



Columbia City Council Meeting Recap
Council Chamber, Columbia City Hall
7:00 PM
June 1, 2020

(SPECIAL NOTICE ATTACHED TO THE JUNE 1, 2020 AGENDA AS PRINTED)

The City Council understands some citizens may not be able to attend the council meeting to provide in-person verbal public comments due to COVID-19. As a result, written comments may be submitted to cityclerk@como.gov. Written comments received by 4:00 p.m. on Monday, June 1 will be provided to the City Council and filed with the respective agenda item in the City Clerk's Office. It would be helpful if the written public comment included the agenda item to which the comment applies along with the name and address of the person submitting the comment.

INTRODUCTORY ITEMS

Pledge of Allegiance
Roll Call

(Recited as indicated.)
(Present: Treece, Trapp, Ruffin, Pitzer, Skala, Thomas, Peters)
(Thomas, Skala joined via conference call.)
(Absent: None.)

Approval of Minutes

(Minutes from May 18, 2020 were approved as submitted.)

Adjustment of Agenda

(B108-20 was removed from Consent and moved to Old Business. Point of personal privilege was invoked by the Mayor by asking the Chief of Police to address the council during Special Items.)

SPECIAL ITEMS

(The Mayor asked the council and the Chief of Police to join him in issuing a special statement in response to the death of George Floyd. The Mayor indicated that this is wrong and that the City of Columbia has begun the process of breaking down institutional racism and wants to continue. It is all of our responsibility and we can all do our own part. We can listen. We can take time to listen and be empathetic and evaluate ourselves to make ourselves better. Please join us in making our city a better place for everyone. I thank everyone who has come out to protest in the past few days. I think it is important for us to protect our rights to protest peacefully and non-violently. This can be the best place for all of us to live and work and play. We affirm the value of every person and try to have mutual respect and understanding. This is the statement we have embraced earlier, and we affirm our own common humanity. We reject all forms of racism and bias.)

The city manager has reminded our city staff of these values this morning and I think it is important for us to remember all of this. I would like to give the police chief the chance to tell us about what we are doing here to address these types of issues and to have civil discussions about community policing.

Chief Jones indicated that he did not have prepared remarks, but he did want to say that his police officers came to work angry last week. Not because other people were angry, but because they saw something happen by other police officers that has now been projected onto them as something that they do. They are angry because that is not how we do our policing in Columbia. We do hold ourselves accountable. We hold ourselves accountable to the people we serve. We cannot allow the things that led to Minneapolis to happen here. We will be transparent. We have taken steps earlier, but now, we are doing even more to make sure that certain groups do not feel marginalized. Before I became police chief, there was a lot of talk. I realized that change comes slowly. But, we are now making progress through more action and less talk.

We have more public input into the formation of our policies. We have formed a vehicle stops committee. Our work will continue. The virus situation has slowed down some of our work, but we are continuing as we move forward with action steps – not just talk. I want to be clear that I don't condone anything that happened in Minneapolis.

The Mayor asked the chief if there is an affirmative responsibility of local officers to report if other officers engage in such behaviors here. The chief said we do have an affirmative responsibility to make sure we all do our job correctly. We take our jobs seriously and we are here to protect each other. We protect people who are here to demonstrate. If it turns to rioting, we will deal with that. The chief read the policy about duty to intercede. It indicated that any officer must intercede to prevent the use of unreasonable force by any other officer at all times.)

S19-20 COVID-19 Update.

(Action: The Health Director provided an update on the COVID-19 situation. They have upped their testing and tracing efforts and have conducted surveys regarding the current situation and where they get their information. Social distancing and hand washing seem to be the things that are most important to people in terms of prevent the spread of the virus. Most people also said that they believe new information is easy to access online. People are now asking for more information about testing for both the active virus and antibody testing. They also want to know about the second wave.

We have 152 cases now. We have seen an increase in cases now that the incubation period after the Stay At Home order was lifted. That was expected. Young people remain as part of our most likely to be infected numbers. Distribution by source of exposure has changed from travel to contacts with a known case. Community exposure has remained steady. Unknowns simply remain unknown, but steady.

We have had 28 new cases since May 26. Some of those are from within the same households and 5 are from community contact. More testing also means more detection. Now, all hospitals are testing all patients before every elective procedure. In Boone County we have had more than 11,000 tests with about 150 identified as positive. Some of those tests were on the same person multiple times. (They just did more than 70 tests today at Hickman High School.) We are seeing more asymptomatic people being diagnosed with the actual virus, but they do not have hard numbers yet. The results of those test might come in within the next week. The Mayor asked what we should expect from those tests? The Director said she could not say for sure, but hopefully it will be less than 10%.

Our health care capacity numbers are fine and out testing capability is improving. Our contact tracing capabilities are still pretty good. Our most recent cases have had more contacts than our earlier cases, so it stretches our tracing efforts a little. We are also waiting to see if we get any state funding. Moving forward, with students coming back, we will have to think about how to fund such an effort.

Here is one hot topic. Why don't we always announce where everyone has been when we find a positive case? Because we are not allowed to. There is a process we must follow. Places of business can voluntarily release information about themselves, but we have to respect the rights of other people and sometimes we cannot say for certain that specific contact has occurred and we cannot be misleading about it. If we do find a significant pattern, we will disclose appropriate information. Outbreaks are considered differently.

Pitzer asked about the 1.6% positive test rate. That has been constant. Only one is currently hospitalized. We started early and that helps. Pitzer asked about our current testing capacity and whether we were utilizing our full capacity. Browning said we are meeting demand. Ruffin asked about choirs who want to sing at churches. What about that issue? Browning said that some people are considered to be super emitters. Singers are like that because of how they emit air and droplets. They are higher risk and they should know that.

APPOINTMENTS TO BOARDS AND COMMISSIONS

(None.)

SCHEDULED PUBLIC COMMENT

SPC20-20 Carol Allers - Negative effects of small cell wireless facilities (existing and proposed) near schools, neighborhoods and nursing homes.

(Action: **This person did not appear as indicated but did send written testimony.**)

PUBLIC HEARINGS

(The following items are all related to the extension of Discovery Parkway to New Haven Road.)

PH18-20 Proposed construction of Discovery Parkway from Discovery Drive to south of the intersection of New Haven Road and Rolling Hills Road.

(Action: The Discovery Parkway Extension (Discovery Drive to Rolling Hills Road) project includes constructing approximately 7,715 linear feet of new roadway to connect the east end of Discovery Parkway at the Discovery Drive intersection to Rolling Hills Road just south of the intersection with New Haven Road.

The roadway will include two driving lanes, bike lanes, and an eight-foot wide sidewalk/pedway. The site will be graded such that in the future the roadway can be expanded to four lanes with a median, bike lanes, and sidewalk along the southeast side of the roadway. The project has been coordinated with the University of Missouri Discovery Ridge project and the South Farm and will include the construction of two bridges to allow local traffic and farm service vehicles needed for the farm operations and an underpass crossing for livestock. The design of this project has been completed by Allstate Consultants and the plans and specifications are signed and sealed. An Interested Parties (IP) meeting for this project was held on March 31, 2009.

The total project cost estimate for the Discovery Parkway Extension project is \$6,821,675.00 which includes design, easement acquisition, utility relocation, value of the donated easements, and

construction. The City has been awarded the Governor's Transportation cost-share program funds which will match up to 50 percent of the construction cost of this project; the estimated construction cost for this project is \$6,126,970.00. The City has also been awarded \$735,000.00 through a Federal Aid grant for this project.

The project is scheduled for construction to begin in the spring of 2021 and supports the entire Discovery Ridge development. The reason this has taken some time to achieve is that we did not receive some early grants that we had pursued, but we have received those grants now and so we are proceeding as originally planned. This will run into Grace Lane eventually and through Old Hawthorne. Each of those areas has different projects either underway or under discussion.

The public hearing was opened.

No one appeared to speak on behalf of the project.

Peters said this was in her ward and she knows that a lot of people have been waiting for this project to go forward, but that there are a lot of concerns in the Grace Lane area. Thomas said he will vote against this project due to his opposition to the whole planning process. He believes it is not a transparent plan and that the true goals of this project are not linked together and cannot be measured. It fails to acknowledge other long-range goals and it has an enormous cost – nearly \$7 million for just over 1 mile of road. This is truly inequitable. This does not fit our Comprehensive Plan. Thomas said that there is nothing in the Comp Plan that says we should expand our road system out into the county.

Skala said he sees this a little differently. It has taken a long time to get this far with this project. He disagreed with Thomas that this project has had no public input. There has been a lot of public input on this. He does acknowledge that there will be some problems in the Grace Lane area, but he thinks these will be generally perceived as improvements. He thinks the CATSO process can be improved, but he will support this plan.

Peters made a motion to proceed.

The motion was supported by a margin of 6 to 1 with Thomas voting NO.)

B110-20 Authorizing a federal aid program agreement with the Missouri Highways and Transportation Commission for the construction of Discovery Parkway from Discovery Drive to south of the intersection of New Haven Road and Rolling Hills Road; amending the FY 2020 Annual Budget by appropriating funds. (Action: This item authorizes the Federal Aid grant identified in the previous Public Hearing memo.

Based on earlier testimony, the council approved this item 6 to 1 with Thomas voting NO.)

B111-20 Authorizing a Governor's Transportation Cost Share Agreement with the Missouri Highways and Transportation Commission for the construction of Discovery Parkway from Discovery Drive to south of the intersection of New Haven Road and Rolling Hills Road; amending the FY 2020 Annual Budget by appropriating funds.

(Action: This item authorizes the Governor's Cost Share program identified in the previous Public Hearing memo.

Based on earlier testimony, the council approved this item by a vote of 6 to 1, with Thomas voting NO.)

B112-20 Amending the FY 2020 Annual Budget by appropriating funds to finalize and close out completed capital improvement projects and to reallocate funds received from the Missouri

Department of Transportation - Governor's Transportation Cost Share Program to provide funding for current and future capital improvement projects.

(Action: This item allows the council to apply other local funds including CIP budgeted funds to this project.

Based on earlier testimony, the council approved this item 6 to 1 with Thomas voting NO.)

PH19-20 Proposed construction of the Lenoir Street improvement project.

(Action: The Lenoir Street improvement project includes realigning and widening approximately 1,200 linear feet of the existing two-lane unimproved roadway. The realignment will include reducing the curve radius at the connection with Discovery Drive with Lenoir Street. The reconstructed roadway will include two driving lanes, bike lanes, and a two-way left turn lane. An eight-foot wide sidewalk/pedway will be constructed on the east side of the roadway and a five-foot wide sidewalk will be constructed on the west side of the roadway. Street lighting, utility relocations and stormwater improvements will also be completed. Temporary construction easements and permanent drainage easements may be necessary for the construction of this project.

Total project cost estimate for the Lenoir Street Improvement project is \$1,193,900.00. The total project cost includes design, easement acquisition, utility relocation, and construction. The funding source is the ABC Labs tax credit and 1/4% Capital Improvement Program (CIP) sales tax. This road runs in front of ABC Labs. ABC Laboratories has been receiving tax credits through the Missouri Development Finance Board since 2007. This funding is for the construction of a portion of Lenoir Street as part of an overall project for the road system for Discovery Ridge Research Park and Gans Road area. The project is scheduled for construction in spring of 2021.

Public comment was opened. No one appeared.

The motion was made to approve the project as submitted.

The motion was approved by a vote of 6 to 1 with Thomas voting NO.)

PH20-20 Consider design/build contract proposals for construction of the new terminal building at the Columbia Regional Airport.

(Action: This Public Hearing will allow Council to review and discuss the three proposals that were submitted for the new terminal project and receive additional public input. The three short-listed teams that submitted proposals are: Coil Construction, Nabholz Construction, and River City Construction.

Staff showed each of the three proposals in some detail and compared the various plans in terms of comparative benefits and shortcomings. Passenger circulation, navigation, aesthetics, ease of use and other considerations were all noted. (Complete slide shows of each option can be seen online in agenda notes.)

The process to select a Design/Build team followed federal guidelines and City Purchasing procedures. Originally, the city received 10 responses to its RFP, of which 8 presented and advanced to a second round of review. Eventually, three teams were allowed to participate in the full review and were asked to submit a formal response to the full RFP. Those responses were received by the city in April of 2020. The Selection Committee, which is comprised of City staff, an Airport Advisory Board Member, and Professional Licensed Engineers, reviewed and scored each of the proposals. Based on:

Team Qualifications (5%), Project Team Members Experience (5%), Project and Technical Approach (35%), Management and Staffing Plan (10%), Detailed Project Schedule (20%), Review of Public Input Comments (5%), Interview (15%), and Questions and Discussions (5%) for a total possible 50 cumulative points. In addition to the QBS scoring, the Price Proposal Evaluation was weighted 50% for a total possible 50 points, for an overall combined total possible 100 points.

The public input comments of the three proposals was captured virtually through a link on the City's website, and was held from April 23rd through April 27th. Over the five-day period, 2,287 responses were received. Qualitative results from Question 1 asking respondents to rank the three designs indicated the following: Option A received 940 "most favorable" responses, Option B received 954 "most favored" responses and Option C received 393 "most favored" responses.

After discussion and careful review, the Selection Committee recommends Nabholz Construction for the Design/Build team award. This recommendation takes into account all materials provided by the three proposals, interviews with each of the firms, proposed project costs, FAA approved criteria, and the design that is in the best interest of passengers and Columbia Regional Airport. In conclusion, this selection reflects the highest scores for the technical evaluation, the lowest price proposal, and the firm that ranked highest on the public input/survey results.

The first phase of this design/build project will cost approximately \$23,000,000.

Peters asked how many passengers this facility could serve. Staff said this should last for the next fifty years and could accommodate two different levels of service, including the current level of service (130,000 enplanements per year) and level of service two which would be about 25% more than the current level of service. A fourth gate could be added to this design to accommodate additional flights. Eventually this facility could handle more than 175,000 enplanements per year. We could add a flight to Charlotte and more with the new design.

Skala noted that the footprint of the building could be used as a potential economic development driver for minority businesses. Were there any minority business proposals included in this? Where are we in that regard? Staff said that this project started that way and that there have been meetings with minority men's groups and some minority contractors who could fill some of the subcontractor jobs. At this time, we have identified a potential minority contractor for the HVAC systems.

Pitzer asked if you could add additional gates to this building. Staff said no, you would have to actually expand to the north or south of the building to achieve that. Pitzer asked about using local contractors. Staff said they are working with the identified contractor to use local talent and products where possible. They also have the shortest construction schedule of any of the firms that bid the project.

Currently this airport has 4 flights within 40 minutes of each other. Is this an airline problem or is this something we can address with this new facility? Staff said the driver is the airline itself, but the airport manager can work with the various airlines to maximize use and turnaround times. The Mayor asked about moving to Phase 2 of such a project? Staff said the original Phase 2 had things that were captured in the current Phase 1 at less money. We would need to look at rental car facility plans; how automated flights would be accommodated; how we locate airline operations and other services. Then you can make that determination and cost can be determined. There will be no connection between this building and any other service except at the beginning when a remote car terminal will be attached.

Phase 2 costs can not be exactly determined at this time. Some parking could be in that part and some items could be eligible for additional federal funding, but we cannot say that for certain at this time.

Skala asked about LEEDS certification. Was there any discussion of that for this facility? There was some discussion at the project team level. It was determined that the contractors should adhere to whatever the current city policy was regarding such construction guidelines.

Public comment was opened.
No one appeared.

Peters indicated that she will support this, but she wanted to know about shuttles into the city or other ground transportation. Staff said that only ride share and Uber or other such services had been identified. Nothing more specific than that was identified for any special event or the bus line. Peters asked staff to look into such a service to Columbia and Jefferson City. Ruffin asked about parking. Can you not park in the front and will we charge for parking? Staff said right now there will be limited asphalt parking and the rest are gravel. We can't charge for those right now. Are you planning to pave that? Staff said they will only pave the driveway, but not the lots out front and they won't charge for gravel lots.

**A motion to approve was made and seconded.
The motion to approve passed unanimously.)**

(These two items both relate to improvements at the Worley Street Park.)

PH21-20 Proposed construction of improvements at the Worley Street Park to include replacement of an existing playground structure, landscape block retaining wall and drinking fountain, removal of existing playground equipment and construction of a new playground structure, restriping the basketball court and renovations to existing fencing and park benches.

[See B117-20/Mayor Memo]

(Action: The proposed improvements primarily consist of replacing existing amenities, including the replacement of two playgrounds, installation of a new drinking fountain, fencing improvements, bench replacement and basketball court striping. Park staff will also make any necessary ADA improvements at the park. The 1.4-acre Worley Street Park is located at 503 W. Worley Street. The park includes two playgrounds, one designed for 5-12 year olds and the other designed for 2-5 year olds, a basketball court, drinking fountain, park benches and two outdoor concrete picnic tables. The park has a single ADA walkway through the park allowing citizens to access the park from Worley Street and Donnelly Avenue.

The total project budget is \$75,000 and is one of the projects identified and funded by the 2015 Park Sales Tax. Contract labor will be used for the replacement of the two playgrounds, fencing improvements and to restripe the basketball court. All other work will be completed by park staff. Improvements at the park are scheduled to begin summer 2020, with an anticipated completion date of spring 2021.

The original budget for this project was \$105,000, which included \$30,000 in Community Development Block Grant (CDBG) funding. Due to the Covid-19 pandemic, the grant funding had to be moved from this project to support assistance programs for individuals in need due to the pandemic. During the public input process, park staff showed lighting improvements at the park that would have been funded

by the \$30,000 CDBG funding. The lighting upgrades will not be completed as part of this project now that the project budget has been reduced. Park staff anticipates applying for future CDBG funding for the installation of new lighting in the park.

Ruffin asked if most work will be done in-house? Staff said everything except for installing the new playground equipment will be done in-house.

The public hearing was opened.
No one appeared.

Action on this public hearing appears under the next item.)

B117-20 Authorizing construction of improvements at the Worley Street Park to include replacement of an existing playground structure, landscape block retaining wall and drinking fountain, removal of existing playground equipment and construction of a new playground structure, restriping the basketball court and renovations to existing fencing and park benches; calling for bids through the Purchasing Division for a portion of the project.

(Action: **Based on the discussion held during the previous Public Hearing, the council approved this item unanimously.**)

PH22-20 Voluntary annexation of property located on the southeast corner of Highway WW and Elk Park Drive (Case No. 117-2020).

[See B122-20 under Intro & 1st Read/Mayor Memo]

(Action: Crockett Engineering Consultants (agent) on behalf of Reliable Community Bancshares, Inc. (owner) is seeking to permanently zone 2.1 acres from County C-GP (Planned Commercial) to M-N (Mixed Use-Neighborhood), upon annexation. The 2.1-acre subject site is located at the southeast corner of Highway WW and Elk Park Drive.

The request includes two separate lots that currently exist in the County, both of which are vacant. The subject acreage is contiguous to the City's municipal boundary along its north and west property lines. The subject site is within the Urban Service Area as presented in Columbia Imagined and has access to Boone County Regional Sewer District sewer mains. Per a connection agreement between BCRSD and the City, BCRSD will retain this site as a customer; however, annexation into the City is required. Electric service is provided by Boone Electric. The site is within Public Water Supply District 9 territory, which has an 8-inch line adjacent to the site, as well as 12-inch main on the north side of Highway WW.

Highway WW runs along the north side of the site and is maintained by MoDOT as a 44-foot wide roadway with two traffic lanes, a turn lane, and bike lanes. Elk Park Drive is a county maintained roadway located along the south and west sides of the site. The roadway is improved with a variable pavement width that generally measures 40 feet. No additional public streets are planned for this site.

City services to be provided upon annexation will include Solid Waste collection and Police. Fire protection services would be provided jointly by the City of Columbia Fire Department and the Boone County Fire Protection District. State legislation provides that property annexed into the City is not removed from the Fire Protection District's service territory. Currently, the nearest fire station to the site is County Station #12, located approximately 1,800 feet west of the site along Highway WW.

The Planning and Zoning Commission considered the permanent zoning of the subject parcel at their May 21, 2020 meeting and gave the proposal a unanimous endorsement.

Case #76-2020, the permanent zoning request associated with this action, is scheduled for introduction before Council later in tonight's meeting. Associated with the annexation and permanent zoning are two additional items to be introduced on June 1 - Case #77-2020 and Case #78-2020. Case #77-2020 is a request for a conditional use permit to allow Light Vehicle Service and Repair uses for a gas station and convenience store, and to allow a drive-up as an accessory use to a financial institution (bank), both of which are conditional uses in M-N. Case #78-2020 is a request to combine the two existing lots on the subject site into one lot.

No formal action was taken on any of those items tonight. This is only the Public Hearing.)

OLD BUSINESS

(The following items are all related to the Short-Term Rental issue that has been a topic of some debate since 2018.)

B348-19A Amending Chapter 29 of the City Code to establish use-specific standards governing the operation of short-term rentals (Case No. 31-2019).

(Tabled at the March 16, 2020 Council Meeting.)

(Council intends to table this item to the December 7, 2020 Council Meeting.)

(Action: Various iterations of a new set of regulations to govern the operation of Short-Term Rentals in the City of Columbia have been presented to the city council at various times since 2018. At each stage of the development of the new regulations the debate has been significant and no clear consensus on the adoption of a new set of regulations has ever been reached.

Most recently, city staff, after collection of input from Columbia citizens and public hearings conducted by the Columbia Planning & Zoning Commission, forwarded a new set of regulations for consideration by the Columbia City Council. On February 3, 2020 the City Council conducted a continued public hearing on Short-term Rentals and made several amendments to the ordinance that had been presented to the Council in November 2019. The Council referred the amended ordinance to the Planning & Zoning Commission for further proceedings, anticipating that the full council could take up the issue for final disposition at a regular meeting on June 1, 2020. The Commission conducted a public hearing on the amended ordinance on March 5, 2020, but the output of that hearing left the issue unclear in terms of public acceptance.

Six members of the public provided comments to the Planning & Zoning Commission related to the proposed ordinance. Of those, five expressed objections to the Chapter 29 amendments. The comments offered expressed concern with the level of protection the ordinance provides to neighborhoods, belief that Chapter 22 has sufficient requirements to address the impacts of STR's, that the regulations are too complicated, and that the maximum 95 day provisions were not appropriate. After lengthy discussion, the Commission voted one in favor, eight against a motion to approve the consolidated draft with respect to the Chapter 29 amendments. The Commission's recommendation, therefore, is that the ordinance should be denied by a vote of 8-1.

At that point, the COVID-19 situation emerged and no further work has been devoted to this topic from a staff or commission point of view, making final consideration of this issue difficult, if not impossible, by the City Council on the June 1st date originally anticipated.

After a report on this issue was presented to council in May, council members arrived at a consensus position that they would table consideration of this entire issue until at least December 7 of 2020 and possibly until sometime in the next year. It was suggested that there was still no clear path forward in terms of regulating the short-term rental industry and it was also noted that use of the short-term rentals has subsided significantly due to the emergence of the coronavirus problem.

Based on the discussion of the earlier related items, consideration of this ordinance was tabled until December 7, 2020.

B22-20A Amending Chapter 13 and Chapter 26 of the City Code relating to bed and breakfast establishments and short-term rentals of residential dwelling units.

(Tabled at the March 16, 2020 Council Meeting.)

(Council intends to table this item to the December 7, 2020 Council Meeting.)

(Action: **Based on the discussion of the earlier related items, consideration of this ordinance was tabled until December 7, 2020.**)

B23-20A Amending Chapter 22 of the City Code to add short-term rental provisions to the City's Rental Unit Conservation Law.

(Tabled at the March 16, 2020 Council Meeting.)

(Council intends to table this item to the December 7, 2020 Council Meeting.)

(Action: **Based on the discussion of the earlier related items, consideration of this ordinance was tabled until December 7, 2020.**)

B46-20 Establishing an administrative delay in the enforcement of Chapter 29 regulations related to short-term rentals, Chapter 22 regulations related to the requirement to obtain a short-term rental un-hosted certificate of compliance, and Chapter 13 regulations related to the requirement to obtain a business license.

(Tabled at the March 16, 2020 Council Meeting.)

(Council intends to table this item to the December 7, 2020 Council Meeting.)

(Action: **Some discussion occurred about what the intent of this ordinance actually was. Legal staff said one idea was that there would be an administrative delay on one part of the new action. Another interpretation was that this would amend the enforcement of the existing rule. That was clarified and this item will be tabled with no change to enforcement until such a motion is created. To clarify the situation, a motion to approve the bill was made tongue-in-cheek by the Mayor and defeated by a unanimous vote of 7 - 0, which means that there is not a change in the current standard enforced against existing properties and a new ordinance to address this issue can be brought forward at another time.**)

B108-20 Authorizing an annexation agreement with Steven P. Bell for property located on the north side of Mexico Gravel Road and west of Highway PP (Case No. 105-2020).

(Moved to Old Business for consideration.)

(Action: The issue here is that there is an old sewer and existing lagoon on this property. In this instance, the property is split and so the part that might not be able to be served by a functioning sewer is not under consideration, so one part of it could come in. Also, there is a sewer available on the western line of this property that could be utilized for the construction of a single-family home. The other part would be subject to the sewer rule if it ever became a candidate for annexation. It did NOT go before P&Z because such requests are not referred to P&Z.)

The Comprehensive Plan which requires review of different land uses on the periphery of the town is currently under review.

A motion to approve the request was approved 6 to 1 with the Mayor voting NO.)

(SPECIAL NOTE: At this point, the Mayor asked the Council if they would be willing to continue the meeting to consider and pass the remaining Consent Agenda items and then take up the New Business agenda items in short order then table all additional business and reports until the next meeting. It appeared that the Mayor had received some news that indicated it would be advisable to warp up the council meeting at the first possible opportunity and vacate city hall. That was not stated overtly, but all indications were that some external pressures or occurrences were influencing the decision.)

COUNCIL INDICATED THAT THEY WOULD CONSENT TO SUCH A CHANGE IN THE REGULAR AGENDA AND PROCESS.

CONSENT AGENDA

(All items remaining on Consent Agenda approved unanimously.)

B108-20 Authorizing an annexation agreement with Steven P. Bell for property located on the north side of Mexico Gravel Road and west of Highway PP (Case No. 105-2020).

(Moved to Old Business for consideration.)

B109-20 Vacating portions of street rights-of-way and utility easements located on the west side of Arbor Pointe Parkway between Atwood Court and Meandering Court (Case No. 103-2020).

B113-20 Authorizing construction of a storm drain replacement project on a portion of South Greenwood Avenue; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.

B114-20 Authorizing the replacement and improvement of the storm drainage infrastructure on a portion of Ross Street west of William Street; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contract; amending the FY 2020 Annual Budget by appropriating funds.

B115-20 Authorizing the acquisition of easements for the replacement and improvement of the storm drainage infrastructure on a portion of Ross Street west of William Street.

B116-20 Authorizing the acquisition of easements for construction of the Stanford Drive PCCE #21 Sanitary Sewer Improvement Project.

B118-20 Amending the FY 2020 Annual Budget by appropriating funds received for bid alternatives relating to the construction of Hangar 730 at the Columbia Regional Airport.

R70-20 Authorizing a professional engineering services agreement with Engineering Surveys & Services for field surveys and design of the Ridgemont Road and Highridge Circle, Leslie Lane and Garth Avenue, and Glenwood Avenue and Glenwood Court water main improvement projects.

R71-20 Authorizing a Year 2 Addendum to The Right Time initiative participation contract with the Missouri Family Health Council, Inc. for family planning services.

NEW BUSINESS

R72-20 Authorizing an agreement for professional services with Rubin Brown LLP for performance (integrated) audit services.

(Action: At the February 3, 2020 City Council meeting Staff presented a report to Council for the release of a request for proposal (RFP) for performance/integrated audit services. On February 6, 2020 that RFP was released to the public, and the City received 7 proposals in response. Of the 7 proposals, 2 firms were invited to present to Staff. Staff ranked Rubin Brown LLC the highest in skill, experience and time

commitments of the specific persons who will be performing the services required. Staff also ranked Rubin Brown LLC the highest in prior experience and reputation of the auditor conducting performance (integrated) audits for municipalities or political subdivisions, with emphasis in auditing utility operations. The Finance and Audit Committee has reviewed the response from Rubin Brown and found them to be the reasonable choice.

This new “performance audit” proposal is a slimmed down version of the original suggestion that would have included a full-blown evaluation and performance audit of all city departments, by the Office of the State Auditor, at a potential cost of more than \$750,000. That complete audit was expected to have taken up to three years.

The new contract is expected to be awarded to Rubin Brown LLP accountants on a renewable, one-year basis. The contract is for \$21,000 per year, renewable for up to 4 years. The cost for services in year 1 is \$21,000. The scope of services during that first year is described as follows: “The initial audit will examine the Budgeting process, Cash Management/Investing, and a review of the policies and procedures of the Finance Department and all Utility Departments.”

Glascok agreed with the presentation and added that he wanted this to be refined by the council and further indicated that this group would meet with each council member prior to launching this audit. The Mayor said that he feared that this cheap contract may hamstring this firm from being able to perform a full performance audit. He further noted that the firms who responded did not provide actual performance audits from other cities and he fears that there is something missing. He is willing to move forward possibly this time for the first year and then see where this goes. Pitzer asked what the end game was. The Finance director indicated that he believes this firm would like to become the internal auditor for the city and this is their opportunity to get a foot in the door.

The Mayor then asked if it is important to preserve the correct level of checks and balances and allow the council to probe for areas of interest to study. Both the management of the city and the council will have a hand in this. In response to a question from the Mayor, the city manager indicated that he would like to see this firm move into the role of internal auditor.

**The amendment sheet was moved seconded and passed.
The amended resolution was approved unanimously.)**

(At this point in the proceedings, the Mayor moved to adjourn the meeting and suggested that the balance of items on the agenda would be considered at the next regularly scheduled meeting.

A motion to adjourn was abruptly and unanimously agreed to.)

(AT THIS POINT THE MAYOR WAS HEARD ASKING STAFF IF THERE WERE ANY SPECIAL INSTRUCTIONS FOR THE PEOPLE WHO WERE REMAINING IN THE ROOM. NO FURTHER INFORMATION REGARDING THE CAUSE OF THE PREMATURE ADJOURNMENT OF THE MEETING WAS PROVIDED, ALTHOUGH IT WAS ASSUMED THAT THIS RELATED TO THE PREOTESTS THAT WERE OCCURRING OUTSIDE AND NEARBY CITY HALL.)

B119-20 Repealing Section 3 of Ordinance No. 024211 to lift the temporary waiver relating to the issuance and payment of parking meter hoods; declaring an emergency for enactment.

(Action: This item was not considered due to the premature adjournment of the meeting.)

INTRODUCTION AND FIRST READING

(These items were NOT introduced as indicated due to the abrupt adjournment of the council meeting.)

B120-20 Amending Chapter 11, Article IV, Division 2 of the City Code related to communicable diseases within the city.

B121-20 Amending Chapter 19 of the City Code related to floating holidays for City employees.

B122-20** Voluntary annexation of property located on the southeast corner of Highway WW and Elk Park Drive; establishing permanent District M-N (Mixed-use Neighborhood) zoning (Case No. 76-2020).

B123-20** Granting the issuance of a conditional use permit to Reliable Community Bancshares, Inc. to allow the establishment of a light vehicle service and repair use for a gas station and convenience store, and a drive-up facility as an accessory use to a financial institution (bank), on property located on the southeast corner of Highway WW and Elk Park Drive in an M-N (Mixed-use Neighborhood) zoning district; providing a severability clause (Case No. 77-2020).

B124-20* Approving the Final Plat of "Southfork of the Grindstone, Plat No. 1-A" located on the southeast corner of Highway WW and Elk Park Drive; authorizing a performance contract (Case No. 78-2020).

B125-20* Approving the Final Plat of "The Gates, Plat No. 4B" located on the north side of Sella Court, approximately 600 feet east of Rivington Drive; authorizing a performance contract (Case No. 111-2020).

B126-20* Authorizing a third amendment to the solar power purchase agreement with Truman Solar, LLC.

B127-20* Accepting Stormwater Management/BMP Facilities Covenants.

B128-20* Repealing Ordinance No. 024235 which authorized 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; authorizing a new revised first supplemental agreement.

B129-20* Amending the FY 2020 Annual Budget by appropriating funds for the terminal project at the Columbia Regional Airport.

B130-20* Authorizing a contract for sale of real estate with DFR, LLC for the acquisition of Lot 53 in Deerfield Ridge Plat 2 Subdivision located north of the intersection of Scott Boulevard and State Route K for the intended purpose of future construction of a fire station.

B131-20* Accepting a donation from Maxito Lindo for the City's roadside pollinator program; amending the FY 2020 Annual Budget by appropriating funds.

B132-20* Authorizing a cooperative agreement with the County of Boone, Missouri for radio consultant services and the installation of a single site repeater at the Columbia Regional Airport.

B133-20* Authorizing approval of an Abatement Order On Consent with the Missouri Department of Natural Resources.

REPORTS

REP29-20 Community Development Block Grant (CDBG) CARES Act Funding Update.

(Action: This item was not considered due to the premature adjournment of the meeting.)

REP30-20 Small Business Recovery Loan Program Application Rating Criteria.

(Action: This item was not considered due to the premature adjournment of the meeting.)

REP31-20 Dignity in Work.

(Action: This item was not considered due to the premature adjournment of the meeting.)

REP32-20 Commission on Human Rights Report in Support of a Proposed City Contractor Nondiscrimination Ordinance.

(Action: This item was not considered due to the premature adjournment of the meeting.)

REP33-20 North 763 Community Improvement District (CID) - FY 2021 Annual Budget.

(Action: This item was not considered due to the premature adjournment of the meeting.)

REP34-20 Updated Timeline for the Establishment of a Residential Parking by Permit Only Program.

(Action: This item was not considered due to the premature adjournment of the meeting.)

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public

(None.)

Council

(None.)

Staff

(None.)

ADJOURNMENT

(Time: 9:22 PM)

©2020 CityWatch-Columbia

(This document may not be reproduced, redistributed or significantly cited in other works without the written permission of the author.)