

**CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
701 E. BROADWAY, COLUMBIA, MISSOURI  
MARCH 3, 2014**

**INTRODUCTORY**

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, March 3, 2014, in the Council Chamber of the City of Columbia, Missouri. Mayor McDavid asked everyone to stand to join in a moment of silence in memory of firefighter Lieutenant Bruce Britt. The recitation of the Pledge of Allegiance was led by Boy Scout Troop 121 from St. Thomas More Newman Center. The roll was taken with the following results: Council Members THOMAS, HOPPE, MCDAVID, SCHMIDT, TRAPP and SKALA were present. Council Member NAUSER was absent. The City Manager, City Counselor, City Clerk and various Department Heads were also present.

**APPROVAL OF THE MINUTES**

The minutes of the regular meeting of February 17, 2014 were approved unanimously by voice vote on a motion by Mr. Skala and a second by Ms. Hoppe.

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

Mr. Trapp asked that R30-14 be moved from the consent agenda to new business.

Mayor McDavid asked that R39-14 be removed from the agenda as suggested by staff.

The agenda, including the consent agenda with R30-14 being moved to new business and R39-14 being removed from the agenda, was approved unanimously by voice vote on a motion by Mr. Trapp and a second by Mr. Skala.

**SPECIAL ITEMS**

None.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

None.

**SCHEDULED PUBLIC COMMENT**

None.

**PUBLIC HEARINGS**

**(A) Construction of upgrades to Boiler 8 at the Municipal Power Plant to reduce nitrogen oxide (NOx) emissions.**

Item A was read by the Clerk.

Mr. Johnsen provided a staff report.

Mr. Skala understood they were discussing Boiler 8 tonight, but had also discussed Boilers 6 and 7 in the past. He also understood Boiler 7 had been mentioned in terms of biomass and asked about Boiler 6. Mr. Johnsen replied Boiler 6 would be similar to Boiler 7 in that both were solid fuel units. He noted they were in the process of developing a plan in terms of biomass potential and the long term future of those units with regard to their existing design for coal.

Mr. Skala understood the discussion on Boiler 8 had been driven by the fact natural gas prices had gone down and the need to retrofit for noxious elements. Mr. Johnsen stated that was correct. He explained the Integrated Resource Plan (IRP) showed the price of natural gas would make it a viable fuel for some time in the future. This unit was designed for

natural gas, but contained some older emissions equipment, and as a result, they needed to install some low-NOx burners to reduce the NOx rate so it met the forthcoming emission standards.

Mr. Skala understood the Municipal Power Plant was only responsible for about 6-7 percent of the electricity needed in terms of power generation. Mr. Johnsen stated that was correct from an energy perspective. Mr. Johnsen pointed out natural gas typically carried more in terms of the capacity requirements and less in terms of energy requirements.

Mayor McDavid asked if this could be fired up and turned off much easier than coal. Mr. Johnsen replied it would require a little longer start-up time because it was steam-driven/boiler-driven turbine, and not a combustion turbine. He explained this gas boiler would likely take 3-4 hours to start up, and the coal units would take a bit longer. This boiler would be designed similar to the solid fire units in terms of a steam turbine as opposed to a combustion turbine. Mayor McDavid understood staff would know this needed to be started 3-4 hours in advance. Mr. Johnsen stated that was correct. He pointed out the operational parameters were driven by MISO. The City would tell MISO the cost and when it was available, and MISO would tell the City when it would run.

Mayor McDavid opened the public hearing.

Monta Welch, 2808 Greenbriar Drive, provided a handout and stated she was representing People's Visioning, at least ten other organizations involved with People's Visioning, and many members of the public at-large. She commented that she did not believe many people had been aware of the February 3, 2014 interested parties meeting on this issue. She wondered if the \$365,000 in engineering services had been included in the estimated \$2.5 million cost because if it had not been included, the estimated cost would be nearly \$3 million. She believed this was an ill-advised investment with insufficient public stakeholder input. She noted Boiler 8 did not have a high historical use rate and distributed solar needed attention. She understood distributed solar was not very attractive to utility companies, and this was the reason the public was trying to increase the use of cost-effective renewables that benefited the entire community. She agreed there would be costs associated with solar energy, and noted the People's Visioning had a plan for everyone. She explained the plan included distributed generation on individual homes and through appropriate neighborhood solar locations across the community as it would benefit all income strata and the community via cleaner energy. She pointed out there were health detriments and environmental impacts of emissions from natural gas and a rise in natural gas prices. She referred to recent research from the University of Missouri as it indicated caution was needed regarding extreme extraction techniques, which enabled lower incomplete and inconclusive cost prices and assessments of natural gas from horizontal hydrologic fracturing. She suggested the City not make decisions based on the cost of natural gas at this time.

Diane Meeker, 2401 W. Broadway, Apt. 1120, stated she was speaking on behalf of Columbia Area National Organization for Women (NOW) and asked the Council to vote against this proposal due to process. The public had not been able to provide much input on this, and there had recently been strong public opposition to using compressed natural gas for heavy-duty fleet buses and other city vehicles. She asked the Council to help drive down costs by enabling the community to become its own power supplier, which would allow the

City to stop spending public money for the purchase of dirty power and sending public money out of the community and region. Columbia Area NOW strongly supported the People's Visioning Plan for Renewable Energy for All and Plan B, which was an alternative to the TIF. She noted the People's Visioning Plan for Renewable Energy for All was supported by the Burns & McDonnell study in numerous areas, such as improvements to commercial building codes, which had been left out of the recent code upgrades. She asked the Council for these needed code updates and to focus on renewable energy for sustainable development instead of natural gas.

Eugene Elkin, 3406 Range Line, stated he was opposed to the use of natural gas. He understood the University of Missouri was utilizing a mix of wood chips and coal and suggested the Council look into something similar. He also understood a solar panel was driving the lights for the new facility that housed the wood.

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

Mayor McDavid commented that fifty percent of Americans heated their homes with natural gas, and the two least expensive forms of energy over the next five years would be wind and natural gas. He noted wind and natural gas complimented each other well. He presumed the City would purchase more wind energy in order to meet the three percent requirement for renewable energy. As solar became cheaper and more useful, he thought it would compliment the current forms of energy used. He believed this 35 megawatts of capacity would be most useful during hot summer nights when there was no wind. He stated he would support this proposal.

Mr. Skala reminded the public that the Council had taken a pretty aggressive stand on renewables and increasing the renewables portfolio. He explained solar energy and wind energy were not conducive to the kinds of capacities needed to ensure dependable electricity. He pointed out this proposal involved only one of three boilers, and the other two would be retrofitted for biomass. This boiler would accommodate natural gas, and would provide a relatively small component of output in terms of power generation. He commented that the Council had also taken a pretty aggressive approach to building codes with regard to improvements and efficiencies, particularly in terms of residential development. He suspected they would consider improvements for commercial development in the future as well. He pointed out he recalled talking about Boiler 8 several years ago when he was previously on Council, and thought this proposal had likely been in the public arena for the last couple of years. He understood there had been an interested parties meeting with regard to Boiler 8 and it had been advertised as required. He stated he planned to support this since it would add to the diversification of the City's power and capacity needs.

Ms. Hoppe explained she agreed with the comments of Mr. Skala and noted the City had increased its renewable energy goals. She commented that she had personally contacted the Water and Light Advisory Board with regard to this issue in terms of the total picture, and understood they were unanimously in support of it. She believed it was a matter of a reasonable balance, and this proposal would improve this particular steam boiler. She stated she was comfortable voting in favor this proposal.

Mr. Trapp commented that he was in agreement with the previous statements made, and pointed out a large wind contract would be voted on at the next Council Meeting, so the

City was moving aggressively toward renewables. He noted the proposed natural gas boiler was needed due to capacity issues, and the reduction of nitrogen oxide would make the air cleaner. He stated he planned on voting in favor of this proposal.

Mr. Thomas stated he was also supportive of the comments made by Mr. Skala, Ms. Hoppe and Mr. Trapp. He thought the City needed to continue to focus on increasing the percentage of energy usage that came from renewable sources, while conserving and reducing energy usage. He understood that should happen at a higher policy level, and felt this was a needed improvement.

Mr. Schmidt made a motion directing staff to proceed with developing plans and specifications for the construction of the Boiler 8 NOx reduction upgrades at the Municipal Power Plant. The motion was seconded by Mr. Trapp and approved unanimously by voice vote.

**R38-14 Authorizing an agreement for professional engineering services with SEGA, Inc. for the Boiler 8 nitrogen oxide (NOx) reduction project at the Municipal Power Plant.**

The resolution was read by the Clerk.

Mr. Johnsen provided a staff report.

Mayor McDavid opened the public hearing.

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

The vote on R38-14 was recorded as follows: VOTING YES: THOMAS, HOPPE, MCDAVID, SCHMIDT, TRAPP, SKALA. VOTING NO: NO ONE. ABSENT: NAUSER. Resolution declared adopted, reading as follows:

**OLD BUSINESS**

None.

**CONSENT AGENDA**

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

- B42-14 Amending Chapter 14 of the City Code to establish a 2-hour parking zone on the east side of Orr Street, between Ash Street and Park Avenue.**
- B43-14 Authorizing a grant agreement with the State of Missouri – Missouri Arts Council for the Parks and Recreation Department 2014 Stephens Lake Amphitheater Concert Series; appropriating funds.**
- B44-14 Amending the FY 2014 Annual Budget by adding and deleting positions in the Parks and Recreation Department and Water and Light Department; amending the FY 2014 Classification and Pay Plan by adding, reassigning and closing positions in the Parks and Recreation Department and Water and Light Department.**
- R31-14 Setting a public hearing: construction of the sanitary sewer main and manhole rehabilitation project.**
- R32-14 Setting a public hearing: consider an amendment to the FY 2013 Annual Action Plan.**

- R33-14 Authorizing and ratifying agreements with Unitarian Universalist Church of Columbia and Columbia Interfaith Resource Center for emergency shelter services for unsheltered homeless persons; transferring funds.
- R34-14 Authorizing an agreement for professional engineering services with Geosyntec Consultants for ambient monitoring and assessment services of the Columbia Regional Wastewater Treatment Facility.
- R35-14 Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the Shannon Place Private Common Collector Elimination Project (PCCE #22); directing that a public hearing be held upon completion of the preliminary plans.
- R36-14 Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the St. James Street and St. Joseph Street Private Common Collector Elimination Project (PCCE #24); directing that a public hearing be held upon completion of the preliminary plans.
- R37-14 Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the Grace Ellen Drive Private Common Collector Elimination Project (PCCE #27); directing that a public hearing be held upon completion of the preliminary plans.

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

#### **NEW BUSINESS**

**R30-14 Setting a public hearing: construction of Phase I park improvements on property located at 801 N. Strawn Road.**

The resolution was read by the Clerk.

Mr. Griggs provided a staff report.

Mr. Trapp asked if sidewalks would be constructed on Strawn Road for access purposes. Mr. Glascock replied Route ZZ was a MoDOT road, and noted the City did not have any proposed sidewalk projects along Strawn Road at this time.

Mr. Thomas understood an easement had been drawn on the plat, but was not a usable. Mr. Griggs stated that was correct, and explained the trail would be within ten feet of a house due to how the house was situated on the lot. Mr. Thomas asked if homes had been built on all of the lots in the cul-de-sac. Mr. Griggs replied all except one, and he pointed out that location on the overhead.

Mr. Thomas asked if there was an opportunity to build a trail connection westward to the common land between the two streets. Mr. Griggs replied the grade there was pretty steep, and explained that was likely why it had not yet been developed. Mr. Thomas explained he was asking about the west side. Mr. Griggs stated the lots had been developed in that area. Mr. Thomas understood it was too late to negotiate a trail easement there. Mr. Griggs stated that was correct. He pointed out there was not much room there either.

Mr. Trapp commented that this was a lot of park for \$125,000 in spite of the lack of a connection with Bellwood as it would include a championship level disc golf course. He stated he liked the idea of pursuing a partnership with the Convention and Visitors Bureau

because he believed those kinds of sports championships would fill hotel rooms and bring people into the Columbia area. He noted disc golf was a popular sport with a different demographic than many other sports, and he thought it was important to have an entry-level physical activity for people that might not join a baseball or other team sport league. He believed this would be a nice addition to the park system and was very pleased.

The vote on R30-14 was recorded as follows: VOTING YES: THOMAS, HOPPE, MCDAVID, SCHMIDT, TRAPP, SKALA. VOTING NO: NO ONE. ABSENT: NAUSER. Resolution declared adopted, reading as follows:

## INTRODUCTION AND FIRST READING

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

- B45-14**     Rezoning property located on the northeast corner of Providence Road and Turner Avenue, and on the northwest corner of Turner Avenue and Fifth Street, from District R-3 to District PUD-52; approving the statement of intent; approving the Preliminary Plat and PUD Plan of ACC OP Development LLC; setting forth conditions for approval; approving less stringent height, setback and landscaping requirements; granting a variance from the Subdivision Regulations regarding dedication of street right-of-way; providing notice as it relates to the provision of utility service.
  
- B46-14**     Vacating utility easements on Lot 21 within Lake Woodrail Subdivision Plat No. 1 located on the east side of Shoreside Drive (3200 Shoreside Drive).
  
- B47-14**     Vacating a sewer easement on property located on the west side of Providence Road, across from Locust Street (201 S. Providence Road).
  
- B48-14**     Vacating public right-of-way adjacent to property located on the northwest corner of Cliff Drive and McNab Drive (1809 Cliff Drive).
  
- B49-14**     Amending Chapter 14 of the City Code to lower the speed limit on Bray Avenue and Cunningham Road.
  
- B50-14**     Authorizing the acquisition of easements for construction of sanitary sewers in Sewer District No. 170 (S. Bethel Church Road/E. Poplar Hill Drive).
  
- B51-14**     Authorizing a right of use permit with BMT, LLC for construction, improvement, operation and maintenance of balconies and canopies to extend in portions of the Tenth Street and East Broadway (1007 E. Broadway) rights-of-way; providing notice as it relates to the provision of utility service.
  
- B52-14**     Authorizing conveyance of an underground water line easement to Consolidated Public Water Supply District No. 1 of Boone County, Missouri necessary for construction of a water line along New Salem Lane and Robbie Forbis Road, south of Columbia Regional Airport.
  
- B53-14**     Authorizing a power purchase agreement with Farmers City Wind, LLC for the purchase of wind energy.
  
- B54-14**     Accepting a conveyance of electric utility purposes from Nauser Investments, LLC.
  
- B55-14**     Accepting conveyances for utility purposes.

- B56-14**      **Naming property located at 801 N. Strawn Road “Strawn Park”; approving the Strawn Park Master Plan; determining it is in the public interest to construct improvements at Strawn Park – Phase I.**
- B57-14**      **Amending Chapter 2 of the City Code as it relates to the Boone County Community Services Advisory Commission.**
- B58-14**      **Authorizing a memorandum of understanding with the Missouri Department of Corrections to provide tuberculosis screening and testing services.**
- B59-14**      **Appropriating funds to reimburse the Columbia Mall Transportation Development District for expenditures relating to parking reconstruction improvements as part of the Route 740 (Stadium Boulevard) improvement project.**
- B60-14**      **Accepting a donation from the Columbia Police Foundation to be used for the Police Department’s K-9 Program; appropriating funds.**

**REPORTS AND PETITIONS**

**REP19-14**    **Accessory Dwelling Units (ADU) - Zoning Amendment Update.**

Mr. Teddy provided a staff report.

Mayor McDavid stated he thought they would have to be extraordinarily careful with regard to implementing this, and suggested a pilot area or confined overlay area be chosen. He recalled a rezoning request from R-2 to R-3 on Bouchelle, which would have allowed one more person, and it was a contentious issue because the neighborhood wanted to protect its density. The request was denied by Council by a vote of 4-3. He believed many felt this ADU proposal sounded like student housing, and as a result, he felt it would need to have a limited role in Columbia. He understood there was an advantage to allowing this in some areas of the City, and reiterated he thought they needed to be careful by utilizing a pilot area or a confined overlay when moving forward with this proposal.

Mr. Thomas explained he agreed with the idea of a pilot area as there had been some fairly significant opposition to this idea. He understood this type of expansion of dwelling types was not limited to students, and asked Mr. Teddy to describe how an ordinance such as this had affected development in other communities. Mr. Teddy replied he would consider it traditional neighborhood development. He noted people had devised solutions, such as small cottage-scale housing in the back of a lot that might have access to an alley or a long driveway, prior to the establishment of zoning ordinances. These structures might have served as the residence for domestics, an additional family, or a source of second income for the owner/occupant of the home. He felt the spirit of this ordinance was to provide a housing option that was based on an individual's decision to make a little more out of the property they inhabited by opening it up to a renter or family member. This type of housing could be used for relatives who needed some independence, but were not be capable of living completely independent, or for an additional source of income by housing one or two tenants. It would likely provide for a more affordable option for tenants as well. Mr. Thomas stated he had read that was an important tool to enable senior citizens to remain in their own homes as it would allow them to generate rental income to help pay for property taxes and living

expenses while on a fixed or limited income, and he understood this was good for neighborhoods.

Mr. Schmidt understood they could either restrict ADUs to an area or create an overlay in areas where this proposal was amenable. Mr. Teddy stated that was correct. He explained options suggested in the staff report were to exclude it from existing overlay districts as there were concerns in those areas, or to define a new area altogether, which would create a pilot area. Mr. Schmidt felt the safer approach was to define a new area so they did not run the risk of creating unintended consequences in areas that did not want this or where this was not appropriate.

Mr. Skala understood one suggestion was to exclude the ADU use from the R-3 zoning district and another was to completely exclude ADUs from any urban conservation district. He noted he agreed with Mayor McDavid in that they should have a pilot program if they decided to proceed. He understood the Benton-Stephens and East Campus Neighborhoods were opposed to this, but that some people in Mr. Schmidt's ward were generally supportive. The perception from his constituents in Benton-Stephens was that this was an opportunity for rental property and a form of commercialization, which was the source for a lot of the resistance and why the City needed to move very carefully. He noted this was not something he could support in the Benton-Stephens area.

Ms. Hoppe agreed with the comments of Mayor McDavid as the East Campus Neighborhood, which had an overlay, was a historic district and already had some unique density problems. She believed this would add difficulties to the existing situation, and as a result, she felt the East Campus Neighborhood should be excluded. She liked the idea of a pilot project in areas where this was wanted and was most appropriate. She noted they had two draft ordinances before them, and explained she liked some of the features included in the one that had been created by the Law Department as it would not allow a density of two times what was currently allowed in R-2 or more than was allowed in R-3. She suggested both draft ordinances move forward for public comment unless the Council agrees to just move forward with the one that had been created by the Law Department.

Mr. Teddy understood the Council preferred a more geographically restricted area for the ADUs and to consider the affect of this on density. Currently, R-2 zoned property required a 10,000 square foot lot for a two-family residence, but this amendment would allow a single-family residence on a 5,000 square foot lot, and the Planning and Zoning Commission's recommendation would allow a second accessory dwelling on a lot as small as 5,000 square feet. The density would then be 2,500 square feet per family, which would increase the density. A duplex or a two single-family residences would not be allowed, but a cottage residence or small self-contained residence would be allowed. He commented that he felt this would be an incremental process. He did not believe a developer would identify a bulk number of lots and build out those lots. He explained the advocates for the concept wanted regulations that would facilitate the process. He pointed out there were parking requirements and dimensional requirements, so not every lot would be suitable.

Mr. Schmidt pointed out many of the areas interested in pursuing this were already zoned R-2 and would allow for duplexes to be built. This would allow additional types of

housing that were more favored by the neighbors, and would not necessarily permit a greater density than what was already permissible.

Mr. Trapp commented that he did not believe they would see many ADUs if they created a pilot as this would be initiated by individual property owners, and not developers. He did not believe the pilot would provide much for them to view as there would likely not be a lot of activity. He suggested they tailor it to the neighborhoods that were most interested in the concept as it would provide enough of a limitation. He explained he liked the idea of increasing density and diversifying the housing stock as it would make the community more interesting. He noted these tiny houses were generally more energy efficient so there were benefits to ADUs, but understood there were issues in the Benton-Stephens and East Campus Neighborhoods, so he and did not believe they should impose this upon them.

Mr. Thomas asked if people had approached staff indicating they planned to take advantage of an ordinance such as this if it were to pass. Mr. Teddy replied an architect that had assisted the Environment and Energy Commission and the Planning and Zoning Commission had approached him with some concepts. In addition, some neighbors had indicated they would like to try it, but he was uncertain as to whether they had contacted a builder.

Mr. Thomas asked about the relevance of this ordinance to the project Amir Ziv had been promoting for a number of years. Mr. Teddy replied Mr. Ziv's project was a cottage development and was slightly different as all of those units were of a cottage scale and single-family residences. The concept for that particular project was for three cottages on Ridgeway surrounding a common greenspace.

Ms. Hoppe asked if staff could move both alternatives forward through the Planning and Zoning Commission process so the alternative developed by the Law Department was included. Mr. Teddy replied they could do that.

**REP20-14 Lyon Street Private Common Collector (PCCE #33) and 313 N. Eighth Street.**

Mr. Glascock provided a staff report.

**REP21-14 Citizens Police Review Board 2013 Annual Report.**

Mayor McDavid commented that this had been a non-contentious year, and he believed the Citizens Police Review Board (CPRB) was doing a good job. He also felt the culture of the Police Department and community relations in general was reflected by the fact there were only seven appeals. He believed the CPRB had been very successful over the years and had accomplished a lot of what the former Council had sought.

Mr. Skala stated he wished the Council was as effective at reducing controversy as the CPRB. He recalled controversy surrounding the CPRB after it was established with issues such as subpoena power, but the Board had stepped back from those issues and had even stopped televising its meetings to allow for more conducive decision making and the confidentiality necessary to protect anyone that came forward. He noted the CPRB had also taken advantage of professional development opportunities, which he believed was important. He commented that the CPRB was a very professional group that had accomplished quite a bit without much controversy, which was good for the community. He

noted he was also looking forward to seeing how the mediation program, which was referred to at the end of the report, was utilized.

Ms. Hoppe explained she had been on the Council when the CPRB was established and believed they had done an excellent job. She hoped they would continue this great work, and thought the training they had received had been very helpful. The Board worked very smoothly, and it was exactly what the Council had wanted.

Mr. Thomas agreed with the previous comments made.

Mr. Matthes commented that the direction Council had given had been clear, and had really been embraced by the Police Department. He pointed out the Police Chief and the Police Department command staff had introduced unconditional respect as a foundational core value, and he believed this had made an impact.

Mayor McDavid noted the violent crime rate was at a 35 year low in the City of Columbia, and he felt a lot of people deserved the credit for this.

**REP22-14 Intra-Departmental Transfer of Funds Request.**

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

**COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Monta Welch, 2808 Greenbriar Drive, commented that many in the community did not want the City to expand the use of compressed natural gas. She noted the People's Visioning had recently held an educational meeting discussing the chemicals used in the hydrologic fracturing process and the studies had shown the process was bad for public health. She noted the last two sentences of the conclusions in the 2013 Burns & McDonnell report had indicated that if the City made a strong move to renewable energy, the steps toward natural gas would be less needed. She understood the Water and Light Advisory Board had agreed to move forward with a natural gas boiler and wondered if the agreement requiring the purchase of a certain amount of natural gas the City had previously entered into had anything to do with this decision. She stated the People's Visioning wanted to see a stronger push toward renewables as they believed that was the solution, and asked the Council to continue the effort for more renewable energy.

Eugene Elkin, 3406 Range Line, commented that he was in favor of the accessory dwelling unit concept discussed earlier. He believed that once the relatives staying in these "mother-in-law" units passed on, the units would be beneficial for the homeless to help them get on their feet. This would require good public transportation and better lighting throughout the community. He thanked the Council for the two minute pause in remembrance of Lieutenant Bruce Britt of the Columbia Fire Department. He explained he had reported a natural gas smell to the Fire Department on Friday night, and thought the use of natural gas should be limited for safety purposes. He also understood the use of ice melt might have destroyed the functionality of the steel in the concrete sidewalk that had collapsed and had fatally injured Lieutenant Britt, and was concerned this would happen in other parts of the community.

Peter Beiger, 1411 Pratt Street, stated he lived in the Benton-Stephens Neighborhood, which had been declared the best collegiate neighborhood in the country by a national blog, had the fastest rate of real estate appreciation in Boone County, had to recently fight off the City's attempt to gerrymander it into extinction, had its legal overlay violated by a builder that had colluded with the City, and was respected statewide as the most consistently progressive precinct in Missouri. He wanted to stand up for the integrity of the neighborhood and the overlay, which had taken five years of effort by well-meaning neighbors to create. The accessory dwelling units might be worthwhile for property owners with legitimate needs, but were opposed by those who perceived it as an attempt to circumvent the overlay requirements to exploit neighborhoods for quick cash or profit. It was considered by some as growth and improvement, but he felt it negatively affected real progress, human values, and living standards. He believed the Benton-Stephens Neighborhood would want to opt out of the in-fill travesty associated with accessory dwelling units. He stated Benton-Stephens was a treasure and thought it should be kept that way. He noted he would continue to fight for the values of aesthetics that made living in the Benton-Stephens Neighborhood worthwhile. He asked the Council to demand builders, contractors, and their attorneys, who were determined to haphazardly deface Columbia with student apartments, to finance their own infrastructure costs as he felt it would show how dedicated they were toward the real growth, expansion and improvement of Columbia.

John Clark, 403 N. Ninth Street, commented that he attended the pre-council meeting and was sad to see the continuation of an effort to financially assist the people wanting to develop in the downtown. He noted Columbia had a lot of infrastructure needs throughout the community. He understood an improvement in the infrastructure needs of Columbia would allow for \$250-\$350 million of residential development, which he did not believe was needed. He also did not believe the citizens should have to pay for it. He stated he thought they had serious problems, but it was not an emergency in that they needed to find a way to subsidize or incentivize derivative development in the downtown. He did not believe it was possible to determine what the City should do in terms of financing and funding infrastructure capacity needs without a long term study. He stated he had been discouraged by the comments of Mayor McDavid during the pre-council meeting with regard to how they could find funds to pay for the \$6.7 million of needed sewer improvements. He felt a better way to fund infrastructure was needed for Columbia, and as a result, noted he was seriously considering registering as a write-in candidate for the First Ward.

Mr. Skala commented that he had discussions with some constituents regarding East Walnut as it was an unimproved two lane road that would soon be impacted by more traffic due to some new development, and would also be impacted heavily during events such as the Roots N Blues Festival. He noted the road was already heavily traveled at high rates of speed since it intersected with Old Highway 63. He thought a round-a-bout had been discussed at the intersection of East Walnut and Old Highway 63 in the past, and stated his constituents had also mentioned a reduction in the speed limit when traveling down the hill so it was safer.

Ms. Hoppe stated a pedestrian crossing had been installed at the intersection and included a median which slowed down traffic, and asked Mr. Skala if he was suggesting those items in addition to what was already there. Mr. Skala replied those items had been suggested to him. Ms. Hoppe explained she traveled the area a lot and felt it had been greatly improved by the pedestrian crossing. Mr. Skala stated he thought it had improved as well, but those he had spoken with still felt there was a significant problem in the area, which could become a larger problem with increased traffic. He noted he was only asking for information regarding this at this time as had been requested of him.

Mr. Skala asked for the status of the tree board. Mr. Matthes replied staff would be contacting him with regard to who he wanted in the meeting to further discuss it.

Mr. Skala understood a permanent sign for Albert-Oakland Park similar to the one at Stephens Lake Park would cost about \$10,000-\$12,000 to place on Blue Ridge Road, and asked for a report on the issue in terms of whether it would be considered or what the Council would need to do to move that forward.

Ms. Hoppe stated she wanted to congratulate those involved in the True/False Film Festival as it contributed greatly to the culture of Columbia through documentaries that allowed those in the community to experience, think about, and discuss them. It was a great success even with the bad weather. She also wanted to thank those that had salted and cleared the sidewalks and crosswalks. She noted she had heard many complimentary comments regarding the Festival.

Ms. Hoppe commented that they had discussed moving forward with basic modifications with regard to the C-2 zoning district during the pre-council meeting. She understood height and parking revisions were being developed, and noted she hoped the consultants were not restricted to only those issues as many in the community were also concerned with the availability of office and retail spaces. She had been told by many that had been involved in the planning for the Avenue of the Columns that office and retail spaces were important for a vibrant corridor along Eighth Street. She asked for clarification with regard to whether the consultants were restricted to only height and parking issues in the C-2 as she wanted their role to be expanded.

Mr. Matthes stated he would need to get back to Ms. Hoppe, but noted any direction the Council wanted to provide was welcomed. Ms. Hoppe thought the consultants would review the Charrette and provide suggestions based upon best practices. She did not think they would be restricted to only height and parking. Mr. Skala pointed out the City had also received recommendations from various boards and commissions before the issue was deferred. Ms. Hoppe agreed and hoped the consultants had been provided those recommendations to review as well.

Ms. Hoppe explained she had read an article indicating IBM had been cutting staff, and understood the goal was for IBM to have 800 employees and that they had 544 in December 2012. She noted she had asked whether they were on track last year, and had

been told they were generally on track. She asked for an updated status as she understood they received money based on the number of employees they had.

Mayor McDavid understood the funding was being provided by the State, so it was up to the State Department of Economic Development to monitor the number of employees they had. He thought 600 employees was the minimum IBM had to achieve. Mr. Matthes stated he did not believe IBM had reached 600, and thought the payment had been pro-rated. Ms. Hoppe asked for a report as she felt the community would be interested in the information.

Mr. Thomas commented that he generally agreed with the comments of Mr. Clark with regard to downtown development as he believed it was important to take a step back to ensure the City had good, strong policies in place for the long-term so more of these crises did not arise, but also felt Collegiate Housing Partners might have been treated badly. He noted he was concerned about the City's credibility and the information that Collegiate Housing Partners had received. His impression was that their project had been given the go ahead in terms of capacity for all of the utilities, but the document provided tonight indicated they did not have sewer capacity. He understood Collegiate Housing Partners had financed the project and demolished both buildings in hopes to start building on April 1 and opening in August, so he was concerned about the communication process with them and hoped the City could find a way to allow them to proceed. He stated he liked that project because they had taken a very progressive view on transportation provisions for their residents as they had built the minimum number of parking spaces required, would have on-site car share and bike share programs, would have 90 bike parking spaces, and had committed to buying at least 100 Columbia Transit bus passes every year if there was an uptake for them. He felt this was the kind of downtown residential development that was consistent with the densification, growth, and shift in the transportation mode the City needed.

Mr. Thomas understood the City currently had minimum parking requirements as developers were required to build a certain number of parking spaces. He provided the proposed development of American Campus Communities as an example and noted they had to construct 490 vehicle parking spaces. He did not think this was good policy. He commented that the increased development pressure and the diversification of the downtown sent people in two diverging directions with regard to what should be done. Many wanted the City to force developers to provide more parking, while others, such as him, wanted a cultural shift in the way transportation was viewed. If they continued to think in terms of most residents having a private vehicle downtown and most people coming in and out of downtown in a private vehicle, they would continue to need to construct more parking and widen arterial roads in and out of the downtown, causing the downtown to lose the ambience they wanted for it. As they further discussed downtown zoning and parking, he noted he would push for a maximum parking requirement rather than a minimum, or at the very least, to remove the minimum parking requirement so developers were not forced to build more parking when they were willing to promote alternative modes of transportation.

Mr. Matthes pointed out a letter had been sent to Collegiate Housing Partners explaining the limitations of the sewer, and noted the letter would be provided to Council so

they understood the Collegiate Housing Partners had not been misled. He noted he agreed they had been a fantastic developer to date as they had been responsive to the concerns of the Council and the community, and had developed a high quality plan.

The meeting adjourned at 8:29 p.m.

Respectfully submitted,

Sheela Amin  
City Clerk