



**Columbia City Council Meeting Recap**  
**Council Chamber, Columbia City Hall**  
**7:00 PM**  
**Monday, December 16, 2019**

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	<b>INTRODUCTORY ITEMS</b>
Pledge of Allegiance	(Recited as indicated.)
Roll Call	(Present: Treece, Trapp, Peters, Thomas, Ruffin, Pitzer, Skala) (Absent: None.)
Approval of Minutes	(Minutes from December 2, 2019 were approved as submitted.)
Adjustment of Agenda	<b>(Pitzer moved R176-19 from consent to New Business and asked to abstain from voting on items B373-19 and B374-19. Trapp abstained from voting on item R173-19. Ian Thomas recused himself from voting on appointments to the Land Trust Organization Board.)</b>

**SPECIAL ITEMS**  
(None.)

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

**BC15-19** Board and Commission Applicants.

**Airport Advisory Board** – Randa Rawlins

**Columbia and Boone County Library District Board** – (No appointments were made and positions will be readvertised.)

**Columbia Sports Commission** – Amber Gibson (*Hotel/Motel*); Kathryn Fleming, Zina Fudge (*Sports Club*); Carter Marcks (*Small Business*); Julie Calfee (*Large Business*); Tim Jamieson (*At Large*)

**Commission on Cultural Affairs** – Kern Wisman

**Community Land Trust Organization Board** – Damon Ferlazzo

**Finance Advisory and Audit Committee** – Kristian Bloom (*Banker*); Diane Suhler (*General*)

**Firefighter’s Retirement Board** – Nicholas Kenny

**Housing and Community Development Commission** – Terence Crouch

**Human Services Commission** – (3 vacancies) Rachel Finch, Kimberly Getzoff, Mark Jones

**Police Retirement Board** – Michael Hackman

**SCHEDULED PUBLIC COMMENT**

**SPC73-19** Kim Dude-Lammy, President of Children's Grove - Announce that Columbia has been chosen as the "Nicest city in Missouri" by Reader's Digest and get support to collaboratively promote Columbia as the "Kindness Capital of Missouri."

(Action: The speaker indicated that she works with the Children's Grove project in Columbia, and that based on that program, Columbia, Missouri was recognized by Reader's Digest Magazine as the "nicest" city in Missouri. She described the Children's Grove project as a project that began after Sandy Hook and features a special grove of trees in the memory of children who were in harm's way. Murals and wristbands featuring butterflies are also a part of this project, and some of those wrist bands were distributed to the council. The wristbands are designed to be given away and encourage people who receive one to participate in random acts of kindness. She then suggested that the city declare itself the Kindness Capital of Missouri and use that as a marketing tool to promote the city. She suggested that they could use banners, signs at the entrance to the city and stories in various city and private publications. She believed that this was a positive good opportunity and asked the council to help spread the word.)

**SPC74-19** Martha Brownlee-Duffeck - CATSO & Public Transit.

(Action: **Speaker canceled.**)

#### **PUBLIC HEARINGS**

**PH49-19** Proposed construction of the Strawn Park Phase II improvement project to include the installation of a pre-cast concrete restroom and construction of a parking lot, practice disc golf putting ring and basket, and ADA walkways.

[See B376-19/Mayor Memo]

(Action: The proposed improvements at the park include the addition of a pre-cast concrete restroom facility, 26- car parking lot, practice disc golf basket and ADA walkways. The proposed improvements at the park will support the use of the #1 disc golf course in the United States (according to dgcoursereview.com), Harmony Bends Disc Golf Course, by Columbia citizens and visitors. Staff noted that this course was created by one of the premier disc course designers in the country and that by virtue of that superb design, it makes us a good candidate for holding national championship tournaments. The total project budget is \$200,000 and is one of the projects identified and funded by the 2015 Park Sales Tax.

One item requested by several disc golfers was access to electrical outlets for various tournaments. Staff is investigating options to either add electrical outlets to the restroom or work with Community Development on best practices that would allow for the safe installation of outlets with flood protection. Construction of the improvements is anticipated to begin winter 2020, and staff anticipates the park improvements will be completed by summer 2020.

There was no public comment. Trapp noted that this was a great amenity and a top-rated course.

**THIS IS THE PUBLIC HEARING ONLY. THE FINAL VOTE ON THIS PROPOSAL APPEARS IN THE NEXT ITEM.)**

**B376-19** Authorizing construction of the Strawn Park Phase II improvement project to include the installation of a pre-cast concrete restroom and construction of a parking lot, practice disc golf putting ring and basket, and ADA walkways; calling for bids for a portion of the project through the Purchasing Division.

(Action: **There was no further discussion on the project as proposed and the council unanimously agreed to the expenditure of funds for this use.**)

**PH50-19** Proposed street name change for a portion of "Rice Road" between Ballenger Lane (Route PP) and Lake of the Woods Road to "Geysers Boulevard."

[See B359-19/Mayor Memo]

(Action: Per Section 24-15 of the Municipal Code, the City Council must conduct a public hearing on the proposed street name change, unless all owners of property that abut the street have signed a petition supporting the renaming of the roadway. At this time, the City has not received petitions from all abutting property owners; therefore, a public hearing is required. Currently, Rice Road begins at Lake of the Woods Road, and continues west until it transitions to Hanover Boulevard, a distance of approximately 1.6 miles. The requested name change proposes to impact only that portion of Rice Road located east of Ballenger Lane – an approximate one-mile stretch of the roadway. The portion of the street west of Ballenger Lane would continue to be known as Rice Road, up to the point it transitions to Hanover Boulevard. Originally, the request was to rename the road to Avian, but that was changed to Geysers after further consultation with Joint Communications.

The UDC provides limited guidance on the renaming of streets and street naming conventions. Given this situation, city staff relies on the input of the Boone County Joint Communications staff and their application of the Boone County regulations to assist in the naming of streets within the City's corporate limits. The provisions used by Joint Communications are considered best practices and have proven useful in averting confusing situations that may create delays for emergency responders. The process of naming or renaming streets within the corporate limits of the City, however, is fully within the purview of the City Council. The city does review names to avoid duplication and confusion. Boone County has an ordinance that deals with street name continuity, but the city does not. There is no technical reason to change the name at this time. The city does try to conserve street names because we are a growing community. There will also be some disruption in terms of changing addresses.

The Planning and Zoning Commission considered this request at their November 7, 2019 meeting. The Commission's discussion relating to this matter included the motives for the renaming that had been discussed, and whether a street name change was appropriate in that context. Commissioners who did not support the name change indicated skepticism that changing the street name would be an effective or appropriate method for addressing issues such as crime in the area and marketability of new home sites. Commissioners who supported the request indicated that the City's municipal code did not restrict name change requests, and there are many examples throughout the City of street names that are not continuous along street segments. Following additional discussion, a motion to approve the street name change failed (2-6) at the P&Z level, so the recommendation is for denial.

Skala noted that Rice Road already changes to Hanover in one part. Staff said that was because the road changes direction. Skala noted that there are other streets that change names when the DON'T change direction. Staff agreed that that is true, such as College to Rock Quarry Road, and in that instance the road changes character in terms of the nature and level of improvement of the road. Rice Road shares that characteristic. Ruffin asked if the applicant failed to get 100% approval from property owners because of a lack of contact or if residents just didn't care? Staff said the applicant could answer that question, but that that is a technical requirement only, and that it is possible that they just didn't connect with all property owners, but that outreach or notification did occur. The Mayor asked about which hearings would be averted if they had achieved 100% approval. Staff said council would still hear the request, but that the P&Z hearing would be by-passed. This has occurred on earlier cases. Sometimes it is on new subdivisions. The Mayor asked if any section of the road had achieved 100% approval? Staff was not sure. Trapp asked if they could amend the request to focus only on the section

of the road between Shamrock and Lake of the Woods Road instead of taking it all the way to Ballenger to avoid changing addresses on that portion? Peters and Skala noted that if that happened it would not achieve the suggestion to go from major roadway to major roadway (Ballenger to Lake of the Woods).

Thomas said he had talked with the applicant on Friday. He then noted that he thought there was one road that was renamed as Veteran's United roadway. Staff believed that was a private road. Staff noted that that was a road within the development although it did have a sign. He then asked about Bass Pro Boulevard. Staff was not aware of that one. The Mayor said that Bode Drive was changed to International Drive, but that that one had no residents on it at the time. Pitzer noted that Bode actually has a third name on it. The Mayor noted that Nifong has three names and Worley changes to Rogers to Paris to Route B. Skala clarified that the section of road from Lake of the Woods to Shamrock actually DID achieve 100% support since most of that part is currently not built out and only a few houses currently exist, so it would not entail significant disruption. He suggested, though, that the road name change should be divided at major intersections.

Pitzer asked staff if the applicant had ever offered to change only the smaller part. Staff said that the discussion of that was brought up at P&Z but did not know what earlier conversations may have taken place regarding this subdivision in earlier stages. The application came to us in a formal manner as the current proposal.

The public hearing was opened.

The first speaker appeared on behalf of the applicant. He said that the staff report was good and that he could answer the questions posed to staff earlier if the council would like to pursue those questions. He noted that the applicant had also submitted a letter outlining the rationale for this request and that letter appears in the packet. The speaker said this request was only one part of what is occurring in this area. This is a Strategic plan neighborhood and the current efforts by this applicant support the goals of that plan.

The applicant has constructed a new portion of Rice Road and that has created connectivity for the entire area, not just this development. They are also constructing new, affordably priced homes in this area, and would like to change the name of the road to enhance the reputation of the area and to identify it as an emerging, positively oriented neighborhood for people to move to. We believe this promotes everyone's investment in this area, not just ours. We think this will promote safety, well-being and will contribute to the goal of providing affordable and diverse housing opportunities.

The speaker showed an exhibit that identified the area where the newest portion of Rice Road had been constructed at a cost of approximately \$1.2 million in summer of 2018 and that that was required by actions of the council back in 2006 when this area was annexed into the city. The question was asked earlier if the applicant ever suggested just changing the name on the smaller part of the road from Lake of the Woods to Shamrock. The speaker said that the applicant had suggested that, but that at that time they were informed that the better practice, if not the "best" practice, would be to change the name on the entire stretch of road between Ballenger and Lake of the Woods and so that is why the proposal has come to you in this form. We tried to accommodate everyone's best interests. We DO have approvals from all of the properties on the shorter stretch of road, and that would have been easier for us to do. We got 88.1% support from property owners and residents combined on the entire stretch of road, and in all of our outreach efforts we only encountered 2 people who opposed this request. We accomplished our outreach by mail, phone, email and door to door. The city did notifications twice to both property

owners and residents. We did three rounds of door to door. Out of 110 properties, we had 2 people say no to the idea. One of those opponents appeared at the P&Z meeting and we have gotten to know him well. He was the first person I met on the day I went door to door and I thought to myself “this is going to be a long day”, but he was the only opponent I met during my efforts. He was very kind, but we just disagreed. The same was true of staff. There was some level of disagreement as to whether this was a good idea or a bad idea and whether they should apply the rule of the county to the city or not. Unfortunately, the county rule was what was used as justification for the negative recommendation here.

The speaker noted that the county’s continuity rule was already broken on this stretch of road, since Rice Road already changes to Hanover Road, and not at a major intersection. The nature of our request is to try to follow the better practice that was suggested to us to go from Ballenger to Lake of the Woods instead of simply the shorter stretch to Shamrock. We feel like what we have submitted is a reasonable, good, well-supported plan. We are happy to bring it forward the way it is.

The Mayor asked the speaker how they phrased the question when we went door to door. The speaker said that on the mail efforts the form was basically supplied by the city and that it was simply a statement of the proposal and people then signed a document that indicated no opposition and support for the proposal. When we went door to door, we started with that same kind of statement, but then almost everyone had questions, so we went into longer descriptions of the proposal and requirements based on what was asked.

The speaker noted that his time was up and that he felt like the applicant has done more than what was required; that the statute is pretty permissive; there is a rule of continuity in the county, but not in the city; we informally talked to the sheriff, and we do not believe that we will change anything for first responders. If you look at the exhibit that we have displayed, you will note that the closest fire station is located on Ballenger Lane, less than a minute from Rice Road. If you change the name of one part of the road to Geysler, it is simple. You go north to the intersection. For Rice Road, you turn left. For Geysler, you turn right. There should be no confusion whatsoever. The police travel this road everyday, and so does the sheriff since this is right on the county line. The people who live there won’t be confused. This road extension was just built in 2018, so it is a relatively new road and most people said they appreciated the new extension to the east and that they were glad we did that part of our project.

Some people did say they wished we would do more about the crime over here. Our response was that that’s not exactly what we can do, and most people said they were not blaming us for it, they just wish more could be done. We commiserated with that sentiment and recognize that what we do is a part of that solution. One of the partners grew up in this area. He lived on Demaret Drive, and then later on Stevendave Drive, which is another great road name in this area. The applicant knows this area and has reinvested in the area. He’s doing the right thing. These are all R-1 properties. They are designed for home ownership. The average rent in this area runs between \$807 to \$880 per month, which is equivalent to what the cost of a mortgage would be for one of the homes we are building. If you could get the credit, and if there were availability, you could be a homeowner instead of a renter for the same money. We feel like this is a good proposal. There were no further questions for the speaker.

The next speaker rose in support of the request. He indicated that he was one of the applicants and that he grew up in this neighborhood. One of the reasons he decided to invest in this area was that there are a lot of good people in this area and he wanted to give back in some way to this area. We don’t have a

lot of opportunities in Columbia for people to buy a good home in the \$160,000 to \$170,000 range. He noted that they had done a good job on outreach and asked for council's support.

The next speaker indicated that he owned some properties in the area. He fully supports this idea and he believes that the vast majority of neighbors in this area are supportive of this idea. He noted that Rice Road has received a lot of negative publicity recently but in his opinion the best way to turn an area around is to get blue collar folks who work hard for their money will help stabilize the area. He could not see how this move would have an adverse impact on the area. When this subdivision was first proposed, there was always the intent to rename this road. It is not just a reaction to recent news. There was never any malice or ill will. But, doing a little bit of good can happen, why turn our backs on the opportunity. This city has renamed roads in the past. Changing your address is not difficult. It's a post card. It takes minutes. There is no ill will.

The Mayor asked about an example of a road name change that occurred back in the 1920's. It was intentionally designed to connote when you were leaving one type of neighborhood and going to another type of neighborhood. From a richer, more affluent area to a poorer neighborhood. Are we in danger of repeating that here? The speaker thought that was not the case. This is not going from half a million-dollar homes to something lesser. This allows people who work hard to own a home. It is not rich prideful people who could care less. This is hard-working families. I think by doing that it will bring good to the community and will ripple off. I think a little good is better than doing nothing at all. We have taken people's suggestions. We have support from Joint Communications. I think this is a positive step. Turning in a change of address form is minutes worth of inconvenience.

There were no further speakers.

Skala indicated that he lives in this area and has for many years. He lives just south of Rice Road. He has canvassed this area in past elections. He is inclined to support this despite the P&Z recommendation. He understands where some of this opposition comes from. He knows that improving the neighborhood will not be accomplished by changing the name of the road, but this may be a step in the right direction. These are reasonably priced homes. On Rice Road, one side of the street has duplexes, the other side is single-family. It is a mixed neighborhood. I would be concerned if there were fire issues like identifying streets, but I don't think that occurs here. This is changing the road name at a place where the road changes character and it is at a major intersection. This goes from an improved road to an unimproved road. I think some of the law enforcement issues have to do with getting people established in this area. This is a priority area. This is a step in the right area. I have spoken to the developers of this area early in the process. I am generally supportive and I think there is some precedent for doing this. It will encourage more vitality in the neighborhood.

THIS WAS THE PUBLIC HEARING. THE FINAL VOTE IS RECORDED UNDER THE NEXT ITEM.)

**B359-19** Changing the name for a portion of "Rice Road" between Ballenger Lane (Route PP) and Lake of the Woods Road to "Geyser Boulevard" (Case No. 237-2019).

(Action: **The council voted 6 to 1 in favor of the proposal with Peters voting NO.**)

#### **OLD BUSINESS**

**PR171-19** Establishing a revised Community Development Block Grant and HOME funding policy; establishing a revised review process for annual CDBG and HOME funding requests.



(Action: City Council has historically maintained a Council Policy Resolution to assist in guiding affordable housing and community development activities funded through Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. The Housing and Community Development Commission reviews this policy resolution on an annual basis to provide any recommended updates and conducts a more thorough review every five years as a part of the Consolidated Planning process. The attached CDBG and HOME Council Policy Resolution includes recommended updates to Council policies for funding affordable housing and community development activities.

The attached resolution under consideration would replace the existing Policy Resolution PR 137-14 adopted on August 20, 2014, should Council proceed with consideration of the resolution. Significant changes included within the resolution include the following items:

1. Incorporation of Fair Housing Task Force policy recommendations including the definition of affordable housing, housing quality items and homelessness.
2. Narrows the percentage ranges for annual allocations to more closely track with goals.
3. Renames categories to align with industry standard names.
4. Incorporates categories with percentages into HOME allocations.
5. Adds tenant based rental assistance as a fundable activity.
6. Adds review process for non-CDBG and HOME funds in the event funding is available and adds consideration of cost of administration.
7. Formalizes rating criteria for annual application review in alignment with previous practices.

City staff provided an overview of the draft amendments to the CDBG and HOME Funding Policy at the November 18, 2019 City Council meeting. No additional considerations were offered by City Council, therefore no additional changes were incorporated.

There was no public comment on this item.

**Council voted unanimously in favor of this item.)**

**B360-19** Approving a major revision to the “Columbia Mall” PD Development Plan (Hotel Parcel) located on the southwest corner of Stadium Boulevard and Bernadette Drive; setting forth conditions for approval; granting a design adjustment to allow a lot line to bisect an existing parking lot (Case No. 225-2019).

(Action: The applicant is seeking approval of a major PD plan amendment to the existing Columbia Mall PD Development Plan. The amendment proposes creation of a new 1.55-acre lot along Bernadette Drive intended to be developed as a hotel as well as seeks approval of a design adjustment to allow a lot line to be created through an existing structure (i.e. the parking lot). Because the entire property is included in the PD plan, the plan for the entire property needs to be amended. An associated final plat, Case #224-2019, is also being processed concurrently with this request.

The proposed hotel lot would result in the removal of approximately 100 parking spaces from the overall mall site, although the site will still provide over 1,000 parking spaces greater than the minimum parking requirement. The overall mall site open space will also increase due to the additional required landscaping on proposed hotel lot.

In addition to seeking approval to create the new lot and design adjustment, the applicant’s originally submitted PD plan included a request to reduce the required six-foot street frontage landscape buffer along Bernadette Drive to one foot with reduced landscaping as shown on the plan dated October 29,

2019. This request was considered by the Planning and Zoning Commission during the required public hearing on November 7; however, was denied, although the overall plan change was supported if they would amend the plan to reflect the required landscaping buffer.

Since that time, the applicant has redrawn plans and has submitted an amendment that recognizes the landscaping buffer and changes the general orientation of the planned hotel to some extent. The revised PD Plan has been reviewed by staff and is consistent with the UDC. All infrastructure modifications required will be at the cost of the developer.

Peters asked about the orientation of the hotel to Bernadette Drive and asked if this was simply one part of the larger Mall plan. Staff confirmed that description. The Mayor asked about the net loss of parking of 100 spots. Staff confirmed that observation.

An engineer appeared on behalf of the applicant and offered to answer questions. No further speakers appeared. Trapp believed that the loss of parking was fine and thought that the hotel was well-placed.

**The council approved a technical amendment to the plan first by a unanimous vote. The council then approved the change to the PD plan as amended unanimously.)**

**B361-19** Approving the Final Plat of “Columbia Mall - Plat 4” located on the southwest corner of the intersection of Stadium Boulevard and Bernadette Drive (2300 Bernadette Drive) (Case No. 224-2019).  
**(Action: With no further discussion, the council approved the final plat for Columbia Mall unanimously, thereby approving the new project.)**

#### **CONSENT AGENDA**

**(Item R176-19 was moved from Consent to New Business.**

**The remaining items were approved unanimously except where abstentions from voting were noted in the Agenda approval section of this report.)**

**B362-19** Approving the Final Plat of “Gateway Plaza - Flat Branch Park Plat 1” located on the southeast corner of the intersection of Broadway and Providence Road (Case No. 59-2019).

**B363-19** Approving the Final Plat of “Copperstone Plat 7D” located on the west side of Copperstone Court (4601 and 4605 Copperstone Court) and south of Copperstone Creek Drive (Case No. 240-2019).

**B364-19** Approving the “Fourth Replat of Part of Lot 103 - The Meadows Phase 1” located on the south side of Huntridge Drive and east of Carter Lane (Case No. 232-2019).

**B365-19** Vacating portions of drainage and utility easements on Lot 62A within Kitty Hawk Manor, Plat No. 7A located south of Gypsy Moth Drive and west of Stinson Avenue (Case No. 161-2019).

**B366-19** Vacating a utility easement within Bergen’s Addition Subdivision located between Switzler Street and Providence Walkway; vacating a utility easement within Crouch’s Addition Subdivision located on Boone Drive; setting forth a condition for approval (Case No. 13-2020).

**B367-19** Authorizing construction and installation of a “New Design” bus shelter on the south side of Broadway and west of Garth Avenue; calling for bids for a portion of the project through the Purchasing Division.

**B368-19** Authorizing a sidewalk renovation agreement with First Presbyterian Church for reconstruction of a sidewalk along a portion of the east side of Hitt Street between Locust Street and the alley south of Cherry Street; amending the FY 2020 Annual Budget appropriating funds.



**B369-19** Authorizing a right of use license permit with The Pines Homes Association for construction, installation, maintenance and operation of neighborhood identification signs within portions of the Fall Ridge Drive and Ashwood Drive rights-of-way.

**B370-19** Authorizing a landscape maintenance agreement with Wyndham Ridge Homeowners Association for the design, installation and maintenance of private landscaping and irrigation systems within a portion of City-owned property located on the east side of Scott Boulevard between Leighton Drive and Abbingtion Terrace.

**B371-19** Accepting conveyances for street, utility and drainage purposes.

**B372-19** Authorizing assignment of an agreement with MFA Oil Company to Arcade District Properties, LLC for use of a portion of railroad right-of-way located adjacent to Fay Street and Eugenia Avenue for roadway access.

**B373-19** Authorizing a second amendment to the solar power purchase agreement with Truman Solar, LLC.

**B374-19** Authorizing a consent to collateral assignment with Truman Solar, LLC and Fifth Third Bank relating to the development, construction, ownership, operation and maintenance of a solar generating facility located on the south side of I-70 Drive SE and approximately 2,000 feet east of St. Charles Road.

**B375-19** Accepting Stormwater Management/BMP Facilities Covenants.

**B377-19** Authorizing application to the United States Department of Transportation Federal Aviation Administration and the Missouri Department of Transportation for airport capital assistance grants.

**B378-19** Amending the FY 2020 Annual Budget by appropriating funds received from the Community Foundation of Central Missouri to provide for reimbursement of the additional costs associated with temporary administrative assistance.

**B379-19** Authorizing an agreement with The Curators of the University of Missouri for medical directorship services for employees of the City's Fire Department.

**B380-19** Adopting the City of Columbia, Missouri Choice Plus \$750 Plan, Choice Plus \$1,500 Plan and Choice Plus \$2,800 High Deductible Health Plan for 2020.

**B381-19** Accepting a donation from United HealthCare for wellness promotion and programs for City employees; amending the FY 2020 Annual Budget by appropriating funds.

**B382-19** Authorizing renewal of the agreement with Boone County, Missouri for Live Well Boone County program services in 2020.

**B383-19** Amending Chapter 14 to repeal and re-enact in place thereof a new Section 14-391 relating to the assessment and payment of hourly parking fees in parking structures.

**R172-19** Setting a public hearing: proposed construction of a large shelter and connecting ADA accessible walkways adjacent to the finish line of the cross-country course within Gans Creek Recreation Area.

**R173-19** Authorizing FY 2020 agreements and FY 2021 renewal agreements with various social service agencies.

**R174-19** Authorizing a professional services agreement with Parker Technology, LLC for 24/7 intercom monitoring customer support for the gate arm systems in the City's municipal parking structures.

**R175-19** Authorizing a contract with the Central Missouri Humane Society for 2020 animal control and municipal shelter services.

**R176-19** Authorizing a first amendment to the agreement for professional engineering services with Carollo Engineers, Inc. for a water quality and antidegradation study of water treatment residual discharges at the McBaine Water Treatment Plant.

**(This item was removed from the Consent Agenda and moved to New Business for consideration.)**

**R177-19** Authorizing an agreement with Planet Machinery Company for the purchase of a forklift for use at the City's Columbia Terminal Railroad (COLT) Transload Facility.

## NEW BUSINESS

**R176-19** Authorizing a first amendment to the agreement for professional engineering services with Carollo Engineers, Inc. for a water quality and antidegradation study of water treatment residual discharges at the McBaine Water Treatment Plant.

**(This item was removed from the Consent Agenda and moved to New Business for consideration.)**

(Action: Carollo Engineers, Inc. is currently under contract with the City for engineering services for the Water Quality and Antidegradation Study of Water Treatment Residual Discharges at the McBaine Water Treatment Plant. The purpose of this study is to determine the best management practices for the disposal of lime sludge residuals generated during the water treatment process.

This amendment will address additional regulatory requirements and developments associated with the Water Treatment Residuals Best Professional Judgment Study Project. The USACE and Missouri DNR have requested additional analysis to be incorporated in the Study. This additional analysis includes:

- Determine conformance of proposed diffuser configuration to previous permitted diffusers for the Missouri River

- o Review of river dilution factors at proposed diffuser location
- o Update of BPJ cost opinions to include particulars of river diffuser requirements.
- o Confirmation of river discharge modeling with new USACE approved diffuser configuration

- Perform additional alternatives analysis to compare the following antidegradation review options with a diffuser

- o River discharge of full lime solids production
- o River discharge of lime solids with Best Management Practices in place to reduce solids production
- o River discharge of lime solids with full acidification to minimize discharge

- Update Median Household Income (MHI) analysis to include affordability analysis utilized in the 2018 Columbia Wastewater and Stormwater Integrated Management Plan

The Water & Light Department is requesting that Carollo Engineers, Inc. provide the services for executing these next steps in completing the Best Professional Judgment Study. The cost for this amendment is not to exceed \$72,350.00 and is to be paid for by funds appropriated in Capital Project W0234.

Pitzer had asked that this item be removed from the Consent Agenda for further discussion. Pitzer asked what is contained in the residuals. Staff indicated that there were water softening agents that are used and that upon discharge create “sludge” or a thickened substance. It does have some dissolved particulate matter. Pitzer said this was an iterative process, and that originally it was proposed to take 72 weeks. We are now 4 years into the project. He asked the staff to describe some of the iterations that occurred over time.

Staff said that essentially, they have gone to DNR several times, and each time they go, DNR asks for some additional changes or information. Staff believes that the list provided here will finally answer the requirements noted by DNR. Staff said the regulatory agencies are often non-committal, but we believe that this time this will answer the questions. The permits are in flux right now, so both sides are trying to

determine what the new rules will be, and this will be considered as a new permit at this point. The EPA believed that we had a water quality problem due to the appearance of some plumes, but we are now in the position of responding to both old rules and new rules at the same time. Pitzer asked if the new rules will result in hauling sludge away. Staff said the study will determine how we address the issues. Basically, there is not a lot of dangerous material in the discharge, but there are some clogging issues and there are other ways to pump residual materials out to a place where residuals are captured with the other outflow pumped into the river.

Pitzer asked about the median income study required. Staff said you have to show that the cost of the fix will not outstrip the ability of citizens to pay for it. They are looking for cost-effective solutions rather than continue to fight old rule compliance. Pitzer noted that some funds for this will come from different buckets of money than originally envisioned. Staff said that is true, but to compare apples to apples they have to complete an economic analysis to determine cost saving measures.

The Mayor then asked if there is something about our plant that is creating excess lime residuals. Is there another way to do this? Staff said there are other alternatives, but this plant will continue to be a lime-softening plant. If we move to another system, we could look at alternative methods, but with what we know now, that will be the strategy. We spend half a million dollars to soften the water, but that number will continue to increase over time. The Mayor asked if we should consider another treatment method to avoid these costs? Staff said that in Phase 1 of the study that will be discussed later, charcoal treating and membrane technology could give us an option, but right now it is too expensive, although staff does not want to presuppose the results of a later study.

The Mayor asked what the consequences if we can't solve this problem? Staff said that they may not be allowed to make some discharges to the river, but cost is a huge factor. We need an alternative. Skala followed up by noting that there will be additional follow up planning. He said that there has already been some discussion of alternative options. Is that true? Staff said yes, but that we are mixing two things. One involves the discharge permit. The other deals with plant improvement. We are looking for permission to have the ability to discharge or haul residuals. We should not mix the two.

Pitzer asked about the capital projects mentioned. There is no funding for those projects currently, but if we do get funding, we can determine final costs. Pitzer said he thought the new study should commence in March. Staff said they had 5 years to comply, and they won't use that whole time, but we should do some rehabilitation at the same time we address these questions. There was no further public comment.

The Mayor said he does not support discharge of pollutants into the Missouri River and will not support this. Pitzer said he was not sure what was more environmentally sound – driving trucks to dump sludge in farm fields or discharge into the river. Staff said that is what the study will determine. Trapp said he favored the study. Pitzer was frustrated about the time frame. There may be an awareness of the problem, but now we need to determine what to do. Skala said there are two questions – what is the best practice and what is the economic impact?

**The item passed 6 to 1 with the Mayor voting NO on this item.)**

**INTRODUCTION AND FIRST READING**  
**(All items introduced as submitted.)**

**B384-19\*** Accepting a conveyance for temporary construction purposes.

**B385-19** Authorizing construction of a large shelter and connecting ADA accessible walkways adjacent to the finish line of the cross country course within Gans Creek Recreation Area; calling for bids for a portion of the project through the Purchasing Division; amending the FY 2020 Annual Budget by appropriating funds.

**B386-19\*** Authorizing an agreement for the purchase of services with Boone County, Missouri for the Teen Outreach Program (TOP).

**B387-19\*** Authorizing an agreement for the purchase of services with Boone County, Missouri for development of the "Boone County Food Policy Council" for the creation of a food policy plan and educational resources; amending the FY 2020 Annual Budget by appropriating funds.

**B388-19\*** Accepting grant funds from the United States Food and Drug Administration/Association of Food and Drug Officials for employee training for conformance with the FDA Retail Food Program Standards; amending the FY 2020 Annual Budget by appropriating funds.

**B389-19\*** Accepting grant funds from the United States Food and Drug Administration/Association of Food and Drug Officials for verification audits associated with continuing conformance with the FDA Retail Food Program Standards; amending the FY 2020 Annual Budget by appropriating funds.

**B390-19** Authorizing a memorandum of understanding with Boone County, Missouri relating to the transfer of ownership of the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.

**B391-19\*** Amending Chapter 14 of the City Code to establish a central business district special event venue loading zone; waiving the annual payment of fees for The Atrium loading zone.

#### REPORTS

**REP114-19** Engineering Services for the Rehabilitation of the Water Treatment Plant.

(Action: Skala began this discussion and the Mayor said that if we had repaired the water plant years ago we would not be discussing this item. Skala thought it was very complicated and there are several variables. He noted that there have already been recommendations from the Drinking Water Study Group. We are no looking at intermediate steps. Staff said we are now looking for design services for 9 different tasks. One item in the RFP indicates that we want a partner consultant who can look at many different issues, including the sludge issue identified in a previous item. Skala noted that this is a moving target that has changed in mid-stream while permits and studies are being completed.

Staff said there are 9 tasks. Some involve planning. Some include design. Some evaluate capacity. Some include process and replacement of instrumentation. The city and state will have to issue permits each step of the way and we need a consultant to help us evaluate if the engineering firms that respond to our RFP for improvements actually meet the standards required. The Mayor said he did not see aerator repair in the list of required items. Staff said that will be bid at a different level. The aerators are deteriorating and this year one will fail. Will poor aeration require more lime softening potentially? The plant manager said not significantly, but that the aerators are in such bad shape that they cannot be fixed, they need to be replaced. With NO aerators, lime use would go up and that would produce more sludge. Skala asked if this was true across the board. Staff said that 3 of 4 aerators were working at about 80% efficiency, but the failure of one creates a bottleneck in the system. Equipment is the major issue. The Mayor asked if we had to do more lime treatment, would it create more pressure on our system. Staff said that would be true, but there is another regulation that prohibits us from using that level of lime for water softening.

Pitzer asked if this was a short-term project. Staff said they could do replacements once they take delivery within a matter of weeks. Some things are accomplished during regular maintenance. However,

we cannot wait 18 months to replace aerators, and it will take 18 months for some of the other improvements to be verified. The aerator money already exists in this year's budget.

Pitzer asked if this was a \$3 million project. He wanted to know who decides which improvements end up being included in the scope of work. Staff said they hoped to do all the recommended improvements – and they can – unless they have to spend too much money on repair. Staff said he would have to prioritize improvements and listed many options in terms of importance. Pitzer read from the RFP and asked if any items in the list would be prohibitive or not incorporated. Staff said that's why they are doing the study and that is to determine options, including the discontinuance of chloramines. Pitzer asked if that would allow us to eliminate some of the problems cited earlier. Staff said yes, basically, but they need to do some short-term improvements, nevertheless. Pitzer asked about pilot programs. Staff said they test the solutions first at lower scale to determine overall costs and impacts. Pitzer asked how all of this information is blended together. Staff said the successful contract bidder will manage that entire process and will include public input. Does this study examine the expansion of the water plant? Staff said no, this includes pilot testing, surveys investigations, geo technical monitoring, easement drawings and other support service to bid individual projects.

Pitzer said Black and Veatch suggested a different approach to expansion vs. repair. Staff said that had been considered, but at the time it was not considered to be cost effective. Pitzer asked about our current volume of water treatment. Staff said we have been flat in terms of volume for several years, and that has allowed us to continue operation at a lower capacity.

The Mayor asked how do you take down the plant to rehabilitate it? Staff indicated that they basically hire a consultant to stage shut down of about half of the plant at one time, rehabbing that part, then in the next season tackle the second half. The Mayor asked if you could build additional capacity first, then, with that capacity shut down a part of the plant without losing capacity? Staff said that had been proposed earlier as Option B, but that at the time that was not considered the best use of funds. Any proposal, however, could come back since this will be opened for bid. The Mayor suggested that that could be an option for bidders and offer that as an alternative. Staff said engineers are free to suggest that. The Mayor felt that some engineers may feel constricted depending on the way the offer is constructed.

Skala suggested that there are alternatives, but that all seem to entail considerable expense. He thought that we need to get our capacity back up as a first priority and that staff is now following the original advice suggested by all the study groups and stakeholders. Staff confirmed that and named some of the studies that they rely on, including the Integrated Water Analysis study. The Mayor suggested that some aerators were left out of the earlier improvements and that part of this project has dragged on without improvement. Pitzer reiterated that position and said it all seems to be dragging on and he feels like we always have a gun to our head to make a decision because we are forced to do something now that could have been addressed in the past. We are still working off a 2011 study that was never completed and we are years away from rehab of the plant. It is a problem that has not been addressed during his entire time on the council. We passed a bond 16 months ago and I feel like we do not have that luxury of time to keep studying the problem. The Mayor agreed.

Skala suggested that we may not have an ideal product, but we need to move ahead. The Mayor asked how long ago those earlier decisions were made and asked why we didn't seem to get anything done. Skala said it may not be a perfect solution but that we DO need to do something now, despite that fact. Peters suggested that they move forward with this report and review it again in January and try and

wrap this into a better package since it seems so piecemeal in nature. The Mayor asked if the Water and Light Advisory Board had looked at the proposed RFP. Staff said they had and added some environmental aspects, but they did vote to move ahead. Peters thought that sounded like a prudent course, but that council should put together a better total timeline and get this back on track. It is just not efficient. Skala thought we needed to get better coordination. The Mayor thought we are spending too much time and money on consultants who are not coordinating and tick tock, the clock keeps running. Skala thought we should move forward now so we don't lose additional time. The city manager suggested that we address aeration first, then look at the sludge problem that was not approved by DNR. That will be coming back to you with a contract and timeline. That will all be done together. Some things are operational. Some things are design and it may appear that they are not coordinated, but some things occur on an annual budget basis and some things are longer range in nature, and may be dependent on newer technology. He acknowledged that it takes a long time, like 6 or 7 years to build a sewer plant, but that's often the way it works.

Pitzer said that based on history he does not have a great deal of confidence that the new contract will provide the necessary upgrades we need now. If there are different options, let's look at those. The city manager said that some things are paid for by the enterprise fund and some are paid for by bond money, so some occur further on down the road. Peters said it would be helpful to delineate which things are paid for by what money. Are there other things you would like to add to the RFP? The mayor's earlier comments were noted and he suggested that he may have more to add before it goes out.

**No further formal action was taken.)**

**REP115-19** Administrative Public Improvement Project: Indoor Facility Improvements at the Armory Sports and Recreation Center and Riechmann Pavilion.

(Action: The Mayor asked if there was any objection to using funds in this manner. No objection was noted. **No further action was taken.)**

**REP116-19** Correspondence from the Youth Advisory Council regarding Vaping.

(Action: The Mayor noted that they had received a letter from the Youth Advisory Council. Peters noted that the letter mentioned further educational outreach. Peters thought this was a job for CPS and that the younger people thought smoking seemed to be a worse problem than regular smoking. Peters serves as the liaison to that group and indicated she will go back to them with some suggestions. She asked for staff help in this regard. Staff said they are looking for input from the council. There will be another meeting in February where this can be further discussed.

**Peters will take the lead in following up with the Youth Council.)**

**REP117-19** Annual Report of Volunteer Service to the City of Columbia.

(Action: Staff submitted a report documenting the wide array of volunteer services offered in this community. The speaker showed a series of slides that highlighted important activities and also serves as a way to thank those volunteers. Nearly 40,000 hours of volunteer service are given each year. That has a value of more than \$1,013,000. Staff and citizens all volunteer, but this total does not include city council time. But thank you for your service. A list of volunteer activities was presented along with the thanks of the community for this kind of service. The Mayor complimented all of the volunteers and coordinators, paid or not. Trapp noted that nationally, volunteerism is down, but in Columbia, we continue to increase, so that is significant and important. Pitzer noted that we are living up to the idea of service and asked about Adopt A Spot progress. Staff said there are still a few spots that are not adopted, but they continue to offer those opportunities. Ruffin asked if they keep tabs on non-city



volunteer projects. Staff said they have some connection to outside groups, but that outside community groups time is NOT captured. There are dozens of non-profits that provide needed services.  
**No formal action was taken.)**

**REP118-19** Amendment to the FY 2019 Annual Budget - Intra-Departmental Transfer of Funds.  
(Action: **No formal action required.**)

#### **GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF**

**Public**  
(None.)

#### **Council**

The Mayor asked to readvertise for the Library board. He is looking for more diversity. Skala said he attended the National League of Cities meeting in San Antonio and noted that there was a workshop dealing with redlining. He saw an exhibit and believes it is good and deserves some exposure in this market. It may cost \$35,000 to bring such an exhibit here. He thinks it would be nice to sponsor that in conjunction with Black History Month or something like that.

Trapp said he agreed with Skala and indicated that they will customize such an exhibit to the local market. He thought it was powerful. He supports investigating it since when he first came here, he did not know about this problem in detail and has learned about that in his role on the council. On a related issue, he noted that under the new code, since we can't build over lot lines, and we can have duplexes that exist without firewalls between units, just smoke walls. He wants a report on this issue and believes that if you could split up a duplex, you might actually find more owner-occupied opportunities. This would have a huge impact on the Second Ward. I think this has some merit and should be investigated. This would entail a change to the code. The Mayor said he would have to think about that but would not necessarily oppose that. He asked if you are trying to condo duplexes? Trapp said that might not be the case. Peters asked what you would do if you had to replace the roof? Just replace half the roof? Trapp suggested that we already allow some zero lot line structures so we already wrestle with those issues. This would just be applying that concept in a new way.

**Council agreed to hear a future report.)**

**Staff**  
(None.)

**ADJOURNMENT**  
(Time: 9:24 PM)

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