy, 5007 Chesapeake Lane, Ward 2, Term to expire December 31, 2010

FINANCE ADVISORY AND AUDIT COMMITTEE

Schatz, James, 1407 Longwell Drive, Ward 4, Term to expire December 31, 2010

FIREFIGHTERS' RETIREMENT BOARD

Dykhouse, Charles, P.O. Box 145, Ward 4, Term to expire December 31, 2009

BOARD OF HEALTH

Hughes, Dana, 2812 Butterfield Court, Ward 5, Term to expire August 31, 2010

MAYOR'S COMMITTEE ON PHYSICAL FITNESS

Hughes, Dana, 2812 Butterfield Court, Ward 5

Thompson, Ashley, 50 N. Cedar Lake Dr. E., Apt. 102, Ward 5

SPECIAL BUSINESS DISTRICT BOARD

Danuser, Blake, 6000 Arrowhead Lake, County, Term to expire January 1, 2011

Kespohl, Gary, 2215 S. Country Club Drive, Ward 3, Term to expire January 1, 2011

Timberlake, Mark, 1101 E. Walnut, Ward 4, Term to expire January 1, 2011

**COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Pam Forbes, 707 Donnelly, stated public housing in Columbia was safer than many other places. If they were looking for a place where crime might breed, she thought they should be looking at Section 8 housing and rental units.

Clay Weidinger stated he was a nurse in the community and because they seemed to care a lot about at-risk youth, he recommended multisystemic therapy for their investigation. One of the developers of this technique of therapy was a professor at the University. It involved someone investigating an at-risk person's entire life, such as how family tied into schooling, etc. Instead of institutionalizing people, they were treating people in the community while they were doing the things they normally did. He understood it was shown to be effective, efficient and cost-effective.

Ms. Nauser stated she appreciated the information and asked him to e-mail her at [ward5@gocolumbiamo.com](mailto:ward5@gocolumbiamo.com) because she was interested in learning about it.

Ms. Nauser stated this was their last meeting before the holiday season and thought they had gotten a lot done. She noted they had more exciting and interesting issues for 2008.

Ms. Hoppe thanked the Public Works Department for a good job of handling the snow and ice. The new system seemed to work well from what she had heard.

Ms. Hoppe commented that they now had a good plan for the streets, but did not feel they had a plan for the sidewalks. She noted she had been contacted by people who wanted the sidewalk cleared.

Ms. Hoppe made a motion directing the Bicycle and Pedestrian Commission to provide ideas regarding snow removal on sidewalks and unusable streets. The motion was seconded by Mr. Janku.

Ms. Hoppe noted the City of Lawrence, Kansas, per its website, had a volunteer city-sponsored safe winter walkways program, which could be used as an example.

The motion made by Ms. Hoppe and seconded by Mr. Janku was approved unanimously by voice vote.

Ms. Hoppe understood the City now had additional money from franchise fees and CAT-TV had been offered \$150,000 for this year, but needed and wanted more. She thought the City needed to provide them a long term commitment as they had spent a lot of time on a small budget in anticipation of these fees. Mr. Watkins stated the City had suggested five years and noted they were meeting with them again tomorrow and could discuss it.

Ms. Hoppe commented that the Climate Protection Coalition had presented them with a petition with nearly 3,000 signatures and the City had passed the Mayor's Climate Protection Agreement. She wanted a work session scheduled so Council could establish a time table for implementation of the goals. While they were doing a lot of things towards implementing the Mayor's Climate Protection Agreement, she felt they needed to have a formal plan and time table. She also thought they might want to establish a commission or task force as suggested to make recommendations to the City because every City department could be doing something.

Mayor Hindman did not think they needed a motion to schedule the work session. He thought they could add it to the list.

Mr. Skala stated he thought they should also involve the Environment and Energy Commission.

Mr. Janku thanked all of the people who had made an effort to clean their sidewalks.

Mayor Hindman wished Ms. Crayton the best as she was ill.

Mr. Skala stated he agreed with Ms. Hoppe to some degree and was glad to hear about the multi-year offer and discussion with CAT-TV. He felt it was different than PEG channels. He also noted the FCC was discussing the consolidation of the airwaves, so public access television was a shrinking universe. He was glad they were talking about it and hoped something came of it.

Mr. Skala commented that he agreed they needed more police on beats and understood a suggestion was made to utilize some of the new franchise fee to finance that. He thought it would be symbolic and important for the Council to consider taking \$15,000-20,000 from discretionary funds to supplement the other funding needed to ensure they could cover the \$100,000. He stated he felt police, like a lot of other things, was an infrastructure cost and he would be happy to pay for the balance, beyond the Council contribution, out of



those department budgets that were responsible for dealing with infrastructure. He did not think it needed to come out of a fund that just came into being because of an increase in fees. He believed those funds needed to remain with PEG and public access rather than being used to fund the Police Department. He reiterated he would rather see the funding come from the departments that supported infrastructure because this was part of new growth infrastructure and for the Council to consider using discretionary funds.

Mr. Wade made a motion directing the Historic Preservation Commission (HPC) to prepare a set of recommendations on Sections 17, 18, 19 and 27 since they were eliminated from the ordinance passed tonight. He urged them to give special attention to the potential of a historic preservation revolving fund and/or a not-for profit and to include the relationship between the two in those recommendations. Mr. Janku suggested the Council also authorize staff to work with the HPC. Mr. Wade stated his motion put the task back to the HPC with, he assumed, staff working with them. He agreed it needed to be a joint effort.

Mr. Janku noted they did have a mechanism in place with the New Century Fund, which involved a way for people to give contributions to the City and still receive tax deductions. He thought they could add historic preservation as a category to it and suggested that option be considered.

Mr. Wade stated he believed all of the options needed to be looked into, so they could decide how to put it in place for the well being of Columbia.

The motion, made by Mr. Wade, was seconded by Mr. Janku and approved unanimously by voice vote.

Mr. Wade stated he was supportive of a five year commitment for CAT-TV. He believed the decision they were making was important in their potential of actually becoming a significant kind of communication unit and would be supportive of it being in the range \$225,000 annually rather than \$150,000.

Mr. Wade made a motion for the County/City Planning and Zoning Commissions joint meeting agenda, which he understood was tentatively scheduled for January 12, 2008, to include discussion of growth management planning in order to begin doing joint work on issues from their perspective of organizing such a process. The motion was seconded by Mayor Hindman and approved unanimously by voice vote.

Mr. Wade stated he would prepare a discussion paper for the Council on growth management planning.

The meeting adjourned at 11:24 p.m.

Respectfully submitted,

Sheela Amin  
City Clerk