



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 4, 2019

7:00 PM

Regular

**Council Chamber
Columbia City Hall
701 E. Broadway**

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, March 4, 2019, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance was recited, and the roll was taken with the following results: Council Members TREECE, RUFFIN, TRAPP, SKALA, THOMAS, PITZER, and PETERS were present. The Interim City Manager, City Counselor, City Clerk, and various Department Heads and staff members were also present.

Mayor Treece explained the minutes from the February 4, 2019 and February 18, 2019 council meetings were not yet complete.

Mr. Pitzer asked that B44-19 be moved from the consent agenda to old business. The agenda, including the consent agenda with B44-19 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Treece and a second by Mr. Skala.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC16-19 Cole Riley - An idea for "decorating" the 8th & Walnut Parking Garage using 100% passive energy and gravity to feed water to flower beds that are hung along all the south side voids.

Mr. Riley explained he would be talking about the garage located at Fifth Street, Sixth Street, and Walnut Street, and not the one at Eighth Street. He commented that he understood a Percent for Art program had been approved by the Council in 1997 whereby one percent of the funds were allocated for any project over \$1 million for public or visible art. The garage had been estimated to cost \$14 million leaving about \$140,000 for art. He understood how the public could be disgruntled with 8-9 blue glass panels at that price. He stated he had two suggestions for the garage so it was more beautiful since it affected the skyline and had a large footprint. He noted the garage was so minimalistic that it looked unfinished. He suggested a site for the garage whereby people could donate money to beautifying the garage by choosing from certain options, such as a bank of flowers. It would allow the public to have a voice and to see how their money was being used. He commented that he wanted this to be cost-free if possible by taking water from the floor above and routing it to the flower beds or whatever else they ended up doing at that location as it could naturally flow 24-7. He thought the only cost to the City

would be to refill any tanks. He displayed some diagrams and explained there were many communities around the world that had treated their garages and parking spaces with a sense of beautification. He felt this particular garage was very dominating and suggested complimenting the red and beige concrete with natural elements like ivy and flowers. He hoped someone could help expedite this or provide him advice as to who to contact.

Mayor Treece stated he appreciated Mr. Riley's creativity, ideas, and engineering, and thought someone from the Office of Cultural Affairs would reach out to him. If it was too late for this program, they could talk to him about other one percent for art programs.

SPC17-19

Don Love - Disproportions in traffic stops considered legitimate as documented in the 2018 city survey.

Mr. Love, 1623 University Avenue, commented that last fall he had suggested to Mr. Thomas that it would be good to have a question on the city survey related to the experiences residents had with policing. He had felt something that asked about whether people thought a stop had been justified by a threat to public safety would be good to see in terms of results. He understood a question had been included asking people if they felt the stop had been legitimate, and the results had been interesting. Black drivers were almost five times as likely to report they thought their experience had been illegitimate. Only about 100 or so drivers had reported being stopped, and ten had been black. It was not a big sample size, but the disproportion was high and it complemented the disproportion that was seen in the data collected for the vehicle stops report, which had indicated black drivers were stopped at a rate of more than four times that of white drivers. He thought the coincidence of the two numbers showing there was a problem, one from data collected by the Police Department and the other directly from the experience of the people, underscored how important it was to address the disproportions. He commented that the disproportions did not necessarily prove bias, but had indicated something there needed to be reviewed. He thanked the former city manager for putting that question on the survey and felt he had been brave for doing so. He thought it showed he was open to new information. He noted he was encouraged by Interim Police Chief Jones' interest in opening discussions with community members. He also thought Interim Chief Jones' committee to look at policies was excellent as he had been worried about certain aspects of policies for a long time and wished changes would come more rapidly. His willingness to talk about everything was heartening. He noted he was also thankful for his willingness to allow a committee of law enforcement and residents to look at the vehicle stops data. They knew there was a huge disproportion, but did not know what was causing it. If they could explain it, residents would know it was not bias that was causing it but something else. If they knew what it was they could address it. He thought they were fortunate to have Interim Chief Jones and hoped he continued his innovative efforts.

Mayor Treece stated his appreciation for Mr. Love's analysis and ongoing interpretation of these issues.

V. PUBLIC HEARINGS

PH6-19

Proposed relocation of a portion of Route H to allow for the extension of Runway 2-20 at the Columbia Regional Airport.

PH6-19 was read by the Clerk.

Mr. Parks provided a staff report.

Mr. Pitzer asked if the current Route H was on airport land and whether the new Route H would be on airport land. Mr. Nichols replied it was all on airport land that had been previously purchased. Mr. Pitzer understood the Federal Aviation Administration (FAA) had asked that the runway be extended in that direction versus the other direction. Mr. Parks stated that was correct, and noted it would go to the north 900 feet.

Mayor Treece opened the public hearing.

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

Mayor Treece made a motion directing staff to proceed with the relocation of a portion of Route H to allow for the extension of Runway 2-20 at the Columbia Regional Airport. The motion was seconded by Mr. Skala and approved unanimously by voice vote.

PH7-19 Proposed phase one construction of a tennis complex at A. Perry Philips Park to include the construction of two tennis courts, a 30-car parking lot, ADA walkways and the installation of parking lot lighting.

Discussion shown with B48-19.

B48-19 Approving a revised A. Perry Philips Park Master Plan; authorizing phase one construction of a tennis complex at A. Perry Philips Park to include the construction of two tennis courts, a 30-car parking lot, ADA walkways and the installation of parking lot lighting; calling for bids through the Purchasing Division.

PH7-19 was read by the Clerk, and B48-19 was given second reading by the Clerk.

Mr. Griggs provided a staff report.

Mayor Treece opened the public hearing.

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

Mr. Skala stated he liked the idea of having distinct pickleball courts and tennis courts instead of striping them for both. He also appreciated staff for following up on some of the feedback received for utilizing a quality surface.

Mr. Pitzer asked for a status on the fieldhouse. Mr. Griggs replied it was a big snowy hole at the moment. The weather had impacted the work. They did not have all of the concrete poured. He commented that the concrete had been poured for the farmers market pavilion prior to all of the bad weather so they already had steel up. Unfortunately, they were further behind on the sports fieldhouse. Mr. Pitzer asked Mr. Griggs for a timetable. Mr. Griggs replied they had originally hoped for the first of May and thought they were likely in July now.

B48-19 was given third reading with the vote recorded as follows: VOTING YES: TREECE, RUFFIN, TRAPP, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

VI. OLD BUSINESS

B44-19 Authorizing a contract for sale of real estate with Beacon Street Properties, LLC for the acquisition of property located in the River Hills Estates Subdivision to be used for the future Municipal Service Center South facility.

The bill was given second reading by the Clerk.

Mr. Nichols provided a staff report.

Mr. Pitzer asked for clarification with regard to all of the buildings shown on the diagram. Mr. Nichols replied the building at the front toward the north would potentially be a recycling center, and to the right and further south was a fire station as it would be ideal to be located next to the roundabout. He thought that would have priority along with the water tower, which would be to the left of the fire station at the highest point on the

property. It was where the house was currently located. They had also included potential laydown yards for electrical storage. In addition, to the east, there would be a salt storage loading facility and potentially a fueling station.

Mr. Pitzer asked Chief White for his plans with regard to being able to provide fire and emergency response. Chief White replied that location allowed for pretty good access in all directions and would provide good coverage in the southwest in an area that had been identified as a concern for quite a while.

Mr. Pitzer understood the priority was the fire station and asked for a timeline. Chief White replied it would likely be 1.5-2 years to build a new station after acquiring the property. The plan was to operate a fire station out of the existing house until they were able to build the actual station. Mr. Pitzer asked if they would be able to house a crew there 24 hours per day. Chief White replied they would move a 3-person crew into the house with full apparatus. He noted there was a pole barn next to the house that was suitable in size to store a small apparatus, and they had made arrangements to be able to dispatch out of there if this were to come to fruition. Within a short period of time after the City purchased the property, they could have a fire station up and running on a permanent basis. Mr. Pitzer asked what was meant by a short period of time. Chief White replied he estimated between 60 and 90 days of closing on the property. Mr. Glascock stated the City would hire an architect as soon as they closed on the property.

Mr. Pitzer understood there had been funding in the water bond for the water tower and asked how that cost would be allocated. Mr. Johnsen replied that based on preliminary estimates, they were budgeting for \$300,000 for the water tower, and were expecting it to be bond funded. The electric laydown yard and the recycling yard would be enterprise funded by those utilities. Mr. Pitzer asked if the purchase would come from the capital improvement fund and would then be reimbursed. Mr. Nichols replied they felt that would be the quickest way to make it happen. Mr. Glascock agreed it would be divvied out between the utilities, the Fire Department, and the Public Works Department. They had not yet decided exactly how the property would be used.

Mr. Skala understood the City had annexed this property and it had then increased in value. The City was now purchasing the property at an increased value. He thought they should keep this in mind when proceeding with annexations. He felt it would have been optimum to be able to negotiate on the property before it had been annexed and they could have annexed it after it had been purchased. He understood they desperately needed this facility, and with these being the circumstances given, he would support the purchase.

Mayor Treece commented that the underlying agreement between the seller and the prior property owner had an addendum that allowed a tenant to reside in that house until June 30, 2019, but the contract in front of them had a provision indicating the seller would take the necessary steps to lawfully remove all tenants and read that provision. He asked staff if they had any objection to delaying the closing to not later than June 30 or not later than July 1. Mr. Nichols replied staff did not have any objection and had spoken to the seller. He thought something could be worked out that was satisfactory to all parties. Mayor Treece noted it might not be until June 30. Mr. Nichols pointed out Chief White wanted to be in the property sooner than later, but they would work within this situation. He thought they move forward with an RFP for the design process since they knew this would happen.

Ms. Thompson stated that if that was how they planned to proceed she would recommend an amendment to the ordinance to give the City Manager that discretion. Mayor Treece understood they did not have to adjust the previously agreed to contract if they gave the City Manager the authority to extend it. Ms. Thompson stated that was correct.

Mayor Treece understood staff had talked to the seller about extending the closing date. Mr. Nichols stated that was correct.

Mayor Treece made a motion to amend B44-19 by adding a new sentence to the end of Section 1 stating "The City Manager is authorized to amend the contract to extend the closing date to enable the property owner to comply with the terms of an existing lease and occupancy of the residential structure located on the property." The motion was seconded by Mr. Skala and approved unanimously by voice vote.

Mr. Pitzer explained this had been a source of concern for a lot of residents in the area. He appreciated this moving forward and the Council supporting appropriating funds from this year's budget to build the fire station. There had been a couple of incidents during the winter where response times were well outside the four-minute target the Fire Department had and was generally able to meet in other parts of the City. He stated there were people that had been concerned with the type of emergency response service they had been able to provide. Thankfully in some of those incidents no one was injured. He commented that the entire facility was much needed, especially the fire station. He reiterated he was glad they were moving forward. He also pointed out that they were looking for another fire station in Ms. Peters' Ward and hoped that would move forward quickly as well, but noted it would raise the need for additional staffing within the Fire Department. It was something they would need to address in the budget.

Mr. Thomas stated he was pleased the project was moving ahead as it would create safer response times and better water service for that part of Columbia. He pointed out this investment was in response to recent growth in that part of the City and believed it should logically and fairly be funded through some kind of impact fee so the homes that generated the need for this infrastructure and the related services would contribute to those costs. He noted the City would be receiving a request for proposals in the form of a report for a study to calculate the cost of growth in certain service lines at one of the next couple of meetings.

Mayor Treece asked Mr. Johnsen if he had any civic engagement plans with regard to how the tower might look. Mr. Johnsen replied they would have to go through the entire public improvement process, which included an interested parties meeting. Mr. Nichols pointed out each project would have its own process.

B44-19, as amended, was given third reading with the vote recorded as follows
VOTING YES: TREECE, RUFFIN, TRAPP, SKALA, THOMAS, PITZER, PETERS.
VOTING NO: NO ONE. Bill declared enacted, reading as follows:

VII. CONSENT AGENDA

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

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| B42-19 | Approving a major amendment to the PD Plan for "River Region Credit Union - West Broadway" located on the southwest corner of the Broadway and Fairview Road intersection (11 S. Fairview Road); approving a statement of intent (Case No. 40-2019). |
| B43-19 | Authorizing a Transportation Alternatives Funds and STP-Urban Funds program agreement with the Missouri Highways and Transportation Commission for the Leslie Lane sidewalk project; appropriating funds. |
| B45-19 | Appropriating funds for the purchase of a replacement vehicle for the Public Works Department - Parking Division. |

- B46-19 Authorizing the acquisition of easements relating to the extension of two 13.8 kilovolt electrical feeder circuits from the Rebel Hill Substation to the ten (10) megawatt Truman Solar Facility located east of Burnside Drive.
- B47-19 Appropriating funds associated with the construction of the Upper Merideth Branch streambank stabilization sewer improvement project.
- B49-19 Appropriating funds for the renovation of four (4) tennis courts at Columbia Cosmopolitan Recreation Area.
- B50-19 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Parks and Recreation Department's Adapted Community Recreation Program.
- B51-19 Authorizing a cooperative agreement with Boone County Family Resources for additional funding for the Parks and Recreation Department's Career Awareness Related Experience (CARE) Program for youth employment placement and mentoring services.
- B52-19 Appropriating funds received as reimbursement for the Fire Department's response to a hazardous materials spill.
- B53-19 Authorizing an amendment to the agreement with Tyler Technologies, Inc. for the Columbia Financial Enterprise Resource System (COFERS) project to purchase certain EnerGov community health software modules to be used by the Department of Public Health and Human Services.
- B54-19 Authorizing the acquisition of a certain leasehold interest in property, identified as Hangar 350 at the Columbia Regional Airport.
- R31-19 Setting a public hearing: proposed construction of a sidewalk along the east side of Sinclair Road, between Nifong Boulevard and Southampton Drive.
- R32-19 Setting a public hearing: proposed construction of the Third Avenue Alley restoration project, located between Third Avenue, Forest Avenue, Garth Avenue and Grand Avenue.

R33-19 Authorizing the temporary closure of a portion of the sidewalk and street on Elm Street, between Sixth Street and Seventh Street, to allow for the installation of stone on the south side of the new State Historical Society of Missouri building located at 605 Elm Street.

R34-19 Authorizing an extension of the temporary closure of two (2) parking spaces on the north side of Walnut Street, between Eighth Street and Ninth Street, to facilitate the construction of tenant finishes within the office building located at 807 E. Walnut Street and directing the property owner to not obstruct pedestrian crosswalks or impair vehicle sight distances for the pedestrian crosswalks.

R35-19 Authorizing the installation of street lights on Woodrow Street, Rice Road and Belinda Court; authorizing the upgrade of street lights on a portion of Rice Road.

The bills were given third reading and the resolutions were read with the vote recorded as follows: VOTING YES: TREECE, RUFFIN, TRAPP, SKALA, THOMAS, PITZER, PETERS. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

None.

IX. INTRODUCTION AND FIRST READING

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

B55-19 Authorizing the issuance of Special Obligation Refunding Bonds, Series 2019.

B56-19 Authorizing a development agreement with Fred Overton Development, Inc. to establish public infrastructure obligations relating to the development of Bristol Ridge Subdivision located on the east side of Bearfield Road and north of Gans Road (Case No. 18-30).

B57-19 Authorizing a contract with Consolidated Public Water Supply District No. 1 of Boone County, Missouri for the relocation of water lines relating to the Nifong Boulevard/Sinclair Road and the Vawter School Road/Old Mill Creek Road intersections improvement projects.

B58-19 Amending Chapter 14 of the City Code to prohibit parking along the south side of Orange Street, between Mikel Street and Madison Street.

- B59-19 Accepting conveyances for sidewalk, drainage, street, utility and temporary construction purposes.
- B60-19 Accepting conveyances for utility and electric utility purposes.
- B61-19 Appropriating funds for the major maintenance and replacement of existing lighting and underground electrical wiring in the Rainbow Softball Center parking lot at Columbia Cosmopolitan Recreation Area.
- B62-19 Appropriating funds for the replacement of the HVAC master controller at the Activity and Recreation Center (ARC).
- B63-19 Appropriating funds for the purchase of Light Detection and Ranging (LiDAR) data to update topographic information for mapping purposes.
- B64-19 Authorizing a first amendment to antenna agreement and memorandum of antenna agreement with USCOC of Greater Missouri, LLC relating to the lease of City-owned property located at 1400 Ballenger Place (Fire Station No. 5).
- B65-19 Authorizing a letter of agreement with the Missouri Department of Health and Senior Services, on behalf of the Bureau of Reportable Disease Informatics, relating to the enhancement of a statewide biosurveillance system for opioid deaths.
- B66-19 Authorizing a letter of agreement with the Missouri Department of Health and Senior Services, on behalf of the Bureau of Reportable Disease Informatics and the Bureau of HIV, STD, and Hepatitis, to organize and engage a stakeholder meeting in support of the development of new vulnerability assessments related to opioid overdoses and bloodborne infections associated with nonsterile drug injection; appropriating funds.
- B67-19 Authorizing construction to relocate a portion of Route H to allow for the extension of Runway 2-20 at the Columbia Regional Airport; calling for bids through the Purchasing Division; appropriating funds.
- B68-19 Authorizing a contract with Consolidated Public Water Supply District No. 1 of Boone County, Missouri for the relocation and upgrade of a water line along Route H near the Columbia Regional Airport.

X. REPORTS**REP15-19 Correspondence from the Citizens Police Review Board - Transferring Funds for NACOLE Conference.**

Ms. Thompson provided a staff report.

Mayor Treece asked how the Citizens Police Review Board (CPRB) used their contractual services budget line. Ms. Thompson replied for mediation services. If there was not a large expenditure for mediation services, they had money left over. Mayor Treece understood they were about half of the way through the fiscal year now and asked if they had touched it all. Ms. Thompson stated she did not know if they had touched it, but understood they believed they had enough funds in that budget to get them through the end of the year.

Mr. Trapp stated he thought the CPRB needed to take some steps to increase public confidence in the process and felt increased training was something that would be appreciated by both the police and the citizenry.

Mr. Skala noted they would see some of this information in their annual report as well. He thought they had mediation in one case so they had only used a part of the funding.

Mr. Skala understood this \$5,700 was separate and apart from the \$3,000 figure. Mr. Glascock explained that was for FY 2020. Mr. Skala understood this was for permission to transfer specifically for NACOLE purposes, and thought it would be money well spent. He also agreed with Mr. Trapp in that it was necessary to ensure the public had confidence in the processes involved with the CPRB.

Mayor Treece asked if there was any objection. No one objected.

REP16-19 East Campus Streetlights.

Mr. Williams provided a staff report.

Ms. Peters suggested they hire a consultant to determine what might be appropriate lighting levels for the East Campus area because she did not feel that many people would be happy with cutting or removing trees. In addition, they needed the expertise in pedestrian lighting. Mayor Treece understood the goal would be to have more light on the sidewalk. Ms. Peters stated that was correct. Mayor Treece understood that was a walkable community from campus and in the residential area. Ms. Peters agreed. She noted they could cut back some of the vegetation if people had overgrown lots or yards, but the goal was not necessarily more lighting on the street because the students would then walk down the middle of the street. She thought it might be nice for a consultant to review it and determine if lights could just be placed lower on the same light poles or if something different was needed and to what extent. She commented that the students had also asked about improved lighting on Burnam Road and wondered if that should be included with this.

Mayor Treece asked if there was any objection. No one objected.

REP17-19 Administrative Public Improvement Project: Cosmo Park LED Lighting Improvements.

Mayor Treece asked if there was any objection. No one objected.

REP18-19 Administrative Public Improvement Project: ARC HVAC Controller Replacement.

Mr. Griggs provided a staff report.

REP19-19 Citizens Police Review Board 2018 Annual Report.

Mayor Treece commented that he thought the report provided a good overview of their incidents and issues.

Mr. Thomas asked about the history of the Law Department staffing the CPRB instead of the Police Department or a combination of the two. Ms. Thompson replied the CPRB was an independent review body of police action so they would not want the Police Department to staff it. She thought it would be similar to having the fox guard the chicken coop. Mr. Thomas understood the Police Department had no formal role with the CPRB. Ms. Thompson stated they did when it came to presenting material to the CPRB, whether it had to do with police policies or officer actions.

REP20-19 Special Event Permit fees and other related costs.

Mr. Glascock provided a staff report.

REP21-19 Community Foundation of Central Missouri 2019 Report.

Mr. Trapp commented that this included an impressive list of accomplishments. It had been a great initiative as it was great to have this source of funds for those things of a philanthropic nature, such as cultural affairs and the agriculture park. He stated reading the report made him realize how recent it was and how large the endowment was, and that CoMo Gives, which was a more recent initiative, had generated \$800,000 last year along with raising the capacity of non-profits to do fundraising. He thought it was well worth Mr. Baker's salary as it parlayed a lot of resources and generated a lot of good for the community.

Mayor Treece asked at what point Mr. Baker's salary would be transferred to the Trust. He thought that had been part of the intent. Mr. Glascock replied that was the intent, but he was not certain as to when that would occur. He noted he would look into it. He pointed out these reports were to be provided annually, but that had not been done so this caught them up on that requirement.

Mr. Skala stated he had been impressed by the significance of the campaign and noted Mr. Baker deserved kudos. He understood the Columbia Center for Agriculture fund had received over \$1.2 million. There was also \$1.1 million for the construction of parks. It was a significant amount of money for improvements in the community and was appreciated.

REP22-19 Short-Term Rentals Progress Report.

Mr. Teddy provided a staff report.

Mr. Skala understood the Council would see this in June. Mr. Teddy replied if they assumed the hearing on April 25 went well, it could be introduced at the end of May and be heard at the first meeting in June. It could also be introduced at the first meeting of June and discussed during the second meeting in June.

Mr. Skala stated he had received a lot of feedback and questions about this from people within the Wellington Estates and the Woodridge Subdivision in his Ward. He noted it was helpful to see the schedule as he could refer them to it and the link.

Mr. Teddy explained the staff was taking the position of trying to work on a compromise between some sharply contrasting views and hoped that was a good approach to take. He thought they had been responsive to the record of public input.

Mr. Pitzer thanked staff for the work done thus far as they had taken a lot of public input already and would likely have more. He also thought this might be the third draft of the ordinance, and in reading through it, he would not be surprised if there ended up being another one or two revisions. In reading the revisions, it appeared as though they were moving toward more restrictions on some of the non-owner hosted sites, and asked how they had gotten to the point where they had decided to not allow non-owner hosted homes in the R-1 zoning district at all. Mr. Teddy replied it had been a product of a lot of discussion internally and in hearing comments from the public. Mr. Pitzer understood that had been the original position of staff. Mr. Teddy stated that was correct. He thought they had been viewing everything differently since the process had begun and there was still a lot to learn. It was floating use as people were availing themselves to an

online platform, and it was very different from the things for which they typically wrote land use ordinances.

Mr. Pitzer understood bed and breakfasts had been defined and were regulated as part of the UDC. He also understood the draft ordinance indicated no more than four transient guests while the bed and breakfast indicated no more than five guest rooms. The bed and breakfast also had to be owner-occupied and managed and had to comply with all fire and building codes. In addition, there was a conditional use permit process for those in some zoning districts. He asked why they could not use the fairly black and white definition for the bed and breakfast as a starting point for this and make provisions for some of these other points within that context. Mr. Teddy replied he would take Mr. Pitzer's question as a comment on the draft ordinance. He thought it was a fair question to ask. He commented that they were looking at different options of definitions and had decided that convention bed and breakfasts were something different as they were rented by the room and separate customers were coming for those individual rooms. With a typical short-term rental, the house or apartment was the unit. There might be multiple unrelated persons, but one person was taking responsibility for booking it. He stated they were trying to make a case that there was a continuum of uses. There were long-term rentals, short-term rentals, which were similar to long-term rentals except that they were for fewer than 31 days, and conventional bed and breakfasts of which they saw very little of in Columbia. He commented that they were defining short-term rentals as something different at this time.

Ms. Schneider noted that 61 percent of the short-term rentals involved the entire home being rented so they could have a basketball team rent an entire home, while a bed and breakfast might have five rooms and 1-2 occupants per room that were coming in and out at different times. In addition, they were serving breakfast as part of the stay. She commented that there were different ways to look at it and different uses of the homes. A short-term rental might not be in use 365 days per year, but one would hope a bed and breakfast was in use all 365 days per year selling all five of its rooms. She stated a short-term rental did not have the same use on, perhaps, the infrastructure as a bed and breakfast.

Mr. Pitzer commented that it seemed as though the definition involving owner-occupied short-term rentals was converging with the bed and breakfast definition. It was at least a lot closer than when they had started this process. He thought they were really trying to thread a needle with some of these definitions and uses for short-term rentals while the bed and breakfast definition was fairly straightforward and clean. He felt there might be some merit to using that as a framework.

Mr. Pitzer asked Council if they wanted to provide staff any additional direction in terms of where they were going with the ordinance ahead of any further public engagement. This process was taking a long time and there had been a lot of input, which he felt had been valuable, but it was taking a long time. It would likely be at least a couple of more months, and then if Council had input, it would take even longer.

Mr. Skala stated he saw the bed and breakfast as being a rather distinct use. Most of the feedback he had received from constituents had to do with nuisance issues. He believed that was a distinction that needed to be made. He felt the difference between onsite owner-occupied and non-owner occupied was distinct from the bed and breakfast model. He noted a question had been raised as to why they did not just bulk up the nuisance ordinances and pointed out nuisance ordinances were classically the hardest things to enforce. They were always short of staff, i.e., inspectors and police officers. He thought short-term rentals needed to be standalone and distinct from long-term rentals and bed and breakfasts. He believed they would benefit from another iteration of this draft and additional public input. He agreed it had taken a while and understood it could take longer, and noted he was looking forward to something being codified in June.

Mayor Treece commented that he was concerned with opening up the conditional use permit process for these types of short-term rentals as they would come to the City

Council. He asked how many potential short-term rentals existed currently in the R-1 zoning district. Ms. Schneider replied she did not have that specific information, but understood there had been 270 active rentals throughout the City in one of the lower usage months, and her guess was that most were in the R-1 zoning district. Mayor Treece did not think the Council wanted 250 conditional use permits coming to them as he did not feel it was an effective process. He commented that he was not sure that just due to the existence of an app that they wanted to prohibit something that would otherwise be allowed in R-1. He agreed that they needed to distinguish between owner-occupied short-term rentals and limited liability companies (LLCs) owned short-term rentals, especially those with multiple short-term rentals because at that point they were a commercial entity operating in a residential neighborhood. He pointed out they would not have new staff to enforce this, which meant they likely needed to beef up the nuisance ordinances as had been indicated by Mr. Skala to give staff the resources needed to regulate these and other nuisances more effectively.

Mr. Pitzer asked for clarification with regard to the comment of uses that would otherwise be allowed in R-1. He wondered if Mayor Treece was talking about owner-occupied. Mayor Treece replied homes could be rented in the R-1 zoning district as long as they did not have more than three unrelated tenants. Mr. Pitzer asked about uses that would otherwise not be allowed in R-1 currently. Mayor Treece replied he thought they should be prohibited. Mr. Pitzer pointed out they were not prohibited in this ordinance. Mayor Treece explained they could have a single homeowner that was renting a vacant room or the basement compared to someone that was renting an entire house and actively marketing it as sleeping up to 20 people for a few days during game day weekend.

Mr. Pitzer commented that he had benefited from the input on this and agreed with that comment, and asked if they wanted to give staff that direction now versus later in the process.

Mayor Treece stated he thought they all needed to be inspected for health, safety, and fire issues, and they all needed to be taxed.

Mr. Skala commented that he was not sure they had ever short-circuited the process in terms of pre-empting the public hearing and planning and zoning processes by influencing the recommendations that might come to them. He thought the final decision needed to be made by the Council, but felt it was useful to leave that track alone until it got to them.

Pat Fowler stated she was present as a citizen and neighbor that cared deeply about the availability of affordable housing, not only rentals but owner-occupied homes in the core neighborhoods surrounding the downtown, and the effect a short-term rental ordinance and the process being undertaken would impact that availability. She commented that approximately 14,000 households were burdened by the cost of their housing as they were spending more than one-third of their income on it and it was a hardship on those families. In addition, the inventory of vacant housing stood at about 5,000 units. They were units for rent, for sale, or needing to be restored or repaired. She noted that when supply exceeded demand, prices should adjust downward to bring up the demand to utilize the excess supply, and the cost of housing, rented or purchased, should adjust downward so more people could rent or buy a home and find places to live that were energy-efficient and in good repair in neighborhoods where adequate public services existed. Sadly, Columbia did not work that way, and in the last 20 years she had been paying attention, they did not have sufficient resources for inspection and enforcement, police and fire, or services that were funded and durable enough to attend to the needs the City currently had without the additional responsibilities they might legislatively impose with a short-term rental ordinance. She felt City services were below grade and her neighborhood in particular had been neglected, and they were not capable of addressing them as fast as citizens required. She commented that this ordinance would go far beyond collecting a bed tax on short-term stays. It would legitimize an industry which by design took housing out of circulation and replaced it with a higher return on investment for its owners and the layers of businesses that would spring up to serve

them. It would be \$100-plus per bedroom per night along with the incidental fees for managing and cleaning versus an average rent of \$800-\$1,200 in her neighborhood for the whole house. The likely natural consequence of the ordinance and process by which it was being drafted would not decrease the number of households that were housing burdened. Real estate investors whose properties were currently not occupied would now be given a wide open lane to convert those dwellings and others currently occupied into commercial entities that had not been contemplated when neighborhoods had been designed. She recommended the Council review the legal opinion written by Caleb Colbert as it had raised a very interesting point. She stated she had nine years of experience living downtown and in seeing the limits of the City being able to enforce the ordinances it already had. Since ordinances were complaint driven, she suspected staff had become reliant on citizens not complaining when something went wrong. It was human nature. They knew it was bad out there and were doing the best they could in light of the lack of resources to attend to urgent needs. She understood the Council was aware of many of these concerns and that they wanted a fighting chance to do right by their neighborhoods and the community. She felt the Council had a choice as to whether to provide an advantage to a certain groups of citizens, i.e., the investors in the community, over ordinary citizens and neighbors. They had a choice with regard to legitimizing business uses in residential neighborhoods, which were clearly in violation of existing laws, and tossing out the current regulatory structure regarding home-based businesses, which enabled scrutiny and required input from the immediate neighbors. She commented that they could show their determined support for affordable housing and the quality of life in the entire community regardless of residential zoning or maintain the pattern of behavior that had existed for a long time, which advantaged the investors over ordinary citizens. She believed they had been making real progress and asked that they not go backwards now.

Mayor Treece asked if Ms. Fowler if she was concerned with something specific in the process. Ms. Fowler replied her observation was that despite a long list of reasons and knowledge that they did not have good enforcement of the current ordinances, this process and staff were not taking that into consideration in drafting a proposed short-term rental ordinance. She stated another concern was with the legal opinion of Caleb Colbert because if they enabled this use with zoning, they would create a property right, and trying to change something due to the harm being caused once property owners perceived they had a property right meant the City would be accused of a taking and would cave rather than stand up and fight for the rest of them. Enabling an industry where commercial enterprises could come into the residential neighborhoods would create a property right in their eyes, and the City was already short of resources.

Mayor Treece asked Ms. Fowler to provide him a copy of that legal opinion. Ms. Fowler replied she would. Mayor Treece asked Ms. Fowler if she knew who Mr. Colbert's client was. Ms. Fowler replied the Grasslands Neighborhood Association.

Mayor Treece suggested he and Ms. Fowler talk offline because he had met with several neighborhood associations who saw short-term rentals as a way to ease the housing burden and help people live in a home they might not otherwise afford without it. He also understood short-term rentals might be good for historic preservation. He stated he wanted to try to balance all of that within any proposed ordinance, and encouraged Ms. Fowler to stay involved in the process.

Mayor Treece asked the Council if they had any direction they wanted to provide staff at this time with regard to the type of ordinance that was brought back to them or if they preferred to let the process play out with respect to the input they would gather. Mr. Skala replied his inclination was to let this proceed and then evaluate it based on the discussion tonight. He felt the crux of this was to allow people an opportunity to do things the right way and to supplement their income to some degree while not providing a platform for commercial establishments in a residential neighborhood. Mayor Treece stated he agreed. Mr. Skala commented that he thought they needed to make that

decision based on all of the iterations of this draft and the input that had been provided for months.

REP23-19

Update on progress towards City-wide community policing.

Mayor Treece commented that he had seen more community policing in the last three weeks than he had seen in the last three years, and stated Interim Police Chief Jones had been doing a good job. Interim Chief Jones thanked Mayor Treece and noted he had a good group of folks which he appreciated.

Interim Chief Jones provided a staff report.

Mayor Treece stated he felt the previous report they had received with regard to community policing had been dead on arrival. He liked the direction Interim Chief Jones was taking and asked Council if they needed to see more data to codify what was being done or if they wanted him to go forth and do good while continuing to keep them updated. He understood the Interim City Manager was receiving his policy changes and trusted that they were being reviewed with a guide and an eye toward what Council had asked for within its community policing resolution. Mr. Glascock stated it was. Mayor Treece asked Council about their preference for the future.

Mr. Thomas stated he was delighted with everything Interim Chief Jones was doing. It was exactly what he had hoped to see in the plan last August and what he felt the Police Department had needed for many years. He believed Interim Chief Jones was being totally transparent, engaging with everyone, and taking an intentional and priority-based approach. There were a lot of things that needed to be addressed and they could not all be done at once. He hoped Interim Chief Jones did not burn out in trying to go too fast. He stated he did not feel any need to micromanage the process at all.

Mayor Treece commented that he did not need a report. If anything was needed, he would suggest an action plan. He noted he liked what they had heard thus far, and felt Interim Chief Jones was leading by example. He stated he had been at a community policing update on Tuesday evening and thought it had been gone well. He did not believe they needed to continue the level of engagement and oversight that they had exercised so strenuously in the last 36 months.

Mr. Thomas stated he had 100 percent confidence and trust.

Mr. Skala commented that he agreed and appreciated the work being done. He stated he agreed with Interim Chief Jones that the best people to teach others about community policing were in the community outreach unit, and asked if the roles of those officers would be somewhat diminished in terms of the Strategic Plan areas. Interim Chief Jones replied there might be some changes out of the unit so a few of them were able to focus their efforts on training. He pointed out they were down several officers in the community outreach unit currently, and they were going to potentially try to use officers from patrol to rotate through the community outreach unit as a second officer in each of those areas. They had not determined how long each would spend with that unit, but they would rotate officers in the Strategic Plan neighborhoods to learn the skillsets used to deliver that type of community caretaking. He commented that he thought it would enhance training to shadow a community outreach unit officer. He did not believe it would diminish the officer's ability to police the neighborhoods. He reiterated they needed some officers to focus on training more intently. Mr. Skala stated he appreciated that approach.

Mr. Skala understood Interim Chief Jones had indicated something had changed on the uniforms in terms of gold buttons and that it was done for equity purposes in that everyone was in this together. Interim Chief Jones explained it was his belief that they were in this together and that anything that signified one group as being different than another in that profession limited them. He felt they had been blinded by the gold buttons and that they needed to focus on other things.

Mayor Treece understood Interim Chief Jones had also put command staff in uniform and in patrol. He believed that kept them engaged with the community and helped them be better supervisors.

Mr. Ruffin stated he was very encouraged by the direction Interim Chief Jones was taking

and noted his engagement with the community had been excellent thus far. He asked how the recruitment process was going and whether it had improved since he had been in charge. Interim Chief Jones replied it had only been 31 days and recruitment was not great. He noted it was something they would focus on a little more, and they had some things in the works in that regard. He thought they currently had nine vacancies that would increase to eleven by March 15. He commented that retention was also a problem and hoped the officers were more engaged now and happier to come to work. He thought morale was up in general and that they had improved the ability to retain employees over the last 30 days. He stated they could continue to work on the issue. Mr. Ruffin assumed improved morale and the ability to retain officers would manifest in more recruits. Interim Chief Jones stated he hoped it would.

Mr. Trapp commented that he was also pleased and felt the actions Interim Chief Jones had taken had removed the need for a formal implementation from the Council level. He liked the changes to the job descriptions and noted he was receiving consistent and good feedback from across the community, which was hard to do. He understood Interim Chief Jones had only been on the job for 31 days, but suggested he think about the restoration of the career ladder as part of the upcoming budget. When it had been removed for budgetary reasons, it had been done with the understanding that it would be replaced by a system that would be better and would better focus on community policing activities. He thought that might help with retention and inculcating community policing concepts. He also asked Interim Chief Jones to let the Council know what they could do to support his efforts. He thought they had all been happy to relay the information they had been receiving from him to the community and had enjoyed receiving the good feedback he and his entire team had provided.

Interim Chief Jones noted officers did outstanding work every day but no one really heard about it. As a result, in the future, it was very likely that the Council would see them present the commendable performance awards the officers received for their remarkable work.

Mr. Pitzer stated he agreed the Council did not need the micromanagement and oversight they had previously been trying to exercise. He noted he would benefit and believed the community would benefit from knowing the plans for rotating officers within the community outreach unit and the potential of deploying more resources toward traffic enforcement when those items were finalized. He thought it would also help them in making decisions in terms of resources to help support the progress being made.

Mayor Treece asked Interim Chief Jones if he anticipated needing any policy changes in order to be successful in this position, such as at-will lieutenants, the creation of a work group, etc. He suggested Interim Chief Jones let them know if any action was needed from them. Interim Chief Jones stated he would.

REP24-19 Creation of work group by Police Department to examine Vehicle Stop Report Data and make recommendations to the Interim Police Chief.

Interim Chief Jones provided a staff report.

Mayor Treece asked Interim Chief Jones he was comfortable in recruiting and appointing people to the group. Interim Chief Jones replied yes, but noted he would take any recommendations.

REP25-19 Intra-Departmental Transfer of Funds Request.

Mr. Pitzer understood a parking manager had won an award, and suggested staff not be shy about pointing out unforeseen events like attending an event to accept an award.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, commented that this past Tuesday a meeting had been held with regard to homelessness. He noted he had been asked to not participate in a meeting because he was not involved in a business and did not feel who participated

mattered when trying to solve moral issues. He thought empathy was needed for the homeless. He thanked the City for opening the Wabash Station for the homeless during cold nights like tonight. He commented that a suggestion from the Tuesday meeting was to have the four shelters, one for men, one for women, one for men with children, and one for women with children, and reiterated empathy was needed.

Mr. Thomas thanked Ms. Weidemann and Mr. Stone for responding quickly to his request from the last meeting with regard to the relationship between traffic fatalities and speed, and noted 93 percent of the fatal crashes that had happened in the last five years had occurred on major collectors, arterials, and freeways, which all had speed limits of 40 mph and above, and for about half of those, the vehicle was exceeding the speed limit. He felt it was clear in that if they wanted to achieve their Vision Zero goals of reducing and ultimately eliminating fatal crashes, they would have to address speed. He stated they had a very effective traffic calming program for residential streets and neighborhood collectors, but the streets where the fatal crashes were happening were not eligible for the program. He asked for a report on a potential traffic calming program for major collectors, arterials, and freeways. He understood this would be a long term project, but suggested they start planning for it. He noted he had recently been asked about traffic calming on West Boulevard and Ash Street, and neither was eligible for the neighborhood traffic management program. He thought highly visible crosswalks, pedestrian bulbouts, and mini-roundabouts could have a positive effect on those streets and believed landscaped medians, roundabouts, narrower lanes, and changes in the sight lines might work to slow traffic and save lives on roads like Scott Boulevard, Providence Road, and Range Line Street.

Mr. Thomas stated he had concerns with the size of the Water and Light Advisory Board (WLAB) as it only involved five members, but had an enormous amount of work. He noted he was also concerned with the fact they met during the day, which limited who could be a member of the group and with public engagement. In discussing the issue with Mr. Glascock, he thought a larger all-utilities advisory group could be established. In addition to water and light, it could include sewer, stormwater, and solid waste. He stated he would be interested in the thoughts of the other council members in transitioning the WLAB into a larger group and covering the additional utilities, possibly with subcommittees, along with scheduling the meetings at a time that was accessible for more people.

Mr. Skala commented that he thought the WLAB had their hands full with only the water and light utilities. He was open to the suggestion of increasing the number of people, but was reluctant to suggest they take on additional responsibilities as they currently had long meetings of 4-5 hours at times in the middle of the day.

Mr. Thomas commented that Greyhound had requested to use the Wabash Station last summer and that had not resulted in a relationship. He felt it would be beneficial to the community to have Greyhound come to the Wabash Station. He noted they were now at Midway, which meant some had to get a taxi to Midway to get on the Greyhound bus.

Mayor Treece asked why the Wabash Station connection did not work for them. Mr. Glascock replied that when they moved out to Big Bear Boulevard prior to moving to Midway, they had indicated they wanted a restaurant nearby and that was the reason for the move, which had not made sense to him. He noted they used to be downtown where CC City Broiler used to be located. He pointed out Megabus had been out of the Wabash Station when it was in Columbia. He stated they could reach out to Greyhound.

Mr. Thomas asked Mr. Glascock to check on the conversation that had occurred last summer to determine if they could open the invitation again. Mayor Treece asked if there were any objections, and no one objected.

Mr. Thomas asked for an update on the Burns and McDonnell study of food waste management.

Ms. Peters commented that a fire station was needed on the east side of Columbia. She understood the City had the money to build it, but was having trouble finding land, and asked if they needed to engage a realtor.

Mayor Treece stated he was not opposed to using a realtor to help identify property as it had been done before.

Mr. Glascock noted they had identified property, but it was an issue of finding property at the right price. He explained a property he had spoken with Ms. Peters about was actually higher in price than what they had paid for the one in the southwest. He stated they had made an offer and were talking to them.

Ms. Peters asked if it would be reasonable to get a group together to look for land if that fell through. Mr. Glascock replied they could enlist some help if needed. Ms. Peters stated she wanted to move that forward.

Mr. Skala noted the area was really starting to fill in with development. Ms. Peters stated it would be nice to have a fire station before people complained about having to live too close to it.

Ms. Peters congratulated Interim Chief Jones for the front page article over the weekend with regard to the officers that had helped with a gentleman that was having mental illness issues. Interim Chief Jones noted that was indicative of the work they did every day.

Mr. Trapp stated he had been intrigued by Cole Riley's presentation earlier in the meeting. He understood \$1 million had been spent on decorative flourishes for the Short Street garage. He noted the Fifth and Walnut garage dominated the landscape and asked for a report of the feasibility and cost of his idea. He thought greening up that building might be worth some kind of investment if it was feasible. Mr. Glascock noted he would have Ms. Dresser in the Office of Cultural Affairs reach out to him and potentially get a committee together to look into it.

Mayor Treece commented that if they were to do anything with that garage he would like it to include some safety enhancements. He asked if any construction litigation was anticipated with that structure. Mr. Glascock replied they were working with the contractor now for repairs to the outside of it. Mayor Treece suggested any money from damages be used for aesthetic safety enhancements.

Mr. Skala provided the history of the Fifth and Walnut garage by noting it had started out as a six-story garage, but they had been unable to purchase the bank and other properties needed. As a result, it had to be heightened and had gone to the height it was currently. He commented that he and former Council Member Hoppe had attended a conference in Oregon and had seen a garage with plant enhancements. He understood the plants had to be carefully selected to be successful. He thought it was worth discussion. He noted the blue panels on the corner of the garage were the percent for art project and understood they were supposed to correspond with the latitude of the sky of their sister city in South Korea. He explained some people were critics of it, but that had been the idea. He stated he thought it would be good to talk to Mr. Riley and others to try to make the garage more aesthetically pleasing.

Mr. Skala understood there had been negotiations for easements with respect to property for a trail off of Old 63 and assumed some action of the Council would be required in the future. Mayor Treece stated the Council had already authorized staff to proceed. Mr. Glascock did not believe any further action was needed by the Council.

Mr. Skala asked for a report with regard to the results of the negotiations. He also wondered if there were any other moving parts or if everything was now settled and set in

stone as to where the structures would be located. He reiterated he wanted to know of the eventual outcomes of those negotiations. Mr. Glascock pointed out the easements had been described prior to Council providing approval.

Mr. Skala commented that he had been thinking a lot of about transit in terms of strategies to address the issues. Previously he had mentioned the potential of maybe reducing the amount of funding to roads and the airport by 2.5 percent each to perhaps be able to fund Saturday routes. He asked for data with regard to any yield from one percent in the transportation sales tax fund regardless of where the money would come.

Mr. Skala noted he had recently taken the train from Carbondale, Illinois to New Orleans, Louisiana, and next to the train station was a city parking lot. It was a paid parking lot with no gates at a rate of \$2 per night. It seemed to be based on the honor system and potentially enforced by the City of Carbondale. He thought this might be a potential for the paved parking lots at the airport to augment how they might deal with transportation issues. He noted he wanted to ensure the airport was the huge success it had been in the past few years as well.

Mr. Skala reiterated he would like a report with that information and numbers to help determine how they might be able to either maintain service or have it on Saturday.

Mr. Skala noted he and Mr. Thomas were meeting with several staff members on March 13 to talk about the \$50,000 that had been set aside in the last budget to attempt to take a racial equity lens look at their ordinances and just wanted everyone to know.

Mayor Treece explained at the last council meeting there had been public comment from Margaret Booker at the beginning of the meeting and she had requested emails related to the Oakland Crossing development. After speaking with the City Clerk and City Counselor and given the transparency policy, he could not interpret the request as anything other than a request for public information even though it had not been in writing and had been verbal at a public meeting. Ms. Amin pointed out Ms. Booker had provided a handout and it had been in it.

Mayor Treece made a motion to waive the fees associated with Ms. Booker's request as being in the public interest given the recent concerns about the issue. The motion was seconded by Mr. Thomas.

Mr. Skala understood this was done on a case by case basis. Mayor Treece explained Chapter 610 of the Revised Statutes of Missouri allowed anyone to make that request. Mr. Skala wondered if that determination was made on a case by case basis when staff received a request such as that by coming to the Council. Ms. Amin replied she generally followed policy and provided an estimated cost if it took more than 10-15 minutes worth of time. Mayor Treece commented that in this case Ms. Amin had already compiled that request several times for the Missourian and others. Mr. Skala stated he thought it was reasonable. He was just curious as to the policy.

Mr. Pitzer asked what the cost was out of curiosity. Ms. Amin replied she noted she could not recall, but thought it was less than \$80. Mayor Treece noted it had already been fulfilled twice in some fashion. Ms. Amin agreed and pointed out they were all a little different, which was the reason it had a cost.

The motion made by Mayor Treece and seconded by Mr. Thomas to waive the fees associated with Ms. Booker's request as being in the public interest given the recent concerns about the issue and approved unanimously by voice vote.

XII. ADJOURNMENT

Mayor Treece adjourned the meeting without objection at 9:01 p.m.