



**Columbia City Council Meeting Recap**  
**Council Chamber, Columbia City Hall**  
**7:00 PM**  
**April 20, 2020**

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**(SPECIAL NOTICE ATTACHED TO THE APRIL 20, 2020 AGENDA AS PRINTED)**

Due to the COVID-19 pandemic state of emergency, there are special rules in effect for receipt of public comment on city council agenda items. The receipt of verbal public comments has been temporarily suspended for any agenda item which is not a public hearing required by state or federal law. In lieu of verbal public comments, written public comments are being accepted. Written comments should be submitted to [cityclerk@como.gov](mailto:cityclerk@como.gov) by 4:00 p.m. on Monday, April 20.

Every written comment should contain the following information from the individual submitting the public comment: the agenda item to which the public comment applies together with the name and address of the person submitting the public comment. Items that cannot be submitted electronically may be mailed or submitted as otherwise designated by the City Clerk, who may be contacted at 573-874-CITY (2489).

Any citizen who is unable to communicate utilizing written communication may contact the City Clerk at least two (2) business days prior to the meeting to request a reasonable accommodation. The City Clerk shall provide each council member with a copy of such written public comments and shall file a copy of such comments with the agenda items for the council meeting for which the comments were submitted.

**INTRODUCTORY ITEMS**

Pledge of Allegiance  
Roll Call

(Recited as indicated.)  
(Present: Treece, Trapp, Ruffin, Pitzer, Skala, Thomas, Peters)  
(Thomas, Skala and Peters joined via conference call. Initially the microphone connection for the remote connections was not working. The problem was resolved, and the roll was called.  
(Absent: None.)

Approval of Minutes

(Minutes from April 6, 2020 were adopted as distributed.)

Adjustment of Agenda

**(Trapp asked for a change in wording regarding the phrase "housing first". The change was adopted, and no further changes were made to the agenda.)**

**SPECIAL ITEMS**

**SI6-20** COVID-19 Update.

(Action: Director Stephanie Browning delivered an update regarding the current status of active COVID-19 cases in Columbia. Only 11 had required hospitalization. Most cases occurred in the 25 – 44 age

range. She showed a graph that seemed to indicate that the Stay At Home Order had begun to flatten the relative impact of the coronavirus on the city. In terms of surrounding areas, she noted that there were 238 cases in Region F which immediately surrounds Boone County. She noted that in terms of ventilators, bed capacity and PPEs, we are in excellent shape. We have good access to resources in this area. In terms of testing we have four sites, including Providence Urgent Care, Veterans Hospital and the two major hospitals.

“Doubling time” is a statistic that reveals the growth of the virus over time. Initially, the doubling time was 1.8 days. Now, we have had a strong response and the doubling time has been reduced so instead of having 189 potential cases we now have only 65.

**In order to lift the Stay at Home Order, we have to have four things: We have to have a sustained reduction in cases in for two weeks; we have to have adequate testing; we have to have adequate hospital facilities to serve the entire region and we must have a good public health capacity.**

Trapp asked about testing capability. Browning said she wished there were more capability, but indicated that there is some underutilized capacity. We must have demand to be able to invoke that, and that will depend on how we administer and recommend the tests. Ruffin asked about tracking cases by both age and race. Browning said she is not seeing any spike in cases by race. Pitzer asked about the phrase a sustained reduction in cases over time. What does that mean? She said she wants to see no big spikes and less than one increase per day. He asked about her thoughts regarding how long our local order would stay in effect. She said she thought it would be in line with the state order that will expire on May 3. She thought that there should be a phased in approach to re-openings and that the city will step back a bit.

In terms of testing, do we have supplies that we need to administer more testing. Browning said she knows that there is pressure to manufacture more swabs. We are OK in that regard here. She said that antibody testing is being investigated and a plan will be issued. Pitzer asked if there was a supply of such tests, would the city have a role in creating that plan so we could open up more businesses. She indicated that antibody testing is not as good as some other kinds of testing. It is more of a snapshot and is good for surveillance, but it has mixed results in terms of critical testing. He asked about phasing in new businesses.

Browning said right now we have essential and non-essential businesses. You could allow some additional non-essential businesses to come back with some rules is one way to do it.

Skala asked about the four conditions needed to resume operations. She said she thought we met the four criteria on some level right now. Thomas asked about the projected growth in cases if there had been no physical distancing in place. He asked if it was correct that earlier, we had a doubling in cases about every two days. Now, we have reduced that substantially and we could have been much worse if we had not intervened. He thinks that is significant and it was important to act early and significantly. He asked about daily testing capacity and what should it be? She said we have capacity with the supplies we have but did not have a specific goal number. Thomas asked if all nursing home populations are being tested? Browning said that would be a good strategy and they have tested in facilities where cases have been detected. She does not know about the status of all other nursing homes, but they have all shut down operations to outside visitors.

Thomas said he wants to get to the point of reopening businesses. He said he thought we should be able to say we have the capacity to test and treat if new outbreaks did occur after we reopened. Browning said the hospitals do have the treatment ability and our system is robust enough to address new spikes. Thomas asked if she had any thoughts about asking retail owners and customers to wear masks if they reopen. Browning said masks do not do as well as social distancing and they actually cause some problems like touching your face, wearing them wrong, etc. She said masks take second place to distance. **Thomas asked what we should do when the order expires on April 24? She said they will issue a rule to mirror the state rule which expires on May 3.**

Peters asked about grocery store workers. Should all of those employees be wearing some sort of mask? Browning said there is a lot of mask wearing going on. Peters said she has not seen that same thing and estimated that it is only about 10% doing so. Browning said she will consider having customers wear masks as well, but social distancing is a better practice since people fiddle around with their masks, touch their faces and wear them wrong. Peters said she has worn masks all during her private career and they provided protection. Browning indicated that that is because Peters knew how to use the devices correctly and avoided some of the bad habits associated with mask wearing.

The Mayor said it appears that the data says our initial efforts have shown positive results. He hopes the statewide numbers show similar results. He agrees with the health director in that we should have a gradual reopening. Why not use the next two weeks to put protections in place now so we can lift restrictions later and have a plan? We need to say what the expectation should be. Having another stay at home order should include those new rules, then, when we have another rule enacted, we will be used to some of the newer rules. This past week we have been able to establish rules for all sorts of professions and will continue to do so.

Pitzer said we should say what the rules are now and put it out there so we can know what to expect. Trapp asked about the safety net services that are being made available. The health department delivers some of those services and services like birth certificates are received outside the building. We have coordination with funeral homes regarding death certificates. In terms of social services, our case management is being done by phone. We do have clinical services available on Wednesdays for things like immunizations, but it is by appointment and we do have some health screenings. Our WIC families are covered with state funding. If they call us, we can help them.

Skala asked about grocery stores and masks. He said that some stores are using masks, and others are not – and some stores have convinced customers to wear masks as well. He also likes the idea of having special shopping hours for people who are more vulnerable. Browning said many stores also discourage the use of reusable bags which are not as clean. She would like to standardize those rules.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**  
(None.)

**SCHEDULED PUBLIC COMMENT**  
(None.)

**PUBLIC HEARINGS**

**(The following two items relate to the topic of airport bond sales.)**

**PH15-20** TEFRA Public Hearing - Special Obligation Bonds (Airport Project), Series 2020A.

[See B88-20/Mayor Memo]

(Action: Regions Capital Advantage, INC has agreed to purchase these tax exempt bonds for an amount not to exceed \$14,500,000 at an interest rate of 1.9% per annum. The purpose of the bonds will be for construction of a new terminal building and other improvements, renovations, upgrades and projects at Columbia Regional Airport, as well as fund costs of issuance. Because these bonds are proposed to be issued as private placement tax-exempt bonds, a public hearing and public approval process is required.

Following the close of the TEFRA public hearing, the city council must provide its approval of the issuance of the tax-exempt bonds for the financing of the project in order for the financing to move forward as a tax-exempt issuance. That approval will be granted in item B88-20. The city council approval is reflected in the accompanying legislation relating to approval of the bonds. The city will be required to make an initial payment of approximately \$470,000, plus interest. The first debt payment will be due in 2021. Remaining principal amounts of issuance plus interest will be payable annually until 2034. Another \$12.6 million worth of improvements at the airport will be financed through different means.

An amendment does accompany this item and a new tax bill estimate is also included with this item.

The public hearing was opened.

The Mayor noted that there had been one written comment that asked about the source of funds for repayment. The Mayor said that included the lodging and airport tax and any other lawful means.

No one else spoke regarding this item and the public hearing was closed.

Thomas asked how reasonable it was to assume that we will be able to generate sufficient funds to cover our bonded indebtedness. The city attorney indicated that you have a long-term ability relating to repayment and there is already \$2 million available for this purpose. The airport director said that the attorney was correct, and that ticket purchases do contribute to this and they believe that in the long term ticket sales will increase and that the city can make the payments and be reimbursed from the fund for prepayments. The city manager believed that our air service volume will return in the future.

Thomas asked if there had been any data coming in from other industries indicating that air travel in the future will not be as popular among businesses due to the change in the way companies will do work. Thomas asked what would happen if the council delayed voting on this item for 6 months? The city attorney indicated that the 1.9% rate on the bonds was very attractive and that could go away in 6 months. If we delay, the cost will go up. If we are worried now about funds to repay, we will have a worse problem in six months if the costs go up. The Mayor said we are not FAA or ADA compliant right now and we must fix that. The city manager said it had been reported that conferences and conventions are rescheduling, not cancelling, so that is one good indicator. Skala said this could be a n economic development opportunity to have this construction underway.

Peters asked why we got this great rate? The city attorney indicated that there is a high degree of competition, they have had some cancellation of other projects and tax free municipal bonds are a relatively safe investment for people right now. Trapp agreed with the Mayor and Skala. He also thought we would get good bids on the construction at this time so we should take advantage of this. He does not believe that we will ever make the behavioral change not to fly in the future. Thomas asked if this locks us in to the particular design of the airport?

The city attorney said the bonds don't lock you in, the airport design contracts will lock you in at some point, but no final design has yet been determined. This simply pays for that. We are putting three competing designs online now and will have a community input opportunity this coming week. This will come back to the council for more decisions at the first meeting in June. The Mayor also indicated that the design is considered in phases, so expansions or decisions NOT to expand can still be made in the future. This is all part of a design/build project. This allows you to begin construction before all elements of the final design are complete.

There was no further discussion.

**A motion to adopt the amendment sheet was made and seconded.  
The motion to amend passed unanimously.**

(See next item.)

**B88-20** Authorizing the issuance of Special Obligation Bonds (Airport Project), Series 2020A; prescribing the form and details of the bonds and the covenants and agreements to provide for the payment and security thereof; and authorizing certain actions and documents and prescribing other matters relating thereto.

**(Action: The issuance of the bonds, as amended, was approved unanimously.)**

#### **OLD BUSINESS**

**(The next two items both relate to the PD Plan for On The Ninth.)**

**B73-20** Granting a design adjustment relating to the proposed major amendment to the Preliminary Plat and PD Plan for On the Ninth located on the east side of Old Hawthorne Drive West and approximately 1,300 feet north of Route WW for sidewalk construction on the west side of Bunker Loop (Case No. 61-2020).

(Action: Approval of this request would waive the requirement to construct approximately 620 foot segment of sidewalk along the west side of Bunker Loop. Pursuant to the UDC, all new subdivision plats approved after March 20, 2017 are required to install sidewalks along all public streets. While this street is considered private, private streets are also now required to be improved similar to public streets. Due to the proposed replat of Lot D2 into five lots, the requirement to install sidewalk is triggered. Director Teddy noted that this was a very small development.

The applicant has stated that the waiver is sought because the previous development plan was approved without sidewalks and the proposed plan revision does not warrant the inclusion of sidewalks. Staff's evaluation of the site conditions did not identify any significant impediments to the installation of a sidewalk nor was there a specific design element that the waiver would achieve.

The Planning and Zoning Commission considered the design adjustment concurrently with the requested PD plan amendment at their March 5, 2020 meeting. Commissioners supporting the waiver listed the fact that a waiver had been previously approved, the limited demand for the sidewalk for 5 lots, and the nature of the street as private and not being a through street. Those not supportive of the waiver pointed to the enhanced connectivity and walkability that sidewalks afford, and that they are required per the UDC. The Commission approved the design adjustment by a vote of 5 to 4.

Under the current rules, the council did not open the floor for public comment, so no one appeared on behalf of the public or the applicant.

Pitzer asked if it were true that if they had stuck with the original design, they would not have to build the sidewalks, correct? That was confirmed by staff. Pitzer asked why they asked for the design waiver? Staff said that they thought the original plan was a good plan for this area. There is some substantial cost (more than 500 feet of sidewalk) and that this was never a question until now. Pitzer asked if this had been waived in the past? Staff it was kind of an implied waiver. They said they didn't have to show it that way under the old code, so it was not a real exception back then. Peters noted that she went to the interested parties meeting and there were no objections, but she wondered who paid for street repairs since it is a private street. Staff said the homeowners' association will pay for the repairs.

Thomas asked what the staff recommendation was. Staff said most areas out here have sidewalks on both sides of the streets, but there are some, particularly around the clubhouse where there are exceptions, and the P&Z commission did recommend approval. Trapp asked if there were sidewalks on both sides of Old Hawthorne Drive. Staff said there were.

The Mayor asked if the council had given a waiver on something else out here earlier? Staff said that they had given a waiver for construction of sidewalks, but it was on lots where the homes had already been built. Staff also noted that there is a sidewalk on one side of the loop street but not on the other side. Pitzer noted that the earlier exception had been granted after construction of homes had already been completed. Trapp asked if there were any escrowed funds that could be available? There were not funds available that staff was aware of.

Trapp said he thought the request should be denied. He thinks the other waiver granted earlier was different and this will not give kids the chance to ride their bikes through the neighborhood. He plans to vote no. He asked if the applicant was there to answer questions. The mayor said they were not accepting testimony. Trapp didn't realize that was the rule tonight, but indicated he will vote no. Peters asked if the propose sidewalk would just go in a green space. The staff said there are five lots there that could be built in the future and the sidewalks will be built there as they go. The sidewalks will be 5 foot wide sidewalks. This street is not very wide. Legal staff asked what would happen if the council votes no on the sidewalk variance. It was determined that the council could deny the sidewalk variance, but approve the plan, subject to the applicant redrawing the final plan to be in compliance. That way the applicant would not have to go through the entire process again.

The Mayor asked if there was a sidewalk across the street? Staff said yes there were sidewalks everywhere else in this area on the loop and on Old Hawthorn Drive. Thomas said he wants to require the sidewalks for walkability and so he will not vote in favor of the variance. He noted that there are other sidewalks in the area, but we would not make the same variance for a street. There needs to be a plan. Skala said he was an old P&Z member and he though it would be justified to vote no on this item. The Mayor added that he did not like the fact that the earlier sidewalk waiver could be considered as a precedent for this sidewalk variance request.

**The variance failed on a vote of 7 to 0.)**

**B74-20** Approving a major amendment to the Preliminary Plat and PD Plan for "On the Ninth" located on the east side of Old Hawthorne Drive West and approximately 1,300 feet north of Route WW (Case No. 61-2020).

(Action: The applicant is seeking to change the lot arrangement and the residential uses for a portion of the area within the PD plan that lies west of Bunker Loop. On the current PD plan, the area shown as Lot 3-A (but platted as Lot D2) was originally proposed as a single lot with two separate single-family attached structures containing 4 units each. The revision would subdivide Lot 3-A into 6 lots - five single-family detached units and one common lot.

This plan is associated with the previous item (B74-20) and was prepared assuming that the sidewalk waiver was granted. The Planning and Zoning Commission considered the PD plan amendment and the design adjustment concurrently at their March 5, 2020 meeting. Following limited discussion on the PD plan amendment, a motion to recommend approval of the PD plan passed (5-4).

Because the earlier request for a design waiver for sidewalk construction failed (**see previous item**), the council asked if they could allow the applicant to redraw the plan WITH sidewalks, and then approve the revised plan at a future meeting without requiring the applicant to go through the entire process again. The city attorney indicated that could be done.

**A motion to continue this item until the second meeting in May was made so the council did not have to reject this non-compliant plan tonight. The motion passed unanimously, 7 - 0.)**

#### **CONSENT AGENDA**

**(All items on Consent Agenda approved unanimously.)**

**B75-20** Approving a major amendment to the "The Taylor House" PD Plan located on the south side of Broadway (716 W. Broadway); approving a revised statement of intent (Case No. 62-2020).

**B76-20** Approving the "Jackson-Sexton Artisan Industries" PD Plan located on the west side of Jackson Street and the east side of Sexton Road, north of Mikel Street; approving a revised statement of intent (Case No. 63-2020).

**B77-20** Approving the Final Plat of "Mikel's Subdivision Plat 4" located on the west side of Jackson Street and the east side of Sexton Road, north of Mikel Street; authorizing a performance contract (Case No. 64-2020).

**B78-20** Approving the Final Plat of "East Pointe, Plat No. 2-E" located on the southeast corner of East Pointe Drive and Bluff Creek Boulevard (Case No. 107-2019).

**B79-20** Authorizing construction of a sidewalk on the north side of Leslie Lane between Garth Avenue and Newton Drive.

**B80-20** Authorizing the acquisition of easements for construction of a sidewalk on the north side of Leslie Lane between Garth Avenue and Newton Drive.

**B81-20** Authorizing construction of the Leslie Lane storm water improvement project; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor; amending the FY 2020 Annual Budget by appropriating funds.

**B82-20** Authorizing the acquisition of an easement for construction of the Leslie Lane storm water improvement project.

**B83-20** Authorizing an intergovernmental cooperative agreement with Boone County, Missouri and The Curators of the University of Missouri for a synoptic sampling project as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process; amending the FY 2020 Annual Budget by appropriating funds.

**B84-20** Amending the FY 2020 Annual Budget by adding and deleting positions in the Community Relations Department, Parks and Recreation Department, and Information Technology Department.

**B85-20** Amending the FY 2020 Annual Budget by appropriating funds for litigation expenses.

**B86-20** Amending the FY 2020 Annual Budget by appropriating funds for the purchase of Light Detection and Ranging (LiDAR) data to update topographic information for mapping purposes.

**B87-20** Authorizing an aviation project consultant agreement with Burns & McDonnell Engineering Company, Inc. relating to the construction of new Hangar 730 at the Columbia Regional Airport; amending the FY 2020 Annual Budget by appropriating funds.

**R55-20** Setting a public hearing: declaring the necessity for the proposed Phase II construction of four (4) pickleball courts, a prefabricated concrete restroom facility, small shelter, parking lot and ADA compliant walkways at A. Perry Philips Park.

## **NEW BUSINESS**

**(None.)**

## **INTRODUCTION AND FIRST READING**

**(All items introduced as submitted.)**

**B94-20\*** Authorizing a temporary deviation from certain City Code provisions relating to the renewal or term of licenses or permits for liquor, businesses, solicitors and canvassers, cigarettes, vehicles for hire, junk dealers and junkyards, and tobacco retail sales.

**B95-20\*** Authorizing a temporary deviation from certain City Code provisions within Chapter 19 related to utilization of employee vacation leave and employee eligibility for vacation donation for a COVID-19 qualifying event.

**B96-20\*** Approving the Final Plat of "The Gates, Plat No. 4A" located at the terminus of Rivington Drive and approximately 1,200 feet east of Abbotsbury Lane (2901 Rivington Drive); authorizing a performance contract.

**B97-20\*** Authorizing construction of Phase I of the Fifth to Wilkes Sewer Improvement Project to include sanitary sewer improvements from the intersection of Fifth Street and Rogers Street to Sixth Street; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor; amending the FY 2020 Annual Budget by appropriating funds.

**B98-20\*** Authorizing an intergovernmental cooperative agreement with Boone County, Missouri and The Curators of the University of Missouri for a chemical analysis project as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process; amending the FY 2020 Annual Budget by appropriating funds.

**B99-20\*** Authorizing a contract of obligation with the Missouri Department of Natural Resources to satisfy financial assurance requirements for proper closure and post-closure care with respect to a permit for operation of a solid waste disposal area.

**B100-20\*** Authorizing a contract for transfer of real estate with Boone County, Missouri related to the County Fairgrounds Property located east of Highway 63 and Oakland Gravel Road.

**B101-20\*** Authorizing a first supplemental agreement to an airport aid agreement with the Missouri Highways and Transportation Commission relating to air service promotion for the Columbia Regional Airport.

**B102-20** Authorizing Phase II construction of a tennis and pickleball complex at A. Perry Philips Park to include the construction of four (4) pickleball courts, a prefabricated concrete restroom facility, small shelter, parking lot and ADA compliant walkways; calling for bids for a portion of the project through the Purchasing Division; authorizing a financial assistance agreement with the Missouri Department of Natural Resources; amending the FY 2020 Annual Budget by appropriating funds.

**REPORTS**  
**(None.)**

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

**Public**  
**(None.)**

**Council**

**Trapp** believes oversight of the police department and their actions is a sacred duty. The City Manager said he asks for second opinions on issues that arise and he involves the police chief and other individuals in the process. Hope that is what you are looking for. Trapp then said he believes that through policing racial disparities come to light and we need to continue to look at those, including coercive intrusions and unlawful stops or searches. This is a powerful statement about citizen ship and equality. Who is an equal member of our society and who is subject to search and coercive powers? In some cases our officers do not respond well. Many of our und=sheltered neighbors feel this power as well. Some people are rousted out of there legal places and end up in harms way. He has tried to deescalate situations. He also believes that police don't play good cop/bad cop around here. They play good cop/good cop. But, there are homeless people who are rousted and we need to do better to really solve the root problems. We need to continue to learn and grow and learn how to apply our police power appropriately without the full power of the police being invoked. I have training in this area and have seen police techniques that are better than others. I still have some numbness as a result of earlier encounters with the police in other cities. We have not fully implemented our report on policing. We need to find a way to implement these new policing methods. We had a case of mistaken identity earlier, and it has resulted in the wrong reactions. It looks like racism. I think we do pretty well in this city. For eight years I have gone along with the system. In my final year on the council, I am going to step into this a little harder in terms of constitutionality and openness.

**Skala** wanted to express his appreciation to the entire community and staff for doing what they have done to blunt the impact of the COVID-19 situation. We have avoided the doubling rate here and gotten this thing under control in the short term. Thank you for keeping me safe.

**Thomas** said that he appreciates Trapp's statement about racial and social justice. Thank you for issuing proposal for a homeless settlement camp, even though we had received no proposals. Did we talk to any potential bidders who did not make a submittal? Were there any specific barriers? What is Plan B now that we don't have an answer? The City Manager said he could not answer the question about questions from potential bidders. He said that in terms of future plans, they first have to see when the next order will be in place and he needs to see that before they could specify a time frame for a Plan B proposal. Thomas said he did not think that the need for homeless services will go away, even if the Stay At Home Order does. He would like to see this RFP renewed, and would like to know if we could provide some of the services we would have provided in the sanctioned camp to the existing camps where homeless people congregate?

The staff said the things we can offer are the things we DID offer. But, we can't provide food, and we don't have staffing to check on residents. That's why we issued the first RFP the way we did. Thomas asked for the minimum that we would have provided from the city and deliver some of that to existing unsanctioned camps. The city manager said they will discuss that.

**The Mayor** read several written comments. They included three letters asking to put business back to work; three asking to extend the stay at home policy; one that asked for many options, including extending the stay at home order and addressing the needs of the homeless population.

**Staff**  
**(None.)**

**ADJOURNMENT**  
**(Time: 8:32 PM)**

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