

MINUTES
CITY COUNCIL MEETING – COLUMBIA, MISSOURI
JANUARY 22, 2008

INTRODUCTORY

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Tuesday, January 22, 2008, in the Council Chambers of the City of Columbia, Missouri. The roll was taken with the following results: Council Members SKALA, WADE, NAUSER, HOPPE and CRAYTON were present. Council Members JANKU and HINDMAN were absent. The City Manager, City Counselor, City Clerk and various Department Heads were also present.

APPROVAL OF THE MINUTES

The minutes of the special and regular meetings of January 7, 2008 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Ms. Nauser.

APPROVAL AND ADJUSTMENT OF AGENDA INCLUDING CONSENT AGENDA

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

SPECIAL ITEMS

Acting Mayor Pro Tem Crayton recognized those present at the meeting representing Boy Scout Troop #7 of New Horizon United Methodist Church and the Fifth Grade Classes at Grant Elementary School.

SCHEDULED PUBLIC COMMENT

None.

PUBLIC HEARINGS

B3-08 Authorizing renovation and construction of an addition to the Daniel Boone/City Hall Building; calling for bids through the Purchasing Division.

The bill was given second reading by the Clerk.

Mr. Watkins stated this would authorize the construction of the addition and the renovations to the Daniel Boone Building. Bids for construction would be prepared by the Purchasing Division. Staff anticipated bidding the project in February with construction beginning in May. The estimated construction cost was \$23 million. He noted planning for this project actually began in 2001 and it was being designed to achieve a silver level of LEED certification. He explained it would be funded with special obligations bonds and certificates of participation, which would be repaid with funds that were set aside over several years and “rent” that would be charged to each department on a per square foot basis. He pointed out there were no proposed tax increases or rate increases to utilities for this project and that instead of leasing the additional space needed from others, they would be renting from themselves

Mr. St. Romaine noted this was a continuation of a plan that had been on-going for twenty years in terms of space study. He explained they were trying to consolidate administrative offices to the downtown area in order to make the delivery of services to citizens easier and provided examples of how they had already started this process with Fire Administration in Fire Station No. 1, health services at West Worley and the Office of Cultural Affairs, the Office of Volunteer Services and Parks and Recreation Administration in the Gentry Building. He noted studies were done in the 1980's and in 1993 by Pauline highlighting the need for additional space in the downtown area due to a space deficit. They had been meeting space needs by leasing commercial office space, which further fragmented City's operations. In 2000, the Council appointed the Public Buildings Committee, who reviewed plans for the Howard and Gentry buildings and was working closely with City staff and architects for this building project. He stated a space master plan was completed in 2002 by Chiodini and after Council granted authority to proceed with the project, they contracted with Chiodini with regard to architectural and engineering services for the building and Jeffrey L. Bruce with regard to the plaza and streetscape. He pointed out Phase I was completed a few weeks ago and involved moving the Utility Customer Services and Treasury Management into renovated offices on the first floor of the Daniel Boone Building. He pointed out there were several benefits to this project and one key benefit would be the improved service delivery to citizens by making City operations more accessible and consolidating City offices for a one stop operation. He explained the LEED design and energy efficiencies were key parts of the project and noted this provided an opportunity to complete the streetscape project, which would drive the implementation of the Avenue of the Columns Master Plan. The estimated project cost was about \$23 million and would be funded by bonds, which would be repaid by charging departments a lease rent that was comparable to new commercial office space. He explained they were currently spending about \$300,000 each year on outside third party leases and if they continued to operate in that manner for the next 20-25 years, they would spend \$11.8 million to satisfy the current and future space deficits, which in today's dollar equaled \$8.1 million. By implementing this project and paying it off as they intended, the citizens would have a tangible public asset at the end of the debt period instead of paying rent and having nothing to show for the money spent. He stated they intended to go out for bids for Phase II in February with construction on the new addition starting in May and anticipated the new addition being completed by mid-October of 2009. They would then move everyone from this building into the new building, so the contractor could begin renovation on this building. They anticipated the project being completed in December 2010.

Joe Frigerio of Chiodini Associates explained, with Council approval, they would go out for bids in February and open bids in March. They would then come back to Council with a recommendation, get the contracts together and provide a notice to proceed so construction could start in April or May. He noted some sewer and utility infrastructure needed to be taken care of on the north side in the alley. Once that was completed, they would begin demolition of the existing Savings and Loan Building and start with the new building. They anticipated an eighteen month construction schedule for the new building. Upon completion, it would take a month's worth of time to transfer employees from the old

building to the new building. They would then renovate the Daniel Boone Building, which would take another twelve months. He pointed out they looked into Energy Star, which was a project of the federal government involving energy conservation. They felt, for the most part, the requirements for the Energy Star program followed the requirements of LEED, the current building codes and the ASHRAE codes for conservation and materials. He understood it needed to fall within the top 25 percent of like buildings for it to be labeled as an Energy Star building and they anticipated this could happen. He noted it was a process of filling out forms for approval. In regard to the Council Chambers, he understood there was discussion about having a greater arch for the dais, so members could see each other, and stated they had made that adjustment.

Ms. Hoppe stated she appreciated them looking into the Energy Star program. Mr. Frigerio noted per the Energy Star website, there were six buildings within the State of Missouri that were labeled Energy Star buildings. Two were in Columbia at the University and were the General Services Building and University Hall. The others were in Jefferson City, Kansas City and St. Louis.

Mr. St. Romaine noted Jeffrey L. Bruce and Company had completed preliminary concepts for the plaza and streetscape, which were largely driven by the contract with Howard Meehan, the artist working on the Percent for Art project. Since that time, the Standing Committee on Public Art had reviewed the initial concept and Mr. Meehan was working on additional concepts. Staff felt the plaza design could not wait any longer and hoped this design would be the one decided upon. He explained they had placeholders for the artistic elements that would be brought into the plaza since it had not been vetted by the Standing Committee on Public Art or Council.

Bob Bushyhead of Jeffrey L. Bruce and Company stated he was excited to be talking about the first important step in the implementation of the Avenue of the Columns project, which was an effort they had been involved with since 2001. He understood some people from the community had been involved with it since 1991. He reiterated the plaza and streetscape was the first step in an increment of important spaces as they moved down the Avenue of the Columns from the Courthouse columns to the columns in the Quad. He displayed the Avenue of the Columns overall plan and explained the complexity of activity with pedestrian movement, retail movement in and out of places of business and interaction in public space was used to help shape this space. It was not only a place people moved through, but also a place of gathering and celebration. He noted this was a second reiteration and used the overhead to describe movement, places of gathering and places for artwork. He stated they would use brick pavers, concrete patterns and tree placement entry wells and noted the use of these materials translated into the streetscape. He explained that while the areas up and down the Avenue of the Columns should be unique and recognizable, there should also be a unifying palette of materials from column to column to identify the Avenue of the Columns as one unit or area. He understood some of the artist's treatments might be projected into the intersection at Eighth and Broadway and provided space for it. He noted they were advocating removing some parking so there would not be parking in front of the plaza space that would serve as a barrier to people moving in and out of that space.

Ms. Hoppe asked what the white seating would be made of. Mr. Bushyhead replied those were placeholders for the purpose of this illustration. He understood they might end up with a more historic type bench seating and noted some maintenance issues would come with that to include snow removal, so they wanted those fixtures to be somewhat portable. He pointed out the scope of the work would be from mid-block at the parking garage on both sides of the street through the intersection and down Broadway to the Howard and Gentry buildings on the south side. They were bidding those aspects as alternates and were hoping to use it as a basis for public/private partnering if implemented.

Mr. Skala understood the placeholders were there due to delays with the artist's part of the project and asked if Mr. Meehan was aware of the latest plans. Mr. Bushyhead replied yes. He noted the original incantations included images of the artwork. They did not feel it was not appropriate to bring those forward since they had not been vetted by the Committee. They anticipated the ability to respond to whatever artwork might come forward while holding true to this functional form.

Acting Mayor Pro Tem Crayton opened the public hearing.

Bob Roper, 3400 Woodrail Terrace, stated he had served on the Public Buildings and Finance Committee since its inception in May, 2000, and a great deal of work had been done on this project. They were now taking the next important step in a long process. He hoped, upon completion in 2010, all of the space problems would be solved, they would have a City Building Complex commensurate with a City in the top twenty in the United States and something that worked for twenty more years. He urged the Council to take the next step in the process.

Ray Beck, 201 Sappington Drive, stated as he looked at the plans for improvement to the public buildings and the work that had been completed, he believed the City had done an outstanding job, which was a real asset to the downtown area. In looking at the plans, he thought the building and plaza would be great additions to the downtown and the City. He felt it would improve service for City residents and improve working conditions for employees who were currently in crowded spaces. He urged the Council to continue moving forward because he believed they would have something to be proud of when it was finished.

Jim Loveless, 2404 Topaz, stated he was in support of this project. He believed Columbians deserved the most effective and efficient City government that could be provided. He had no doubt in the effectiveness of this government, but thought they could improve upon efficiency by consolidating operations and providing facilities that were designed for today's work demands. He looked at this under the same principle as owning one's own home as most would prefer to own their own home versus renting a home because, at the end of a period, they would own something of significance and would save money by not paying rent elsewhere throughout the City. He believed this type of decision was the Council's to make as they were the board of directors for this corporation and it was what they were elected to do. He urged the Council to approve this and to provide citizens with something that would be a community asset for many years to come.

Bob Hutton, 2252 Country Lane, stated he was in support of this project and noted he had served on the Building Committee from the late 1990's to the mid-2000's, so he had been intimately involved in the project. He pointed out they were not talking about providing

extravagant housing for City employees, only adequate and needed space. From a customer service standpoint, it was not efficient to have City departments located all over town. To provide adequate service, they needed to be located in a central spot. In addition, he believed it was a poor use of taxpayer and ratepayer money to pay rent to landlords when the City could own something themselves. He understood the City paid in excess of \$300,000 in rent currently and, by the time this project was over, it could be more. He commented that the County built office space and a plaza several years ago and thought the City's plaza could be tied into that. He believed it would be important to future downtown functions and the way the downtown looked. He stated he was in support of this project and hoped the Council would vote in favor of it.

Mike Martin, 206 S. Glenwood Avenue, stated he was in support of the promise of this building. He noted he thought they were lacking a sense of security and believed, along with the construction of City Hall, they needed to get back to a feeling of security as a community. He commented that they were facing a rising crime rate, rising taxes, and other pressures on all fronts. In this community, he thought crime, rising taxes and sagging infrastructure were issues and were a part of the promise of this building. He wanted to ensure the Council had offices in this new City Hall as he believed they needed offices, pay or at least a stipend for their service and a staff person who could interface between them and the many commissions. He understood part of the promise of this building was government efficiency, a better allocation of resources and a public asset. He thought it needed to start paying off at some point and did not feel the citizens had to lose three class resource officers in order to make up for a police force that was underfunded. He also did not believe they needed to feel as though they had to take \$100,000 from the CAT-TV fund to pay for additional officers if they could spend \$23 million on this building. He commented that he felt this would work out fine, but believed it held a promise of what was needed as a community.

There being no further comment, Acting Mayor Pro Tem Crayton closed the public hearing.

Mr. Skala stated a tremendous amount of work had gone into this very expensive project and he supported the concept of space and efficiency and believed the financing had been done the right way. He thought the LEED certification and rental savings were important and believed it was necessary for the community. He commented that although he would support this, his one caveat involved the controversy of whether there was enough public participation and whether the issue should have gone to an election. Given the financing that was in place, he thought the decision made was probably the correct choice for the Council at the time. He thought the problem was that there was never a public component, such as a stakeholder component or group/commission component, to review and discuss the financing and ideas the public had. He commented that every time a change was discussed, there was noise from the community that made him think it might have been a good idea to have a discussion regarding financing, so there could be a negotiation in terms of cost cuts or improvements and they could avoid potential problems as the project proceeded. He stated he appreciated all of the work of the previous Council and the Public Buildings and Finance Committee and was supportive of the project. He noted he was

sympathetic to Mr. Martin's pleas with regard to other needs in the City. He stated he would endorse the project, but wished they had conducted the process better.

Mr. Wade stated he thought there were two important pieces to this. One was that they were at the first stages of what would become a significant and exciting transformation of downtown with this project being a cornerstone. Through the building and the movement toward streetscapes and downtown public places and public spaces, they would set a new standard for the transformation of downtown. He believed that would be followed with public and private commitments. The other was that they had committed and hard working City employees who were carrying out their jobs in tough conditions and was pleased they would be creating a descent working environment for them.

Ms. Nauser stated she was on the Council when the project was approved to proceed. She noted the building was antiquated and in need of repair and renovation. She also agreed City employees deserved a nice, safe place to work. She commented that she was looking forward to moving ahead with construction. She appreciated Mr. Martin's sentiments and agreed they had an obligation to ensure a safe and livable community. She stated she had been in support of the project from its inception and thanked everyone for their hard work.

Ms. Hoppe explained she had been skeptical in regard to the need for the City building when she first came on Council. After taking a tour of the building, however, and seeing the crowded and bad conditions the employees were enduring, she was convinced of the need for a new City Hall and the consolidation of City departments. She agreed not paying rent was a prudent use of fiscal funds. She believed it served the public to have a centralized location where they could come. She noted she was also looking forward to providing better bus service, so it could be a hub for employees and the public to come downtown and conduct business while assisting with the effort of combating global warming. She was pleased they were designing the building to be energy efficient in order to save money over the long run. She commented that there were many pieces to the puzzle when running a city and doing this did not mean they were neglecting the other pieces. She thought it made sense to proceed with this project and stated she was pleased to support it.

B3-08 was given third reading with the vote recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Bill declared enacted, reading as follows:

B4-08 Authorizing construction of the Harvard Drive storm water management project; calling for bids through the Purchasing Division.

The bill was given second reading by the Clerk.

Mr. Watkins explained this project involved stormwater management activities in the Harvard Drive area. Proposed improvements included replacing pavement, installing rain garden bulb-outs, installing new inlets and pipes, replacing driveways and curbs and were estimated to cost \$175,000. Those costs would be paid with stormwater utility funds.

Mr. Skala asked for a definition of force account labor. Mr. Watkins replied that meant City staff would do the work as opposed to contracting it out.

Ms. Nauser stated she really liked the idea of the rain gardens and was glad to see more of them.

Acting Mayor Pro Tem Crayton opened the public hearing.

Gary Oxenhandler, 1010 Harvard, stated he and his wife built their home on Harvard in 1980 and the road began deteriorating and having water problems in 1987-1988. They were hopeful the Council would support this ordinance and were appreciative to Mr. Wade who met with them and helped facilitate some ideas. He understood some novel ideas were being used, such as the bulb-outs and rain gardens. He commented that a dangerous spillway was between them and the property owners to the south. Of all of the properties in the neighborhood, their property and their neighbor's property would be impacted the most as they owned the three lots along the street, which would be torn up and need new landscaping. They believed there was a greater good to be enjoyed and were hopeful the Council would support this ordinance.

Suzanne Wright, 1016 Harvard, stated she and her husband had lived on Harvard for almost thirty years. They appreciated Mr. Wade's attentiveness to their situation and Public Works Engineering for providing a creative solution. The neighborhood was supportive of the rain gardens and planned on adopting and maintaining them. She commented that drainage had been a problem for almost thirty years. She understood the rain gardens would help mitigate the drainage efforts down County House Branch, which included the greater Hinkson Creek. She hoped more rain gardens and devices such as that would be included in future watershed plans.

There being no further comment, Acting Mayor Pro Tem Crayton closed the public hearing.

Mr. Wade stated the group he met with regarding Harvard Street was the first group of neighbors he met with after he was elected. He noted this project would help resolve some extremely serious stormwater problems. He stated he attended the interested parties meeting and although there were differences, they were talked through and worked out to enable a consensus. He complimented staff on the way they interacted with the neighbors to come to a decision.

Ms. Hoppe stated this and another project recently approved emphasized the importance of having the stormwater ordinance and not having to go back and spend public funds to correct a problem. She hoped the new stormwater ordinance would correct this type of problem, so they did not have to invest funds in the future.

B4-08 was given third reading with the vote recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Bill declared enacted, reading as follows:

(A) Authorizing construction of the Middlebush Drive culvert replacement project.

Item A was read by the Clerk.

Mr. Watkins stated this involved the Middlebush culvert replacement project and the goal of the project was to replace two rusted corrugated metal pipes with one concrete pipe culvert. The estimated cost was \$132,000 and would be paid for through stormwater utility funds.

Acting Mayor Pro Tem Crayton opened the public hearing.

Grace Vega, 3008 Middlebush Drive, understood Mr. Wade received a note from her neighbors on the other side of the culvert. She stated it was obvious the work had to be done, but they still had some concerns as to how far this culvert would reach. Ms. Lea replied she was not sure of the distance and explained this particular drainage was a USGS stream, so it was under their control and there were limits as to how much they could actually pipe. She stated they would look into extending the pipe 20-30 feet further, but it was dependent upon what USGS and the Army Corps of Engineers allowed. They would open the channels of communication to see if they could do more. She noted this was also dependent upon the cost of extending it further.

There being no further comment, Acting Mayor Pro Tem Crayton closed the public hearing.

Mr. Wade stated this project was in serious need of being done as there were major problems in that stream. He noted the same stream went through his back yard and the project would begin about one-quarter of a block south of his property. He appreciated staff for working with the neighbors and explaining the complex pieces of the project. He noted the Slaven's contacted him by e-mail, which he would provide to staff, regarding a legitimate concern they would try to address. He explained there was a problem with standing water in the creek, which caused odor and mosquito issues. They wanted the pipe extended a little further to remove the standing water from their backyard and into an area that was not as close to residents. They also hoped the design would keep water moving at a better but slower and less erosive pace. He stated he had a commitment from staff to address it the best they could within the constraints of having to work with the Corps of Engineers.

Mr. Wade made a motion directing staff to proceed with the Middlebush Culvert Replacement Project. The motion was seconded by Ms. Nauser and approved unanimously by voice vote.

OLD BUSINESS

B5-08 Calling for bids for reconstruction of Hardin Street from Ash Street to Hope Place and from Broadhead Street to Worley Street, and to construct a sidewalk adjacent to the back of the curb on the west side of Hardin Street from Hope Place to Broadhead Street.

The bill was given second reading by the Clerk.

Mr. Watkins stated this ordinance would authorize the calling for bids on a street project in the older part of the Central City. The resolution estimate was \$280,000 and the original thought was to fund the project with CDBG funds and tax bill the owners for the remaining \$28,000. Staff was now proposing they forego tax billing for CDBG projects and find funds from the annual street fund to make up the difference. The project involved the reconstruction of about 950 feet of Hardin Street from Ash Street to Hope Place and from Broadhead Street to Worley Street. It also included the construction of approximately 350 feet of sidewalk on the west side of Hardin Street from Hope Place to Broadhead Street. Hardin was proposed to be a twenty-eight foot wide street with a five foot sidewalk at the back of the curb on the west side.

Ms. Hoppe asked what led to focusing on this street as one needing improvement. Mr. Watkins replied it was on a list of streets adopted a number of years ago and Council elected to pursue it. He was not sure of the rationale for Hardin Street over another street, but commented that they had made good progress in the last 15-20 years by using CDBG money to rebuild unimproved streets in the Central City. He noted the list of streets was updated two years ago and thought it would be appropriate as part of budget discussions to discuss Council's priorities for the next couple years.

Mr. Skala asked what the rationale was in deciding whether or not to use CDBG money for street improvements as opposed to putting it in the CIP. Mr. Watkins replied these were in the CIP. They were just shown as funded through CDBG. Traditionally, if they did not receive grant money for a project, they tax billed the cost of the curb and gutter. They were proposing, when using federal money in the Central City, to not tax bill. Mr. Skala understood it was simply the financing mechanism. Mr. Watkins replied that was correct.

B5-08 was given third reading with the vote recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Bill declared enacted, reading as follows:

B6-08 Authorizing the purchase and installation of security camera systems in the Sixth Street and Cherry Street parking garage and the Seventh Street and Walnut Street parking garage; appropriating funds.

The bill was given second reading by the Clerk.

Mr. Watkins stated this would accelerate the installation of cameras in parking garages. In 2000, they began installing security cameras in parking garages and this year they had proposed to add cameras to the Tenth and Cherry garage. Per the Mayor's suggestion and due to recent security concerns, staff felt it was a good time to accelerate these installations by doing the ones proposed for the next couple of years this year. The infrastructure was in place in that the fiber optics had been extended and the basic hardware was there. They would now be adding cameras and signs to the Sixth and Cherry and Seventh and Walnut garages. The additional money needed totaled \$65,400. He noted, in the following years, they would see maintenance costs for all of the garages at about \$50,000 per year. The parking utility would fund the project.

Mr. Wade understood monitoring was done by Joint Communications. Mr. Watkins stated that was correct and pointed out it would not be monitored 24/7. If they had a problem or received a 911 call, the operator would be able to look at it. In addition, it was being recorded, so it would be helpful in terms of apprehension and making a case, if needed. Mr. Wade asked if there would be random real time monitoring depending on the availability of people. Mr. Watkins replied he did not want to commit to having any random real time monitoring. He thought there would be some, but they would not have someone sitting and monitoring it.

Mr. Skala understood the \$50,000 was an increase because they were adding cameras and asked if that was strictly related to surveillance cameras. Mr. Watkins replied yes and noted it would be for all of the garages.

Mr. Skala stated he was not a proponent of red light cameras, but felt security cameras were very appropriate in parking garages. He believed the \$65,000 plus the

\$50,000 for maintenance was an inexpensive way to guarantee the public's safety, so he was in favor of the project.

B6-08 was given third reading with the vote recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Bill declared enacted, reading as follows:

CONSENT AGENDA

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

- B1-08 Approving the Final Plat of Mid-City Industrial Park - Block 2, a Replat of Lot 3 Mid-City Industrial Park and Lot 210 Northwold Subdivision located on the northeast corner of Heriford Road and Burlington Street; authorizing a performance contract.
- B2-08 Vacating utility easements located on Lot 1 and Lot 3 within Centerstate Plat 10.
- B7-08 Authorizing a gas pipeline easement to Union Electric Company, d/b/a AmerenUE, and a grant of easement for underground electric utility purposes to Boone Electric Cooperative relating to the Gans Road and U.S. Highway 63 interchange project.
- B8-08 Appropriating funds to the Fleet Operations FY 2007 operating budget to offset expenditures for items for resale.
- B9-08 Accepting an easement for electric utility purposes relating to construction of a 161 Kv transmission line from the intersection of Rolling Hills Road and Sugar Grove Road to the Grindstone Substation located on Grindstone Parkway.
- B10-08 Authorizing an easement agreement with U.S. Bank National Association relating to the electric, telephone and cable television undergrounding project on Business Loop 70 West.
- B11-08 Accepting conveyances for utility purposes.
- B12-08 Accepting a grant from the Missouri Department of Transportation - Highway Safety Division for a DWI enforcement project; appropriating funds.
- B13-08 Accepting a grant from the Missouri Department of Transportation - Highway Safety Division for a sobriety checkpoint project; appropriating funds.
- B14-08 Calling a municipal election to elect Council Members for Wards 1 and 5.
- B15-08 Authorizing a Right of Use Permit with Sprint Spectrum L.P. for construction, operation and maintenance of underground utilities extending to a leased area housing a cellular telephone transmission tower at the Sanford-Kimpton Health Center located at 1005 West Worley Street.
- R12-08 Authorizing an agreement with Central Methodist University to provide health clinic experience for nursing students.
- R13-08 Authorizing an agreement with Killer B Promotions for sports development funding for the Teen Masters Bowling Tournament.
- R14-08 Officially recognizing the Limerick Lakes Homeowners Association, Inc. and recognizing it as the official neighborhood organization for the area described in the by-laws of the Association.

R15-08 Authorizing Supplemental Agreement No. 2 with Bucher, Willis & Ratliff Corporation for engineering services relating to rehabilitation of the General Aviation Apron and connecting Taxiway A-4 at Columbia Regional Airport.

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

NEW BUSINESS

R16-08 Authorizing a Solar America Initiative Partnership Demonstration Agreement with Prost Builders, Inc. and Missouri Solar Applications, LLC relating to installation of a photovoltaic system at the West Ash Pump Station.

The resolution was read by the Clerk.

Mr. Watkins stated this resolution would authorize a partnership between the City and Dow, who was doing a significant amount of work in photovoltaic systems. It would allow the City to build a 5 kW photovoltaic array at the West Ash pumping station. Dow would pay for the cost of the photovoltaic system and the City would provide the ground and maintain it. They would share data in terms of how much power was generated, when, etc. Mr. Glascock pointed out the University of Missouri's Chemistry Department was also involved doing research with Dow on different membranes within the photovoltaic system.

Mr. Wade asked if this was primarily a research data development project in anticipation of future investment decisions in this area. Mr. Glascock replied it was a nationwide initiative and they were only involved in a small part. It was a research project, which was why the University was involved. The City was allowed to put the electricity on the grid for use as needed.

Ms. Hoppe understood there was a possibility of expanding the unit to 10 kW and the site was capable of a 100 kW capacity and thought it appeared as though this could be the beginning of a really big project. Mr. Watkins agreed it could, provided it was successful.

Mr. Glascock noted they were also asking the Council to authorize the City Manager to sign for a grant from the American Public Power Association (APPA), so they could potentially increase it to a 10 kW unit.

Mr. Skala stated several months ago, they discussed installing the infrastructure for a photovoltaic system on the top of the new building and asked if this would be integrated with that. Mr. Watkins replied this would provide information needed to add that array at a future point. Mr. Glascock pointed out they did not know if this array would be static or tracking as Dow had not made that commitment.

The vote on R16-08 was recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Resolution declared adopted, reading as follows:

R17-08 Authorizing the City Manager to apply for tax credits to the Missouri Development Finance Board relating to streetscape improvements at the intersection of Eighth Street and Broadway as part of the City Hall plaza project.

The resolution was read by the Clerk.

Mr. Watkins stated staff had been working with the Department of Economic Development to put together an application for tax credits that would allow the City to obtain private contributions for part of the streetscape discussed earlier. They would work through the New Century Fund to help with raising matching funds for the tax credits. They were looking at a \$450,000 project.

Mr. St. Romaine explained if Council authorized them to submit the application, they would meet with the Missouri Development and Finance Board at their February meeting. He noted Mayor Hindman had agreed to help with the presentation as he was familiar with the types of projects they funded. They were hopeful the tax credits would be granted as he thought they would be a great tool for the New Century Fund in their effort to raise contributions for the streetscape.

The vote on R17-08 was recorded as follows: VOTING YES: SKALA, WADE, NAUSER, HOPPE, CRAYTON. VOTING NO: NO ONE. ABSENT: JANKU, HINDMAN. Resolution declared adopted, reading as follows:

INTRODUCTION AND FIRST READING

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

- B16-08** Rezoning state highway right-of-way located along the east side of U.S. Highway 63, on both sides of Stadium Boulevard (State Route 740) from A-1 to C-P; amending the allowed C-P uses on property located adjacent to the rezoned state highway right-of-way; imposing conditions; approving the C-P development plan of Crosscreek Center C-P; approving less stringent screening requirements.
- B17-08** Approving the Menards at Centerstate Crossing C-P Development Plan located on the southwest corner of Vandiver Drive and Restaurant Row; approving a variance relating to parking requirements.
- B18-08** Approving the Final Plat of Copperstone Plat 4 located on the south side of Vawter School Road, east of Scott Boulevard; authorizing a performance contract.
- B19-08** Approving the Final Plat of Wellness Center at Old Hawthorne located north of State Route WW, on the east side of Old Hawthorne Drive; authorizing a performance contract.
- B20-08** Vacating a sanitary sewer easement located north of Chapel Hill Road and east of Mills Drive.
- B21-08** Vacating utility and drainage easements located north of Chapel Hill Road and east of Mills Drive.
- B22-08** Authorizing the acquisition of easements necessary to construct the Vandiver Drive extension and construction of the Upper Hinkson Creek Outfall Relief Sewer.
- B23-08** Amending Chapter 27 of the City Code relating to water connection fees.
- B24-08** Accepting a conveyance for utility purposes.
- B25-08** Authorizing an agreement with the Missouri Highways and Transportation Commission for transportation enhancement funds for development of the Hominy Branch Trail from Stephens Lake Park to Woodridge Park.

- B26-08 Approving a settlement agreement with AT&T Mobility; assigning a percentage of the settlement proceeds to the Missouri Municipal League.**
- B27-08 Authorizing an agreement with Columbia Access Television (CAT) for operation of the public access channel.**

REPORTS AND PETITIONS

(A) Intra-departmental Transfer of Funds.

Mr. Watkins stated the Charter required them to publicly report any transfer within a department and was for informational purposes only.

Ms. Hoppe asked if the transfer involving the painting of Shepard tower was due to excess funds. Mr. Watkins replied Council had approved a maintenance contract with all of the City’s towers a couple months ago. Originally, they had proposed to paint only Shepard this year, but by going to the comprehensive maintenance strategy, they would be doing all of the facilities. Ms. Hoppe stated she just wanted to ensure it was painted.

(B) Street Closure Requests – Annual PIE Kickoff; True/False Film Festival.

Mr. Watkins explained this involved street closures for the annual Partners in Education kick-off and the True/False Film Festival. Staff recommended approval.

Ms. Nauser made a motion to approve the street closures as requested. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Mr. Skala understood if there was one application for a vacancy, it was almost an automatic appointment. He noted one candidate had applied for three boards and asked if it would be appropriate to appoint him to one and leave the others open for an additional period of time in an effort to solicit additional applications.

Mr. Wade stated the Health Insurance Appeals Board only had two members with one vacancy open and believed Mr. Forrest’s qualifications were appropriate for that vacancy. He suggested Mr. Forrest be appointed to the Health Insurance Appeals Board and his application be kept in the pool for the Finance Advisory and Audit Committee and the Building Construction Codes Commission while readvertising those vacancies for additional applicants.

Ms. Amin pointed out the Building Construction Codes Commission vacancy Mr. Forrest applied for along with two others had been vacant for quite a while and suggested they consider appointing him to that position since it had been open for so long.

Mr. Boeckmann commented that he did not believe the Health Insurance Appeals Board met very often. Mr. Watkins noted they only met on call.

Mr. Wade stated based on that information, he thought it might be appropriate to appoint Mr. Forrest to the Building Construction Codes Commission and the Health Insurance Appeals Board and readvertise for the Finance Advisory and Audit Committee. Mr. Skala thought that was appropriate. Ms. Amin noted Mr. Forrest would be filling an alternate position for the Building Construction Codes Commission and not a regular position, so she did not know how often he would be attending those meetings.

Mr. Wade made the motion to appoint Mr. Forrest to the Health Insurance Appeals Board and to the Building Construction Codes Commission. The motion was seconded by Ms. Nauser and was approved unanimously by voice vote.

Mr. Wade made the motion to keep the Finance Advisory and Audit Committee vacancy open to solicit more candidates for consideration at a later date. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

Mr. Wade made the motion to appoint those that had applied to be on the Police Retirement Board, Railroad Advisory Board and Sustainable Farms and Communities Board as listed. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

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

BUILDING CONSTRUCTION CODES COMMISSION

Forrest, Robert, 825 Bourn Avenue, Ward 4, Term to expire August 1, 2010

HEALTH INSURANCE APPEALS BOARD

Forrest, Robert, 825 Bourn Avenue, Ward 4, Term to expire February 16, 2011

POLICE RETIREMENT BOARD

Aten, Frank, 3405 Ridgeview Drive, Ward 5, Term to expire December 31, 2009

RAILROAD ADVISORY BOARD

Ross, Bryan, 3508 Woodside Drive, Ward 3, Term to expire July 15, 2009

SUSTAINABLE FARMS AND COMMUNITIES BOARD

Coldicott, Kimberly, 1309A Pearl Avenue, Ward 1, Term to expire December 31, 2009

COMMENTS BY PUBLIC, COUNCIL AND STAFF

Mr. Skala made a motion directing staff to provide a report with the names of people who held more than one board or commission position.

Ms. Amin asked he wanted those that were liaisons, such as a Planning & Zoning Commission member who was representing that Commission on another board or commission. Mr. Skala replied it would not hurt to have them on the list, but he understood it was a requirement.

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

Mr. Skala understood with regard to the potential overlay district in North Central, a large percentage of property in the area was rental property and the purpose of the overlay district was to ensure people were taking care of their property. He thought it would be helpful to obtain a list of landlords across the community and wondered if they could generate a list from inspections to identify the landlords and their properties. Mr. Watkins asked if he wanted this information across the community or across the North Central Neighborhood. Mr. Skala replied across the community. He explained, at this point, he was interested in North Central, but believed the information would be useful to assist the City in ensuring

landlords were taking care of their property. He asked if that was doable. Mr. Watkins replied it was, but he needed clarification on the information wanted. He asked if he wanted it by address. Mr. Skala replied he wanted it by person and address. Mr. Watkins stated it would be a thick document, but they could provide it. Mr. Skala suggested only providing one copy that could be referenced.

Mr. Skala made a motion directing staff to provide a report that listed landlords by name and property address.

Acting Mayor Pro Tem Crayton asked what they could do for the older residents who owned their own home and needed help with their homes. Mr. Skala thought that was another issue. He explained his interest at this point was with the names of landlords and the addresses of the properties they held.

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

Ms. Nauser stated she attended the open house for the Career Center and the solar initiative there was another example of a partnership where the students were learning and the City was receiving a benefit.

Ms. Nauser commented that she had asked for an ordinance a while back with regard to parking meters at Rockbridge High School. She understood that issue had been resolved with remedies they were currently taking. She did not want it to go away in case it was needed. She noted there was a need for a crosswalk for students parking off campus and for events at the High School and in the area. She thought it needed to be across Southampton near Executive Drive and understood the High School had requested it as well.

Ms. Nauser made a motion directing staff to provide a report regarding placing a crosswalk at Southampton near Executive Drive and to provide alternatives to resolve the parking issues at Rock Bridge High School, such as meters, parking on one side of the street, etc. She thought they might want to discuss it at a work session down the road. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

Ms. Nauser noted another constituent had contacted her regarding extending the bus line to the church on Old Plank Road.

Ms. Nauser made a motion directing staff to provide a report in regard to extending the bus service on the line at Old Plank Road. She thought it might provide more ridership on that line. Ms. Nauser recalled a previous report indicating a cost of almost \$750,000 to add a new line to the area. She wondered if they could just tweak the line to provide for extra riders. The motion was seconded by Mr. Wade and approved unanimously by voice vote.

Ms. Nauser stated the Violent Crimes Task Force had been very successful over the past month or so in getting people off of the streets. She understood it had been disbanded and wondered if there was a possibility of continuing it on a quarterly or bi-annual basis to address crime issues. Mr. Watkins stated he believed Chief Boehm's strategy was to periodically bring the group back together for a period of time to clear up any incidents they might have. Since they were in budget discussions, she thought it might be something they

want to include in the budget if funds were needed. She stated she would like to know if funds were needed, so she was aware of it when the budget was discussed.

Ms. Nauser stated a complaint she consistently received involved big piles of construction dirt that sometimes set for years and wanted a report explaining why they had big piles of dirt, how other communities dealt with that situation type of circumstance and suggestions of what they could do for the future.

Mr. Skala thought this had been discussed to some degree at a work session in conjunction with land disturbance. He recalled suggestions being made and thought this might already be in the works in conjunction with the issue of steep slopes.

Ms. Nauser asked if this issue could be added to what they were working on.

Mr. Wade stated the Environment and Energy Commission was working on that issue and suggested they instruct them to include this in their research. Ms. Nauser stated she was agreeable to that.

Ms. Nauser made a motion directing the Environment and Energy Commission to review the issue of large construction dirt piles and provide recommendations to Council to address the issue. The motion was seconded by Mr. Wade and approved unanimously by voice vote.

Acting Mayor Pro Tem Crayton stated she received several phone calls regarding the area along the right side of Sexton Road before reaching the Business Loop. She understood there were ditches behind the houses and when it rained, it was like a creek, which was a cause for concern since many had small children. She noted water was seeping into basements as well.

Acting Mayor Pro Tem Crayton made a motion directing staff to provide a report with recommendations as to how to solve the water problem for the Sexton Road area, near Business Loop 70. She recalled a petition being provided to the City a while ago and thought a response was needed. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

Acting Mayor Pro Tem Crayton stated she received a phone call from a lady who was disabled and could not find a place to park downtown. Although she had a tag indicating she was disabled, she received a ticket for parking where she did. She asked what she was supposed to do when all of the spaces were filled.

Acting Mayor Pro Tem Crayton requested a report regarding the issue of disabled parking downtown when all of the spaces were full. Mr. Watkins asked for the location for this particular situation. Acting Mayor Pro Tem Crayton replied she thought it was in front of the Municipal Building.

Acting Mayor Pro Tem Crayton stated they, as a community, were supporting panel discussions with regard to crime in Columbia. In talking with some of the youth in the community, she understood they wanted a discussion with the community so they could be heard. She noted a lot of the City's facilities closed at a certain time and they were wondering what they were supposed to do. She was asking those that professed to do things

for the youth to come to the Armory on January 31 at 6:00 p.m. to hear the youth discuss issues regarding jobs and school.

Ms. Nauser noted February 22 and 23, the Community Circles was trying to get youth to participate in their discussion and express their opinions. She understood one of the outcomes of the meeting was to put ideas into a report for policymakers to review. She thought it might be another place to direct children to speak because the purpose was to get the disenfranchised and successful youth to talk to a variety of community members.

Acting Mayor Pro Tem Crayton stated she thought the best program in Columbia to address kids that had dropped out of school was the YouthBuild program. Before that program was in existence, no one talked to the kids that did not attend school. She commented that this involved respect and truth and if the youth did not feel those things, they would not participate.

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

Sheela Amin
City Clerk