



Columbia City Council Meeting Recap

Council Chamber, Columbia City Hall

7:00 PM

April 6, 2020

(SPECIAL NOTICE ATTACHED TO THE APRIL 6, 2020 AGENDA AS PRINTED)

(DUE TO PUBLIC HEALTH CONCERN RELATED TO COVID-19, IT IS RECOMMENDED THE PUBLIC SUBMIT COMMENTS RELATED TO ITEMS ON THIS COUNCIL MEETING AGENDA IN WRITING TO cityclerk@CoMo.gov BY 4:00 PM ON MONDAY, APRIL 6, INSTEAD OF ATTENDING THE MEETING. WRITTEN COMMENTS RECEIVED WILL BE PROVIDED TO THE CITY COUNCIL AND FILED WITH THE AGENDA ITEM IN THE CITY CLERK'S OFFICE.)

Pledge of Allegiance
Roll Call

INTRODUCTORY ITEMS

(Recited as indicated.)

(Present: Treece, Trapp, Ruffin, Pitzer, Skala, Thomas, Peters)

(Peters, Skala and Thomas joined the meeting from a remote location in order to enable proper spacing between council members while in session.)

(Absent: None.)

Approval of Minutes

(Minutes from March 16, 2020 were adopted as distributed.)

Adjustment of Agenda

(None.)

SPECIAL ITEMS

SI5-20 COVID-19 Update.

(Action: Public Health Director Stephanie Browning was recognized and thanked her staff and city and county employees for their work in terms of response and emergency management. She also offered thanks to citizens of the area for their help and commitment. She gave a rundown on the current list of COVID-19 cases as of this time and acknowledged that it changes frequently. There has been some confusion recently between the state and local numbers. Local numbers are based on actual cases reported who are Boone County residents. State numbers sometimes assign cases to Boone County if they were tested here, even if they are not local residents. We are also working on how to report inconclusive tests that have occurred and how to report all numbers in a more meaningful way.)

In this community, tests are being conducted and our hospitals are currently fully operational. The local hospitals meet and confer regularly and have plans to deal with increasing numbers of patients and

make provisions for equipment and care. The Veterans Hospital is also included and has a tiered approach.

The current Stay At Home Order is still in place and has evolved since we first started, and we have issued guidelines to allow new construction under certain guidelines and suggests an amendment to support that policy.

In this county there are 15 emergency support protocols. Each is well coordinated and interactive. Many of the people who are involved were present and include communications, recovery, surveillance, tracing, etc. they are continuing to monitor existing places for lodging areas in terms of safety, including nursing homes, apartments and businesses. We provide case management for those who require it. Utility assistance, medical supply assistance and other forms of help are available. We have reached out to students and have developed individual messages for different groups. The city, the county, Veterans united, United Way and the Community Foundation have formed a group called COMO Helps to help manage charitable funds and coordinate its disbursement. We are working with the Food Bank in terms of safety, staffing and procedure. We are trying to determine how to expand those services. We are working with the school to help with the safe distribution of food. The WIC program and Meals on Wheels continue to operate. We are looking at ways to expand these services.

With regard to long term recovery, we are trying to figure out how to insure that we address economic aspects of this pandemic. We are promoting and assisting as we can. The Salvation Army, Loaves and Fishes and multiple partners are working to insure that areas with high areas of poverty have been prioritized.

We can talk about homeless populations now if you would like. Steve Hollis is available to discuss this issue. He is playing a big role in addressing this area of concern. Hollis said one of our most challenging areas is the homeless population. We are continuing to address this problem and help this population. We see it in the winter, but in the spring, Room at the Inn closes. We have not been able to find a new shelter for people who are facing COVID-19 challenges. Turning Point does not have the capacity right now. Red Cross is stretched thin. Soup Kitchen is down. And when you are homeless it is hard to get around town to take advantage of all the different services in different places. We are typically a leader in this area, but right now, we are stretched thin.

Some large cities have leased former nursing homes to house homeless people. I am not sure that even if we had a non-profit partner to fund such a venture, we are not sure we have the ability to manage it properly. We are hard pressed to know what to do. We have looked at other warm climate cities and some have tried to use old motels, but this is a challenging population. There are a variety of potential solutions, but even Room At The Inn hung on by a thread this year and I am not sure we can rely on that as a solution. I do not think that having an organized tent site is any worse than most other solutions, but I honestly don't know how exactly to address this. We are hard-pressed to know what our next steps should be.

The Mayor said he has been in on discussions regarding this problem and they are real. The Mayor said these problems involving homeless people will continue as the problem continues. He did not think aggregating the homeless in one area is an ideal situation. Hollis thought that at a minimum they need to find a place where clean water and sanitary conditions are present and where people could get food. It could be for anyone, not just homeless. He worries that current camps are not sanitary and he does not want to expose more people to COVID-19 once they exist just to break them up. The Mayor asked if

just getting a roof over their head would be a good step. The speaker said they need mental health resource, food and general sanitary health conditions. We are already seeing fallout. We are seeing higher numbers of youth homelessness. The Mayor said he thought that there would need to be case management, mental health, etc. some places do this with a budget of \$600,000 a year. I wish we could have single room with food facilities, but we could work on that for ten years and never get that level of commitment.

Peters asked about Mr. Trapp opening a tent encampment. Do you think that this “tent city” would be helpful if we can find another location, or will that not address the issue? The speaker said that could be effective if it was done right and it would require both sanitation and public safety monitoring.

Telehealth is challenging for this kind of population. Thomas asked if they have been doing this for ten years and haven't figured it out yet, but what would help in the short term. You said that it is not more dangerous to have an organized camp than a disorganized camp like it exists now. The numbers will certainly grow. The speaker said that in his experience he cannot say one way or another whether he could prove that this would be a better solution. We would need to screen and test this group. We are concerned about people who do not have cars or are not mobile. I know that we need a quarantine facility if we do test and find some who test positive. Do you have a time frame for setting up something? “As soon as possible”, was the answer.

Browning returned and indicated that they have been working on this issue.

Trapp asked about the idea of wearing masks. He noted that just tonight his own path had been crossed five times and he had to ask them to move. The people he is serving are wearing masks and doing better about social distancing. He said that he thought his skill set and experience is better than Mr. Hollis and he does not think the Public Health Department has done a good job on this issue. He has lived with this group. What he did not realize is that the outreach Hollis and the department are doing is by phone, and that does not work. Once they see you out in the streets, they will trust you more. Now the risk factors are different. Our newly homeless are our most vulnerable populations and we need to address this problem in a different way. He has seen sheriff's deputies push people out of facilities and they have taken those people and provided tents and safety. He has not seen a lot of people who really get into this issue on the ground level, and if you have a staff attorney you are probably limited in what you can do.

We need to use the words of the streets. We may snap at each other a little, but we get along. Panhandling has been turned off, and now, they have no way to deal with this now that the needs are greater. Trapp thinks we need to start with one safe encampment and go from there. He knows that it is a big bureaucratic problem, but through radical non-judgment we can overcome this. We don't want to ban anyone. We need a triage center where people get advice on the spot, not referrals to somewhere else. He is in the process of establishing a third popup social service facility. We need to get a lot quicker and a lot better at this. We are masking up. And we all need to. These people are the big jet-setting travelers. They are not hanging out with students. These are people on the streets who are in crises through community sources and we need help. The first time we tried to help we had too many people show up. We need some cooperation from the city to move things forward.

Pitzer asked if they could distinguish between Columbia and Boone County city citizens. Browning said she could not. She said they were trying to map this by GIS, but here, they have to be careful about giving specific addresses of individuals. Pitzer asked about the differences between the state and the local Stay At Home Order. Browning said the local order is more restrictive generally, although the store

limitations on big box stores is different than ours locally. Churches here may hold services, but no more than 10 can attend. Legal staff indicated that the local rule is simply more detailed. Pitzer asked if there was one area where they have had the most problems? Browning said car dealers have been difficult and there are some commercial establishments who want to stay completely open and some of those are firearms dealers.

The Mayor shared the appreciation of the Public Health staff. He did not want to read too much into the trends, but we have reached a plateau. Should we stay the course? Yes. Stop having parties in East Campus. They need to get the message. Ruffin asked what people should do if they feel like they have symptoms but don't have resources to access regular health care. Browning said contact her office.

Skala also said he believed the Public Health staff has done a great job. He asked about how we go about changing the stay at home rules and he believed that the authority has been delegated and that council only has monthly oversight. Legal staff said the council does not oversee the Director of Public Health. The council oversees implementation by the city manager. That is what you review. The health director has independent authority. The city manager takes action in reaction to the health department rules.

Thomas said that Hollis outlined some parameters for housing homeless people. Trapp added to that. Thomas would like to see encampments take shape and believes there are some funding streams. He would like to discuss the possibility of moving forward with that. It may require a change in policy to allow homeless people to stay in parks. I think we should have discussion about it. Browning said we do not have the personnel to staff a homeless camp. Thomas asked about running something of that nature privately or through another source? Skala asked who Thomas was asking about this. Thomas said he was asking Browning and Hollis. Hollis said he was willing to work on this and would have to work with purchasing staff. Thomas said he wants to do what's best in the big picture. He does not want to move on past this without exploring this. The Mayor said he wants to know what the best information is since there is conflicting guidance on this topic. He did not feel like they were doing nothing. The city manager said we really need an isolation and quarantine facility first, then we could turn our attention and resources to the broader homeless population

Trapp said there are new homeless people who are being rousted from churches and behind buildings. This is not just the old chronic population. We need some bottom line safety and health measures now. It has become very difficult. There are always issues with everything. Doing nothing is tragic and unfair. Skala agreed that we should not do nothing. But we need a more comprehensive approach and it has to be within the legal framework of what we can do as a council. The Mayor noted that there is another meeting about this on Friday. He does not know what will come out of that meeting, but he expects it will be similar to what has been touched on tonight.

Thomas asked anyone who is on the policy council that meets on Friday whether it is better to set up a camp or let the homeless population fend for themselves? This population will grow, and it will be harder to address this in the future.

The Mayor asked how they will handle future appointments. The deadline was officially April 3, but no board meetings are held. He suggested leaving advertising open for all boards and commissions until they resume meeting. He does not see that happening for a while. Skala said he wanted to make sure we do this legally. He wanted to know how to deal with boards and commissions and their work, not just their meeting schedules. Is there another way for them to function? The Mayor agreed and will discuss this

during general comments, particularly regarding the Water and Light Advisory Board. He wants to make sure that they do not violate any Sunshine laws but may receive information.

Council voted to leave all board and commission applications and advertising open until those boards begin to meet again.

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

SCHEDULED PUBLIC COMMENT

SPC18-20 Herb Panko - Heavily trashed streets in Columbia and ideas on how to reduce the problem.
(Action: Mr. Panko has provided written comments instead of attending the meeting as had been suggested.)

SPC19-20 Nekia Johnson - Value of the U.S. Citizen, Capitalism and Local Criminalization of Communities (Police terrorism, etc.).

(Action: The speaker indicated that he is a United States citizen and that the council has taken an oath to uphold our laws. We are putting together a council that has an agenda. These people we call homeless are sharp people. We are on the brink of something. If you could get behind us and everybody get together, we can do this together. Trapp is on the front lines. Listen to what he is bringing. We can be a part of Columbia. I don't have anything against law enforcement. Did you know that some officers offer to put us in jail before they offer to help us? We can come together. We are getting the idea about washing your hands and dispose of trash. We may have broken the rules before, but we can do it and we are still here. Give us a shot. We can do it. I will be in touch and look forward to talking about it.

PUBLIC HEARINGS

(The next 3 items consist of amendments to the CDBG and HOME Annual Action Plan.)

PH13-20 Consider an amendment to the FY 2019 CDBG and HOME Annual Action Plan.

[See R51-20/Mayor Memo]

(Action: Approval of the amendment to FY 2019 Action Plan is required in order to allocate funds identified for the Cullimore Cottages project. The amendment also includes the allocation of Community Housing Development Organization funds from FY 2018 that were previously identified for the Cullimore Cottages project.

HUD regulations require that the City of Columbia allocate at least 15% of its annual HOME funding allocation to Community Housing Development Organizations (CHDO). CHDOs are non-profit housing development organizations with the development of affordable housing as its primary purpose. The City of Columbia Housing Programs Division previously maintained a budget of \$166,187 in 2018 CHDO funds and \$222,448 in 2019 CHDO funds for the Cullimore Cottages project, or a total of \$388,635. These amounts were previously recommended by the HCDC for Council approval and Council has previously approved these allocations within its 2018 and 2019 Annual Action Plans. These amounts were above the required 15% threshold.

Previous plans also included 5 of the 10 homes at the Cullimore Cottages to go to CHDOs, while the remaining 5 would be built by the Columbia Community Land Trust (CCLT). Current CDBG and HOME Administrative Guidelines allow for the utilization of non-CHDO builders through the Homeownership Assistance Neighborhood Development (HOAND), provided that each development meet program

criteria and is authorized by City Council. The Housing and Community Development Commission and City staff are recommending decreasing the level of funds going to CHDOs and reallocating these funds to the Columbia Community Land Trust (CCLT) through the HOA ND program.

This recommended change is due to the significant cost savings ranging from \$20,000-\$40,000 per home. This change in funding would result in 3 homes being completed by CHDOs and 7 being completed by the CCLT.

Action on this item is shown in the next item (R51-20) and in (R52-20).

R51-20 Approving an amendment to the FY 2019 CDBG and HOME Annual Action Plan.

(Action: This amendment would reallocate \$90,000 to provide capital to small businesses in an effort to assist in maintaining operations during the current public health emergency. The money generally comes from discontinued or delayed project funds. Staff is recommending providing forgivable loans of up to \$5,000 to cover identified costs over the next 90 days. This will allow us to move funds while the commission is not meeting since the money was already appropriated and new funding for next year's projects can be determined when they begin to meet again but does not make existing funds remain dormant.

Funds will be provided in the form of a forgivable loan for businesses with 5 or fewer employees. Qualified businesses will be required to document ownership by a low to moderate income (LMI) household, or that at least 51% of its employees are (LMI). The following criteria for businesses to qualify includes:

- Maintain a business with 5 or fewer employees that operates within the City of Columbia
- Provide documentation of business license.
- Demonstrate HUD eligibility requirements demonstrating ownership by a low to moderate income household or maintaining 51% of its employees meeting LMI criteria.
- Demonstrate successful operations for at least 12 months.
- City of Columbia Business license obtained prior to January 1, 2020
- Proof of current liability insurance
- Provide documentation of submission of Small Business Administration (SBA) Disaster Assistance application.
- Previous 3 months commercial bank statements to assist in identifying a positive cash flow.
- Demonstrate submission of Small Business Administration (SBA) Disaster Assistance application.
- Approved CDBG eligible expenses to be utilized within 30 days for: rent, payroll, inventory, operating expenses and working capital.

The application process will include utilizing local community banks for submission of application materials through the Housing Programs Division's Web-based system, Neighborly.

Actually, there is more than \$90,000 that might be tapped, maybe as much as \$1.1 million and funds could be used for Health, Workforce, Non-Profits and Business Recovery. This fits into the Business Recovery category. Half of that comes from Stimulus Round 1 funds and should be available within 30 days. Right now, we are not doing rehab on homes work, some is carryover from a previous year, and some is reallocated. There could also be a second round of Stimulus money and some State funds that we can access and allocate. This \$90,000 is just a small part of the total potential available funding.

The Mayor asked if we automatically get the \$573,000 stimulus funds. Staff said it would require a grant agreement and council would need to suggest how we would or could allocate it.

Written comments on this topic came in from James Whitt and the Chamber of Commerce who both supported this idea. No additional public comment was submitted.

(The amendment was agreed to unanimously as presented.)

R52-20 Approving Amendment #2 to the FY 2019 CDBG and HOME Annual Action Plan; establishing revised CDBG and HOME Program Administrative Guidelines.

(Action: The amendment was agreed to unanimously as presented.)

PH14-20 Proposed replacement and improvement of the storm drainage infrastructure on a portion of Ross Street west of William Street.

(Action: This is the public hearing for the replacement and improvement of public storm drainage infrastructure on Ross Street. Recently, the existing storm drainage pipe failed at 1508 Ross Street and caused a large hole to form in the driveway of the property. The hole was more than six feet deep and undercut the driveway creating a hazardous situation. The Storm Water Utility maintenance crew has temporarily patched the system and a CCTV inspection shows that the entire pipe across Ross Street is broken and failing.

Future failures could impact the street and the safety of pedestrians and drivers. The structure at 1510 Ross Street is located over a portion of the storm drainage pipe; additional pipe failure could impact the stability of the home. In addition to the failing pipe, there are known storm water flooding problems in this area requiring the inlets and pipe to be upgraded and improved. Improvements cannot be completed as maintenance and require the public improvement process be followed, unless an emergency situation arises.

The Interested Parties (IP) meeting planned for March 19, 2020, was cancelled due to COVID-19 virus gathering limitations and precautions. Staff attempted to contact each property owner by phone and left door hangers with contact information at each residence directly affected by the construction. Staff will continue efforts to communicate with property owners as this project moves forward and requests Council waive the requirement for an interested parties meeting for this project due to need to replace this system as quickly as possible.

This project was a portion of the Wilson Ross Storm Water Improvement project that was associated with the PCCE #17 Wilson Ross Sewer Improvement project. Work on those projects was discontinued in 2014 due to lack of cooperation from property owners needing to donate sanitary sewer easements.

The resolution estimate for this sewer project is \$200,000 and will be paid from Storm Water Utility funds.

Peters asked why we are tying back into a system that runs back underneath a property on that same street. Why are we doing that. Staff said that was a reinforced concrete piece, but that eventually we will need to redo all of that. Peters asked about the general sewer system there as well. Staff said that parts of that sewer had been identified for improvement but property owners in the area would not agree to the grant of easements.

No one from the public appeared to speak on this topic.

**The Mayor made a motion to waive the public information meeting and approve the project.
The motion was approved unanimously.)**

OLD BUSINESS

PR45-20 Adopting the Crime Prevention Through Environmental Design (CPTED) concept and principles; incorporating cost-efficient CPTED principles and practices in proposed land development and redevelopment projects; and providing for the implementation and enforcement of CPTED standards.

(Action: At the request of Council member Ruffin, a policy resolution adopting the CPTED concept and principles has been prepared for Council consideration. The CPTED principles will assist in the creation of a built environment that reduces opportunities for crimes that are inherent in the design of structures, landscape, and/or in the design of the community/neighborhood. The CPTED principles are:

1. *Natural Surveillance*. Natural surveillance is generally achieved by the use of appropriate lighting, low or non-opaque fencing or hedges, the removal of areas that offer concealment, and the placement of windows, doors, and walkways to ensure the opportunity for easy observation of surrounding areas by responsible users of property.

2. *Territoriality*. The use of non-opaque screening, low fencing, signage, pavement treatments, or other landscaping elements that visually indicate the transition between areas intended for different uses are examples of the principle of territoriality applied.

3. *Access Control*. Passive examples of access control would include a highly visible gate or entryway through which all users of a property must enter. Active examples include appropriate use of door and window locks, security fencing, or similar security barriers, to discourage unwanted access into private space or into dark or unmonitored areas.

4. *Activity Support*. A basic understanding of the value of activity support can be gained by considering the difference in both perceived and actual safety of a city park or a sidewalk that is rarely used as compared to a park or sidewalk that benefits from the routine

5. *Management and Maintenance*. Proper maintenance of landscaping, lighting and other features is a necessary requirement to ensuring that CPTED elements serve their intended purpose.

In order to accomplish the twin goals of enhanced livability and better natural safety as set out in the five principles listed above, each must work in concert with the other. For example, activity support can be substantially undermined if a property is stripped bare of landscape elements in the interests of natural surveillance alone. Installing a tall opaque wall or fence will take the concept of territoriality too far by undermining natural surveillance benefits. The intent, therefore, is to use the combined balance of these principles to promote a safer, more livable environment for all.

Ruffin thanked Ms. Hamilton who had done the work on this issue and was joined by the Mayor who indicated she had sent written testimony in support of this issue. Skala said he appreciates the work on this. It is not a new idea, but it is a good idea and he thinks that this is important to crime prevention and more light is not always the best solution. I am glad to see this come forward and it has tremendous value.

The bill was approved unanimously.)

CONSENT AGENDA

(All items remaining on Consent Agenda adopted unanimously.)

B56-20 Authorizing an annexation agreement with Danny R. Summers and Sylvia M. Greer for contiguous property located at the terminus of Cherry Bark Court and south of Old Ridge Road (3805 Cherry Bark Court) (Case No. 50-2020).

B57-20 Approving the Final Plat of “Rock Bridge Elementary Subdivision” located on the southeast corner of the Providence Road and Highway 163 intersection (5151 S. Highway 163); authorizing a performance contract (Case No. 5-2020).

B58-20 Approving the Final Plat of “Old Hawthorne Plat 14” located on the south side of Wild Horse Court and east of Rolling Hills Road (5404 Wild Horse Court); authorizing a performance contract (Case No. 71-2020).

B59-20 Authorizing construction of sanitary sewer and storm water improvements to the Cullimore Cottages project located on the west side of Eighth Street and north of Fairview Avenue; authorizing the Purchasing Division to issue a contract for the project.

B60-20 Authorizing the City Manager to execute a grant of easement for underground electric purposes to Boone Electric Cooperative for the installation of underground electric power lines and electric cables and associated aboveground pad-mounted apparatus within the right-of-way located along a portion of the south side of International Drive to serve the Molly Thomas-Bowden Neighborhood Policing Center.

B61-20 Authorizing construction of improvements to the solid waste collection site located at 912 E. Walnut Street; authorizing the Purchasing Division to issue a contract for a portion of the work utilizing a duly authorized term and supply contractor.

B62-20 Authorizing the acquisition of easements for construction of the Tupelo Place and Larch Court sanitary sewer improvement project.

B63-20 Authorizing the acquisition of easements for construction of the Quail Drive storm water improvement project.

B64-20 Accepting conveyances for sewer and drainage and utility purposes; accepting Stormwater Management/BMP Facilities Covenants.

B65-20 Accepting a conveyance for underground electric utility purposes.

B66-20 Authorizing construction of the Taxiway C2 and apron expansion project at the Columbia Regional Airport; calling for bids through the Purchasing Division; amending the FY 2020 Annual Budget by appropriating funds.

B67-20 Authorizing an agreement with Columbia School District No. 93 for HVAC improvements at the Hickman High School natatorium; amending the FY 2020 Annual Budget by appropriating funds.

B68-20 Accepting the 2020-2021 STOP Violence Against Women Act (VAWA) program grant from the Missouri Department of Public Safety; authorizing an Award of Contract and Certified Assurances and Special Conditions.

B69-20 Authorizing an agreement for professional services with ETC Institute for a perceptions survey relating to the form and function of the City of Columbia website; amending the FY 2020 Annual Budget by appropriating funds.

B70-20 Authorizing an agreement with Boone County, Missouri, on behalf of the Boone County Children’s Services Board, for the purchase of services for training to address perinatal distress; amending the FY 2020 Annual Budget by appropriating funds.

B71-20 Authorizing a cooperative cost-share agreement with Boone County, Missouri, The Curators of the University of Missouri and the Mid Missouri Solid Waste Management District for the City’s solid waste collection event for household hazardous waste, electronic waste and tires.

B72-20 Authorizing a cost allocation agreement with Columbia Public Schools for construction of a sidewalk along the north side of St. Charles Road between Demaret Drive and Battle Avenue; amending the FY 2020 Annual Budget by appropriating funds.

R47-20 Setting a public hearing: consider an amendment to the 2020-2024 Consolidated Plan and FY 2020 CDBG and HOME Annual Action Plan.

R48-20 Authorizing an agreement with Urban Sustainability Directors Network to host an equity diversity inclusion (EDI) fellow to work on advancing the City's CAAPtains Climate Leadership Program through the Office of Sustainability.

R49-20 Authorizing Amendment No. 1 to the agreement for professional engineering services with Engineering Surveys and Services for design services relating to improvements to Nifong Boulevard between Providence Road and Forum Boulevard.

R50-20 Authorizing an agreement with Columbia Jet Center, Inc. for hangar ground lease relocation at the Columbia Regional Airport for operations at Hangar 350.

R54-20 Authorizing Amendment No. 1 to the master services agreement with Paymentus Corporation to transfer credit card transaction fees from utility customers to the City.

NEW BUSINESS

R53-20 Approving the proposal contained in a commitment letter from Regions Capital Advantage, Inc. to purchase Special Obligation Bonds (Airport Project), Series 2020A, of the City of Columbia, Missouri; setting a public hearing in compliance with Section 147(f) of the Internal Revenue Code; authorizing preliminary expenditures; and authorizing certain matters relating thereto.

(Action: This resolution authorizes the issuance of Special Obligation Bonds (Airport Project), Series 2020A (the "Bonds") to finance the costs of improvements to the City's airport and costs of issuing the Bonds. The maximum principal amount of Bonds to be issued for the Project is \$14,500,000. The resolution also calls for a public hearing, which is required prior to issuance of tax exempt bonds.

Regions Capital Advantage, INC has offered to purchase the bonds for an amount not to exceed \$14,500,000 for the purpose of construction of a new terminal building and other improvements, renovations, upgrades and projects at Columbia Regional Airport, as well as fund costs of issuance.

If the Council authorizes execution of the term sheet with Regions but fails to move forward with approval of the bonds, the City will be obligated to reimburse Regions for all out of pocket expenses incurred by Regions, including Regions legal expenses.

Prior to issuance of tax exempt bonds, the City is required by the IRS to hold a public hearing allowing the public to comment on the advisability of the tax exempt issuance. This resolution would set that hearing for the April 20th Council meeting.

Approximately \$470,000, plus interest, debt payment will be due in 2021. Remaining principal amounts of issuance plus interest matures annually until 2034.

Staff indicated that an amendment sheet has been submitted and it sets the rate at 1.9% which is a good rate. Bonds will be paid back with passenger revenue fees and tourism funds already allocated. The Finance Director indicated that he believed this was a very good deal and that the amortization term would be 15 years. This will require a council meeting on April 20 to hold a public hearing on this topic as required by the IRS. The Mayor asked if we selected this bank? The staff indicated that the bank came forward as a buyer itself. Pitzer asked if the bonds were to be sold on May 6, why can't we wait until May 4 to hold a council meeting? Staff said they would need time to arrange final paperwork if the council agrees after the required public hearing.

Skala asked if this actually means we will hold an April 20 meeting? Staff said that was correct. Peters said we may have talked about the one meeting a moth idea, but we never really said that's what we were going to do anyway. She would prefer that we hold the April 20 meeting and it will serve the

purpose of informing citizens about what is happening and will let people know the business of the city is ongoing. The council did receive a letter of support from the Chamber of Commerce. No one from the public spoke.

The Mayor noted that if we go ahead with this, we may get a better price on materials and rates if we move on this now so he will support this and he wants to keep new construction going in this area.

The bill, as amended, passed unanimously.)

B89-20 Enacting temporary rules for the submission of public comments on Council agenda items; providing an exception for public hearings required by state or federal mandates; providing an effective date and duration; providing an emergency clause for enactment on the day of introduction of the bill. **(Requires 6/7 vote of council for approval.)**

(Action: The City Charter requires Council to accept public comment on every bill; however, it allows for Council to adopt rules and regulations as to how public comment will be received. There is no Charter requirement that public comment be verbal.

This bill would temporarily alter the current method for receiving public comment on regular council agenda items. It would not affect any public hearings which are required by either state or federal requirements. The bill calls for public comment to be submitted to the City Clerk in writing at least three (3) hours prior to the start of the meeting. The City Clerk will ensure Council receives the written comments prior to the start of the Council meeting. The written comment requirement would remain in effect during the period the City's declaration of emergency or earlier if rescinded by Council. It would also allow Council to grant an exception for good cause shown.

The bill has an emergency clause which allows for Council to consider the bill and adopt it on the same day as introduction.

A motion to waive second reading was made and passed 6 to 1 with Trapp voting no.

Trapp indicated that not everyone has the ability to have a computer or a cell phone or cable TV. He thinks democracy should be safeguarded and that this limits participation and that the stance of the city inhibits true participation. The Mayor said he was also sensitive to that point of view but wanted to explore some alternate ways. He even thinks having some council members in a remote location is limiting, but he also understands the constraints of the current situation. Thomas said he was receiving text messages and emails while he was participating online and he always is willing to do that. Skala said that email and texts are helpful and that he has received notes from some constituents that they should not even be holding council meetings. He believes they should meet but they will need to do it with accommodation, and sometimes, limitations. Written comments are also always invited.

Trapp said not everyone can read and write well. He thinks we need to get a lot better at plain language communication. Now is exactly the wrong time to strip away the rights of the people they represent who have the greatest challenges. He appealed to the council not to support this bill.

The motion to adopt this measure passed 6 to 1 with Trapp voting no.)

B90-20 Authorizing a temporary deviation from certain City Code provisions relating to the assessment of penalties, late charges and service fees on utility customer service accounts; authorizing residential landlords to obtain utility service for a rental unit without a certificate of compliance; declaring an emergency for enactment.

(Requires 6/7 vote of council for approval.)

(Action: In response to the COVID-19 pandemic and the need to encourage less community contact, the City Manager has authorized the elimination of the requirement of a customer to pay a service charge if the customer pays the utility bill with a credit card in order to reduce a current obstacle to payment of the bill electronically. The current fee is \$2.50 per transaction. That fee will be reduced to \$1.50 per transaction with the contract amendment with Paymentus, which is also on the Council agenda under the Consent Agenda.

In addition, to ensure persons who are delinquent during this time of emergency are not negatively impacted any further, the City is waiving all late charges on delinquent accounts.

Lastly, this ordinance would allow any landlord who is unable to obtain a certificate of compliance due to the inability of the Community Development Department to perform a rental inspection to establish a utility account for the rental unit for which such certificate is pending.

The City Manager's actions which suspended these items are only valid up to a period of 21 days unless confirmed and authorized by Council. If Council chooses not to approve these actions, the department will resume normal activities. The bill has an emergency clause which allows for the City Council to consider the bill and adopt it on the same day as introduction.

Pitzer asked if they were considering relief for other utility rates, including waiving the summer water rate. Staff said that was under discussion. Thomas said he thought they will need to change the wording of the disconnect notice because it is not accurate at this time and the new notice needs to reflect the new policy. Staff said they would do that.

There was no comment from the public.

A motion to waive the rule for second reading was made and approved.

Peters asked if waiving late fees meant they were delayed or simply not imposed at all. The City Manager said they were flat out waiving them. Trapp said that some people only pay when they get a cut off notice. He thinks we should not muck around on this. He thinks we should send notices to pay, but be forgiving where we can.

The motion to approve the bill passed unanimously.)

B91-20 Authorizing a temporary deviation from certain City Code provisions relating to the establishment of a City of Columbia COVID-19 Leave Policy and the federally mandated Coronavirus Response Leave Policy applicable to City employees, requirements related to timing of certain labor negotiations, and employee evaluations within Chapter 19 of the City Code; declaring an emergency for enactment.

(Requires 6/7 vote of council for approval.)

(Action: In response to the Stay at Home Order the City Manager authorized the equivalent of 80 hours of COVID-19 Leave for all permanent employees under the City COVID-19 Compensation and Leave Policy. Since that time, the federal government enacted the Families First Coronavirus Response Act. That law expands the federal Family and Medical Leave Act to include COVID-19 leave for school/day care closure, and requires up to an additional 80 hours of paid leave related to COVID-19 under the Emergency Paid Sick Leave Act.

The City has created a separate policy to address the federal law, the Coronavirus Response Leave Policy, effective April 1, 2020. To implement the City policy and comply with the federal laws, several sections in the personnel code must be waived during this emergency:

1. Section 19-96 - Overtime

All references to "all hours in pay status" for overtime calculation are waived.

2. Section 19-130 - Sick Leave

Employees will be allowed to use sick leave for school, daycare, eldercare, etc. if that care becomes unavailable due to closure.

3. Will allow employees who have not completed 30 days as an employee to use sick leave. The City will not reduce final pay for sick leave use if an employee leaves within the first six months of employment.

4. Allows the City Manager to approve more than 20 working days for sick leave advance, and opens this leave to employees with less than one year of service.

5. Section 19-87 - Performance pay increases

FY 2020 annual supervisor performance evaluations are suspended, and complete probation and complete qualifying performance evaluations are suspended unless the probationary or qualifying period needs to be extended.

6. Sections 19-25 and 19-25.1 – Employee Relations

Timeframes for the collective bargaining process are temporarily suspended. Negotiations will resume as soon as is practical after the emergency declaration is terminated.

The Mayor asked if scheduled pay raises would still go forward? Staff said they will use last year's evaluations where they can. They are trying to figure out how to pay people who are not currently at work. The Mayor asked if sanitation and first responders are eligible for hazard pay since they may be exposed to the virus. Staff said there are lots of ways to figure that, but it cannot be done as a bonus. It will need to have a policy. That is being discussed with the unions, but this is a financial question and we don't know where we stand at this time. Most cities are not granting hazard pay right now for similar positions, but things are changing rapidly. It needs to be negotiated.

A motion to waive second reading was made and approved unanimously.

(A motion to approve the bill as submitted was approved unanimously.)

B92-20 Authorizing a temporary deviation from certain City Code provisions relating to parking meter hoods and transit fares; declaring an emergency for enactment.

(Requires 6/7 vote of council for approval.)

(Action: In response to the order of the Director of Public Health and Human Services to limit occupancy of business to ten (10) persons, the City Manager authorized restaurants in the downtown area who were only conducting carryout business to receive two (2) parking meter hoods adjacent to their business for no charge. Since the Stay at Home Order was entered this practice continues to be in effect.

In addition, the City has suspended the imposition of fares by any transit rider during the emergency.

The City Manager's actions which suspend any City Code requirement are only valid up to a period of 21 days unless confirmed and authorized by Council. If Council chooses not to approve these actions, the parking meter hoods will be removed and/or transit riders will resume paying fees for transit service.

The Mayor said he thought it was a great idea.

There was no public comment.

A motion to waive second reading of the bill was made and approved.

Pitzer said he thought this was an idea that might last longer than the actual state of emergency. Skala said he thought it was a good idea.

A motion to approve the bill as submitted passed unanimously.)

B93-20 Establishing an administrative delay on the processing of applications for building permits for new construction; providing for an administrative delay in the processing of existing applications for development projects; providing for an administrative delay in the processing of rental inspections; providing circumstances under which such applications may be processed or approved; declaring an emergency for enactment.

(Requires 6/7 vote of council for approval.)

(Action: The Mayor noted that there was an amendment that would be offered in this regard. The City Manager said the delay on issuing permits came about because of confusion about the definition of an "open" construction site. He said the amendment will address the underlying definition and will re-open the permitting function but will continue to delay development applications noted in Section 4 and rental certificates in Section 5. Therefore, in response to the Stay at Home Order issued by the Director of Public Health and Human Services to limit public interaction, the City Manager has imposed new operational practices which need ratification in this ordinance. The key elements of the bill are summarized as follows:

(This is the original Section 3 that was eliminated by amendment)

Section 3 of the ordinance would originally only authorize construction activities for open construction projects, which are construction activities for which a building permit has been approved prior to the effective date of the Order (i.e., before 8:00 a.m., March 25, 2020), and puts an administrative delay on the issuance of permits for new buildings and structures and new building additions until further notice. Exceptions will be made for building permits for improvements to existing buildings that preserve the health and safety of the structure (e.g., replacement of a water heater or damaged roof) or mission-critical construction (e.g., any emergency facilities needed to mitigate the impacts of COVID-19).

This was amended by striking Section 3 from the bill and replacing it with a set of on-site safety and health guidelines.

Section 4 of the ordinance delays the processing of development applications, that is, applications for zoning changes, conditional uses, appeals, variances, design adjustments, and subdivisions. These are activities that are dependent of recommendations or decisions of the Planning and Zoning Commission, Board of Adjustment, or Building Construction Codes Commission. In the interest of public health, City boards and commissions are not meeting until further notice.

Section 5 of the ordinance delays the processing of applications for rental Certificates of Compliance and applications for renewals of Certificates of Compliance, ordinarily due on April 1st or May 1st, until June 1, 2020. The Department's Neighborhood Services Division has suspended interior rental inspections to limit potential exposure of staff and the public. The Department has redeployed some of its inspections staff to assist the Department of Public Health and Human Services and the Contact Center with Stay at Home Order compliance. It should be made clear that the Department continues to accept and review new applications to make as many projects ready-to-go as possible when the emergency order is lifted.

The City Manager's actions which suspended the processing of permits and applications are only valid up to a period of 21 days unless confirmed and authorized by Council. If Council chooses not to approve these actions, the department will resume normal activities.

A motion to waive second reading was moved and approved.

A motion to approve the amendment to the bill was made and approved.

No one from the public appeared to speak, but several comments were received in support of this amendment and overall bill.

Skala said he was worried about the fairness issue of this bill, but he thinks this does iron that out and it does even the playing field. The City Manager thinks this is well balanced.

(A motion to approve the bill, as amended, was approved unanimously.)

INTRODUCTION AND FIRST READING

(All items introduced as indicated.)

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).

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).

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.

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.

REPORTS

REP17-20 Business Loop Community Improvement District (CID) - Annual Membership.

(Continued from the March 16, 2020 Council Meeting.)

(Action: The Business Loop CID advised the council that they would like to appoint the following 4 people to serve on the CID board with terms beginning on April 16, 2020:

- Michele Batye, Flooring America
- Crystal Garza-Matthews, McDonald's
- James Roark-Gruender, Passions
- Chelsea Rose, US Bank

The Mayor indicated that the charter for this group says that he can appoint any or all proposed board members and return the petition for further review. He appointed James Gruender and reserved appointment on the other positions until the next meeting.

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public

A speaker indicated that he was a member of the John Brown Gun Club. They are a mutual aid society that serves low income assistance. They run a soup kitchen and a car repair service. Two weeks ago, they started a new service in response to the COVID-19 situation. They know the homeless community well. Homeless people face health and harassment issues. In this kind of situation, they are even worse off. We know that you are working to figure out more permanent solutions, but we urge the city to take on the task of finding shelter for homeless people during the coronavirus emergency. There must be a way to partner with someone to make this happen. Huber Humphrey said that they way we treat our weakest members is how we treat everyone. We need your help.

Council

Thomas made a motion that the city council would support the use of one or more city parks to house homeless people during the coronavirus emergency. The motion was seconded by Trapp.

Trapp said that he and his brother work in this area and receive no city funds. There may be some private donors to help fund this, but he thinks they need a location like the city parks. He does not think this is a conflict of interest. He is happy to step aside if necessary, but he wants this to happen. He thinks there is some property that could be used and sometimes being a council member gets in the way of asking for things for the homeless. He is disclosing all of this publicly.

He noted that there is a book called a Paradise Built in Hell and he read from the book. He believes that disaster demonstrates the justice of the society you live in. right now, we are free to live and act in another way and we can treat our homeless differently and better than we have in the past.

Ruffin asked about using a public park for an encampment. The city manager said there was some liability in the parks. He also said they had the Potterfield property west of town. He said the fairgrounds is not owned by the city at this point. Our largest parks would be good candidates, but there is some risk. Peters asked if we did use the parks, could we limit the number of people or tents so we are stabilizing the problem without overcrowding? The city manager said he wants it to be evaluated by Public Health before they make that determination. Skala said he would like to try to make this possible, but he wants it to be legal. He wants to make sure there is no conflict of interest and he wants to know about the risk and liability to the city. He wants those answers first., but he is willing to listen.

Pitzer said he thinks the city manager and health director already have the ability to do this under the emergency, so he will defer to them since they already have the authority to act in this manner. The Mayor thinks it is not fair to this population to keep being bounced around. He wants to move from no to "yes if". But there must be a budget, it has to be legal, it cannot violate conflict of interest, it has to be safe and it has to be healthy. We really must do it right because there is a council member involved. A volunteer effort can't manage this and it is not sustainable. The Mayor said he would support it if an organization and funding can be identified. Ruffin said he would also want to have trained personnel to oversee this and it can't be volunteers. People must be on-site 24/7. Peters said she believes that the staff cannot be stretched any thinner to investigate this issue, but we do need to move this forward. I understand the challenges. We need to look at this efficiently and rapidly within the constraints of what the city can really do.

The Mayor said he believes under the current emergency declaration, the homeless people are included. But the Mayor believes this goes a little deeper and may require more fundamental resources that go beyond exposure to COVID-19. Trapp said they can do things that move fragile populations ahead. True North is a great example. We have done some shelters, but they are not available in the summer. Some mental health facilities are closed to us. But, we need a place. We have food handling experience with volunteers. We know how to handle the porta-potties and are better than some gas stations. We need the space and we need help now. No one has come up with anything better, so let's do something. I wouldn't take city money. I just want a place to go. We are not running a concentration camp. People will come and go, but we need a place to come to. This is dangerous if we do nothing.

The Mayor asked if there was a conflict of interest for Trapp since he is on the council and the city manager works for the council, but the manager would have to make the call on this issue. The city attorney DID say however, that no one council member could direct the spending of money. Glascock said he has the ability to do a five day RFP, and he will come up with something and see if they can do it within the next week and see what they come up with. Peters said she would back that idea. The city manager did not know exactly what he would come up with. Skala said he would agree with this approach, but he does not think they have enough information yet. He is willing to let the city manager give it a shot.

The Mayor asked Thomas if he wanted to withdraw his motion since the city manager's offer did not bind him to the use of a city park, and that was what was in Thomas' motion. Skala asked if this takes the council out of the decision making loop? The city attorney said that was correct. The city manager has the power to do this. Skala said then, that he will vote no on the motion by Thomas since he would

now not have the ability to review the legality. Ruffin said he would support the motion. The Mayor said he would now vote no.

A motion to approve Thomas' motion failed by a vote of 2 to 2 to 3 abstentions. Trapp abstained. The motion FAILED due to a lack of majority vote.

The Mayor said he wanted to thank city staff for all their hard work including the sanitation department who is incurring higher loads since people are staying at home. People should be aware that some recycling may take a back seat during these tough times, but we will eventually get it.

The Mayor said they will extend advertising for all boards and commissions and noted that the council had received correspondence on a wide variety of issues. There were several letters about the homeless population and safe camps. There were issues related to Bass Pro Shops. There were questions about rent moratoriums and a letter from Jay Hasheider asking if the Water and Light Commission could still receive monthly financial reports even if they do not meet and vote on items. Legal staff said that would be OK. Pitzer said he agreed with making the background information available to boards and commissions but wants to draw the line and not allow virtual meetings. The city does not have the systems it would take to support that function properly.

Skala said he sees the issues with boards and commissions a little differently. He believes that if the boards are advisory only, they may be able to set up something on their own and he wants those volunteer people to be able to keep their eyes and ears open if it is legal. With respect to the Stay At Home order, there are people like grocery store workers and others who are really frontline workers. He wants to consider requiring masks for checkers and baggers at stores and wants to refer that to public health for investigation. Peters said that the CDC does now encourage wearing masks by grocery store workers and visitors and she thinks this could be reasonable and worth looking into.

**Staff
(None.)**

**ADJOURNMENT
(Time: 10:10 PM)**

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