



Columbia City Council Meeting Recap - Part 1

Council Chamber, Columbia City Hall

7:00 PM

August 17, 2020

(SPECIAL NOTICE ATTACHED TO THE AUGUST 17, 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, August 17 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.)

Pledge of Allegiance

Roll Call

INTRODUCTORY ITEMS

(Recited as indicated.)

(Present: Treece, Fowler, Pitzer, Skala, Peters)

(Absent: Thomas, Trapp)

Approval of Minutes

(Minutes from July 20, 2020 were approved.)

Adjustment of Agenda

(Treece asked to move B212-20 from Public Hearings and put it into Old Business. He noted that we were putting the cart before the horse. Pitzer countered that this should not be decided tonight and did not know how it had got here anyway. The Mayor agreed that that could be true since it only received first read at last meeting. The City Manager indicated that it was part of the budget. The Mayor countered that it was a policy decision, not a budget decision and that the policy should be set first. The agenda change was approved by the members present to consider the roll cart on the ballot issue ahead of voting on other proposals relating to curbside recycling and the provision of bags.)

SPECIAL ITEMS

(None.)

APPOINTMENTS TO BOARDS AND COMMISSIONS

BC7-20 Board and Commission Applicants.

Board of Health – (3 vacancies) *Mary Gadbois (Dentist); Jonathan Heidt, Laura Kingsley, (Interest in Public Health)*

Building Construction Codes Commission – Jay Creasy
Climate and Environment Commission – (2 vacancies) Joseph Barnett, David Diamond
Columbia Housing Authority Board – (2 vacancies) Readvertise (*CHA Resident*); Stephen Calloway, (*General*)
Commission on Cultural Affairs –D’Andre Thompson
Disabilities Commission – Kathryn Chadwick Graham
Historic Preservation Commission – (2 vacancies) Stephen Bybee, Heather Richenberger
Railroad Advisory Board – Blair Hendrickson
Tax Increment Financing Commission – (3 vacancies) Readvertise all

SCHEDULED PUBLIC COMMENT

SPC44-20 Lillian Davis - Property management companies and homeless population.

(Action: The speaker said that property management people are completely heartless and it is true throughout the state. These people are putting homeless people on the street. She knows of one woman who had two heart surgeries in a row and did not receive any eviction notice, but she was put out. These people will put their own mother’s out on the street. I hate it. I wish the government would shut down the property management people They are bad. They are bad t=for the economy. They are bad for people who need housing. I have seen a lot of homeless people on Business Loop 70 and a lot of homeless people on Broadway out toward Conley. There are people who live under the bridge. And it is sad.

SPC45-20 Lexie Irvin - Mask ordinance.

(Action: Did not appear as scheduled.)

SPC46-20 Dr. Elizabeth Allemann - Recommendations for COVID-19 regulations.

(Action: The speaker indicated that she practices medicine in Columbia. She thinks the mask ordinance is doing what it should – which is not everything. She has a letter signed by 16 physicians and 30 nurses.

Primarily, she is asking for us to close the bars so we can open our public schools. We are standing with the Director of Public Health. We cannot leave her to stand up by herself. I am backing here up and the council needs to as well. We are vulnerable for three reasons:

Out public health department is vulnerable. They are working on weekends by they cannot keep up.

They are staffing up, but it takes time. This is an essential service that is not able to keep up.

We have 30,000 college students returning to town. This is a threat because of how they live and interact with others. North Carolina just saw that this can be a danger.

Wastewater systems show increased trace levels when bars are opened now. HVAC systems may be affected in bars

It is back to school time for younger students.

These three things need to be addressed, and we can start by closing the bars to open the schools.

Schools are a higher priority.)

SPC47-20 Laura Mitchell - Right of way.

(Action: The speaker thinks this might be of minor importance, but three weeks ago utility marking flags showed up all over the West Ash neighborhood. People were out in the street asking what was going on.

Eventually we found that Bluebird fiberoptic had a permit to install new cable. Out street is narrower.

The equipment hit another cable line and the Ameren line twice. A while back, Jo Sapp had a task force to set fees for this sort of things. The city will only receive \$1.91 per year for the right to run this cable there. These holes were left open overnight. Nobody fell in. It didn’t seem like they were in the right of

way because we don’t have sidewalks there, but this is unusual.

SPC48-20 Traci Wilson-Kleekamp - Town Hall on policing (debrief)

(Action: The speaker said an online town hall was held a few weeks ago to discuss policing. It was great to collaborate and it was great to see how this could work when we were in charge. How much should city leaders worry about alienating their citizens when they consider racism? Many things we do in this city are rooted in racism. Another point is that we need to educate ourselves on how inherent racism exists. I want to bring up accountability. I spent three hours today looking at the number of times we have come up here to speak over time. We have been very clear that we don't want cops who are racist. We talk about it a little differently now than we used to. I am insulted that we would hire a consultant to figure this out when we have hours of testimony. We want a commitment to transparency not just crumbs and leftovers. I would prefer to have a two-way conversation. That was important. We want action, not more consultant recommendations. We are kicking the can down the road and we can't keep doing that. There are serious disparities in the reports about who use of force is used on. If we are truly anti-racist, we should ask why we are not doing the hard work.)

SPC49-20 Grace Vega - How to be an anti-racist.

(Action: The speaker said she could help us become an anti-racist. There are about 20 of us working on this project on a regular basis and we represent a side variety of races, backgrounds and great diversity. One of our online meeting has had 6,000 views. We do not always agree on how or what to ask. We all know without a doubt that the US is a racist nation. We know that this country was built on racism. We must focus on dismantling racism that creates deep wells of inequity. Those areas include education, employment, health and access. These institutions have been racist from the outset because of self-interest. Some of you are probably think to yourself you are very pessimistic. Why don't you just move to someplace where you think it is good. We would like to think that our leaders would step up. You must stop denial. Just being "non-racist" is not enough. If you support any racist institutions, you are a racist. You must struggle to end racism and you must have a policy making position and use it to find policy, funds and intolerance of existing racist city policies. And when things fail, don't blame the people who have been hurt, try a new approach that does work. Remove racist people from institutions. Ian Thomas has been the most transparent about his fight against racism. He seems to understand that when all of us do better, all of us do better.)

PUBLIC HEARINGS

PH29-20 Setting property tax rates for 2020 for the City of Columbia. [See B209-20/Mayor Memo]

(Action: The City of Columbia levies property taxes to support operations of basic services in the General Fund. The 2020 property tax supports the City's FY21 budget. These property taxes comprise approximately 10% of the total General Fund revenue. The FY21 budget submitted to Council does not include a property tax rate increase from the FY20 budget.

The current year rate computed is \$0.4078 (per \$100 assessed valuation) for 2020 per the certification by the Office of Missouri State Auditor. The City has collected approximately \$9 million in property taxes in FY2019 allowing the City to provide critical services to citizens. The current rate is \$0.475 (per \$100 assessed valuation). Skala asked if this is related to the action the council took two years ago to NOT increase our tax. The Mayor asked if this differs because this is a change determined by the state and not the presentation of an option for an increase. There will be another assessment next year, and due to coronavirus, there could be some changes in the rate. The Director explained that right now our cap is \$0.41. this does not exceed that and does not increase that.

There was no public discussion.

Skala thought this was necessary and is willing to support this measure.

Final action is reported in the next item.)

B209-20 Setting property tax rates for 2020.

(Action: The council voted unanimously to approve the new tax rate for FY 2020.)

PH30-20 FY 2021 Annual Budget for the City of Columbia.

(Commission on Cultural Affairs Representative, Housing and Community Development Commission Representative, Human Services Commission Representative, any other Board/Commission Representative, and General Public Comments.)

[See B210-20/Mayor Memo]

(Action: The Mayor explained that no final votes will be taken tonight, and that amendments to the budget may be accepted next week. Any items may be voted on at that time and all testimony will continue to be solicited.)

THE FIRST ROUND OF BUDGET DISCUSSION WILL BE REPORTED IN PART 2 OF THE AUGUST 17, 2020 COUNCIL RECAP.

B210-20 Adopting the FY 2021 Annual Budget for the City of Columbia.

(Action: Continued until September 8, 2020 council meeting.)

B211-20 Amending Chapter 22 of the City Code to eliminate transportation fares in FY 2021 for users of the GoCOMO Public Transit System.

(Action: GoCOMO receives an annual Federal Transit Administration (FTA) operating grant that is matched by local funds from the transportation sales tax (TST). Since GoCOMO reduced its operations down to six (6) fixed routes in 2020, it has been able to manage the expenses between the operating grant and the TST contribution, excluding the revenues for the fares.)

Since the March 2020 Emergency Declaration, due to the COVID-19 pandemic, GoCOMO has been operating fare free. During the 2021 budget preparation meetings, the City Manager was made aware of GoCOMO's ability to manage expenses with the current TST funding and operating grant and he is recommending a pilot project to continue fare free for the 2021 budget year. Therefore, staff is requesting Council authorize amending Chapter 22- 29 to establish free transportation fares to include; regular fares, half fares, semester passes, semester pass discounts, downtown employee discount fares, and paratransit fares.

(IT APPEARS THAT THIS ITEM WAS ACCIDENTALLY LEFT OUT OF DISCUSSION WHEN THE AGENDA WAS ADJUSTED TO DISCUSS ROLL CARTS.)

B212-20 Amending Chapter 22 of the City Code to eliminate the requirement of the City to provide bags for curbside collection of residential refuse and recycling and to eliminate residential curbside recycling collection. (Moved to Old Business for consideration.)

(Action: The Solid Waste Division was requested to identify operating budget reductions of 10% for fiscal year 2021 based on the fiscal year 2020 operating budget. One item proposed to be removed from the

operating budget is funding for curbside recycling collection for residential customers. This is the least efficient method of collecting recyclable materials. Elimination of this service will reduce operating expenses of the division by approximately \$1,345,000 annually. This includes not providing blue bags for recycling and includes the elimination of a total of 11 full time Refuse Collector and Senior Refuse Collector positions. Several of these positions are currently vacant. Staff in the positions currently filled will be assigned to vacant positions in curbside refuse collections. If this budget reduction is accepted, Chapter 22, Section 159.1 (a), (b) and (c) will need to be removed from the City Code.

In addition, funding for providing black bags for curbside refuse collection is proposed to be removed from the operating budget. This will reduce the operating budget by approximately \$350,000. If this budget reduction is accepted, Chapter 22, Section 159 (b) will need to be removed from the City Code. Combined, these proposed reductions total \$1,695,000 annually. The proposed amendment to Chapter 22 will remove the sections of the code referenced above.

The Mayor said he did a little research on this because he feared that there might be a rebate required if they eliminate the distribution of black or blue bags. He said he does not think a rebate would be required, but he wants to defeat this proposal, move this into a budget discussion, come back with a better management plan and guard against the proliferation of bad bags being use. Skala said he was prepared to table this until after the budget, but he said he would be willing to bring this up as part of the budget. If we reject this now, it gives the city manager 40 days to get this done. If we wait too long, this might be too late.

Pitzer said this ordinance deals with three separate issues. He wants to have up or down votes on each issue and divide the question. The firsts part is the issuance of black bags for refuse collection The second is the distribution of blue bags for recycling. The third issue is the idea of whether or not to have weekly curbside recycling. No one objected, including the Mayor.

The city manager now asked if a fee increase is on the table or not? He said this was a budget decision, and this is how he was going to solve it.

There was no public testimony on this issue. Pitzer said he thought we should vote first on recycling. Second, vote on black bags. And third, vote on blue bags.

A vote on Part One of the divided motion, to eliminate weekly curbside recycling, was made. The motion did not carry by a vote of 3 to 2 with Trapp again absent, so curbside recycling was not repealed.

Part Two was then discussed. Pitzer said he thinks providing bags is antiquated. He is not for that. So he will vote yes to repeal the provision of black bags. Skala said he thinks the provision of quality bags is important so he wants to continue to provide black bags. By a vote of 4 to 1, the distribution of black bags was retained.

Part Three was then voted on regarding blue bags. By a vote of 3 to 2, the motion was not adopted with Pitzer and Peters on the losing side. That means blue bags will still be distributed at this time. An overall vote was taken on the three issues all together and the package voted on was not adopted by a vote of 4 to 1 which means that none of the elements will be adopted.

OLD BUSINESS

B194-20 Calling a special election on November 3, 2020 to consider an ordinance authorizing the use of automated residential refuse and recycling collection, including the use of residential roll carts.

(Action: At the July 20, 2020 meeting, the City Council requested staff to prepare an ordinance to submit the question of whether to repeal City Code Sections 22-159(f), 22-159(g), 22-159.1(d) and 22-159.1(e) which prohibit the use of residential roll carts and automated refuse collection vehicles for roll carts to the voters. If the ordinance is passed by the City Council, the special election will be held on November 3, 2020. Unlike an initiative petition, if the council does not pass the ordinance, the measure does NOT move forward.

Ballot language devised by the law department is as follows:

PROPOSITION 1

Shall an ordinance removing restrictions on the use of automated residential refuse and recycling collection, including authorizing the use of roll carts for refuse and recycling, be passed? Under the proposed ordinance, existing Sections 22-159(f), 22-159(g), 22-159.1(d) and 22-159.1(e) of the City Code prohibiting the use of residential roll carts and automated refuse collection vehicles for roll carts would be repealed. If approved by the voters, the use of residential roll carts for refuse and recycling and the purchase of automated refuse collection vehicles would be allowed, but not required.

The final fiscal impact is unknown at this time. The cost is based on the various entities who have placed an item on the ballot for any particular election. However, the prepayment cost provided by the Boone County Clerk for the City's participation in the November 2020 special election is \$200,297.50.

Pitzer began questioning the Utilities director about the number of temporary workers on any one day could be as high as 60% and that sometimes two people might be used to hire one CDL solid waste driver. Pitzer noted that they have openings for both commercial and residential drivers, but the commercial operation positions are more popular. That is because they are less demanding. Pitzer thought we could outfit existing trucks with arms to pick up cans. Those are for front load trucks. To buy a front loader and an arm would cost more than buying a new truck designed for roll carts. All rear load trucks have tippers, but they require two operators, so you don't realize savings that way. We do use those in the east campus area. The mayor said that even if we switched to roll carts, we would still have to have sufficient staff to do the roll carts and we are not guaranteed about that now.

The mayor opened the public hearing.

The first speaker asked how much they pay the temporary workers. The Mayor said they pay the company \$22.00, but the worker gets \$14.00. Then why don't you just increase pay to \$22.00? the city Manager said it was because it takes two people and that would mean we would have to pay \$44.00. The speaker continued that if you no longer provide blue bags and black bags, will we get a discount in rates. And won't this be a new expense for citizens? And why do we think if we just switch to roll carts our recycling will start again? That makes no sense. The market is the problem there, not what kinds of trucks we use. China quit buying recycling. Roll carts costs millions. It would be a mistake to invest in a lagging market. We should receive a rebate in rates if you cut our bags.

The next speaker appreciates the services provided in Columbia. He used to live in Washington state. There, he used roll carts and the service was excellent. Then it went private. He thinks the system here is

broken. He thinks it is crazy to have a system with people hanging off the backs of trucks for pennies. There are some jobs that pay does not compensate for this job. You need to raise the rates and switch to containers. Provide various sized carts. Base charges on what you throw and on special pickups. Lock in rates for fixed income people. Provide discounts for seniors. \$15. Per month is too low. This is an economical city. Consider getting out of the trash service and the recycling business and partner with a private contractor. Your contract still allows you to have some level of control. The city landfill can also still make money.

An online comment indicated that he supports the idea of roll carts and it prevents animals from getting in trash.

The next speaker said that the council is faced with spending \$200,000 to get on the November ballot. Last time, citizens had to get petition signatures. It looks like this proposal will involve buying 100,000 roll carts costing \$12 million. Our solid waste employees don't get paid enough, and it is not safe. Automated trucks do not inoculate us from worker comp exposure. Right now, we collect almost everything at the curb. Our rules say we are not supposed to this. Where is our current ticketing system? We are not really addressing what our other options are. A full review of costs should be prepared before we make this decision. In our citizen survey, 91% of citizens like what we have now. Let's be careful; we don't ruin the current system without a replacement.

The next speaker represents Local 955. He talked to workers and they asked for roll carts and a small raise. The workers understand that this will take time, and in the meantime ask for this raise and hazard pay during the pandemic. They also want extra pay during move in time. The workers are clear that roll carts would be better and safer. We need to get away from temp workers. The workers are against privatization since occurs on the backs of the workers themselves.

The next speaker said she is opposed to roll carts. There are considerable costs to obtain new carts. There are considerable maintenance costs. But these carts are ugly and they seem to be visible 24/7 in other cities. You can even see them on weekends when pick ups are not scheduled. Bags are unsightly too, but they are not sitting out there all day or all week. Now, if we have 3 carts instead of just one, consider that. Will elderly people have problems with these carts? The city says they will help, but I question how responsive we can be. Maybe there are feasible options within our system. Maybe we can put weight limits on bags. Maybe we should allow fewer bags. Maybe more hiring would be better than roll carts. Our people support our current system. Let's figure out how to win confidence in this system back.

The next speaker said she supports putting roll carts on the ballot. Usually people agree to giving anyone the chance to vote on things that are controversial. Let's look at health. Roll carts would allow us to do pay as you throw. My 95 year old mother used to haul her roll carts to the curb in her city. If we don't go to roll carts, I don't know how we will deal with injuries to our workers. Let's invest in them first. If we don't invest in carts, what will we do? I want to get recycling back. We have done it for years.

The next letter was read in support of roll carts.

The next letter was against roll carts.

The next speaker favors roll carts. What you are actually only voting for rescinding the ordinance. That's really what we are trying to do. Why are we allowing you to deny us to vote on this? Are you telling us

that because we voted on it once we can't vote on it again? Are there solid reasons why people don't want roll carts? Don't base your opinion on people who post online comments that are not logical. The vote is not just for you, it is for all of us. This middleman vote is completely unnecessary. This is not a vote on whether we are going to use them or not. It will simply allow us to use them if we want to. She then read some online comments. Here were a few comments: "I smell a rat", 'why not have a warmup yoga session for employees first', and other pithy sayings.

Letters in support of wheelie bins and another letter of support were mentioned.

The next speaker noted that the employees need a raise. But the speaker does not believe that is the only reason we can't keep employees. I think it is safety. But none is as efficient, safe and effective as roll carts. We can still give raises while implementing roll carts. \$12 million is a lot of money. But we can do this over time and we are not asking to do all this at once. Raising rates to \$24.00 per month, we could implement the new system and give a \$5.00 raise to workers. If we put another band aid on this, it steals money from fixing the problem. Am I satisfied with my trash pickup? Yes, because my stuff gets picked up. But I think roll carts will be better. We don't need a band aid. We need surgery. If you vote no tonight, my fight is not over, and I will get this on the ballot another day.

The next speaker said his company is Waste Zero. They are a vendor to this city. We help with our successful voucher system for bags. Unfortunately, all of this has been conflated. We are agnostic about whether we use carts or bags. We have helped you save a lot of money, even though we have not helped you eliminate the waste stream. Let's talk about what's going on. First, you are going to have carts or not. We can work with either system. If you choose carts, it will take time because certain things have to happen in order. The key to this is having a bag that you must use to participate. Also, you can't change your program with in the next 12 to 15 months. For a university town like this, I can't imagen you won't have curbside recycling. Don't abandon the distribution of bags or you will regret it.

Additional written comments were noted. One was in opposition to roll carts and prefers to put her car in the garage instead of carts. Another said they have no where to store the carts. Former city manager suggested pay as you throw, the use of prescribed bags and increase rates if needed. Give us the chance to vote on roll carts. Another is highly opposed to roll carts. Another is in support of roll carts.

The public hearing was closed.

Pitzer said he now believes that we should simply be willing to do the right thing for our employees. We don't expose other workers to this kind of danger. The system is breaking down. It is hemorrhaging cash. We are outsourcing it. We are just going to go tell management to patch this up and give pay raises to one sub-group of employees when we say we are not giving new raises. The management problem is us not being willing to do the right thing and not letting them access one tool that could help solve this. I know, 5 years ago there was a six month ban on roll carts. But I bet we will put the use ta back on the ballot if the legislature allows it. Well, we voted on that 3 years ago. We can even talk about using roll carts while this ban is in place. It is not sustainable, and if it is not sustainable it won't continue. You should know that the first firefighter to die in the line of duty here was a firefighter who had to ride hanging on to the back of a fire truck. We stopped that practice. We did that 34 years ago. Let's do the same thing for our solid waste collectors. Let's put this question to the voters again.

Trapp said we cannot tie the hands of future councils and voters. Our circumstances have changed. We have increased pay. I think worker safety is the key. The union position has changed on this issue. More

workers are concerned about safety than about pay. It is our responsibility to look after this from a fiduciary point of view, but we are also responsible for worker safety. This is only a vote to allow a vote to be able to consider roll carts as an option. This is not special favoritism. This is the collapse of the recycling side of the equation showing up. Let's vote when we have the most people show up to the polls.

The Mayor offered an amendment. He cited another judicial ruling about a ballot proposal. He believes that there are two problems with the wording of our ballot wording. In the second paragraph it says that this vote would allow the use of roll carts but not require the use of roll carts. The mayor thinks the wording sounds like citizens could use roll carts if they want no matter what. He wants to amend the wording to clarify the ballot language. Pitzer believes that the current wording is plain language and is very clear. There are many things we are allowed to do, but we don't do. He did not think the Mayor's proposal improved the clarity.

The Mayor moved the amendment and the amendment was passed 4 to 2, with Pitzer and Trapp voting NO.

Fowler said she takes worker safety seriously, and she takes that seriously. Where she thinks this might be OK, she is not supportive of spending \$200,000 to put this on the ballot. She will vote no tonight because of the cost of the election. That money could be more pay for workers. Skala said there were lots of meetings on this last time around. Back then, most people were against roll carts. He thinks that at some point, we will have to at least consider a hybrid system – so we may get to automated equipment. Back then, this was put on the ballot by initiative petition. It takes more than just a reversal by the city council to undo an initiative petition. I think it will require an initiative again to undo this. I do, however, agree with the man who said we have to provide substantial bags to consumers. That's not what this vote is about.

The Mayor said he is also opposed to this. He thinks we have more fundamental issues to solve before we adopt the shiny issue of roll carts. Peters said this came up for 4 years ago and it lasted for 6 months. The Mayor said he looked at that too and that is wrong. He agrees that the moratorium has expired but the ban on use of roll carts still exists. Peters thinks we are about to kick the can down the road and that we will have a good turnout in November so let's see what most people think. Let's spend the \$200,000 to find out. I will vote in favor.

The motion as amended resulted in a tie vote, with Treece, Fowler and Skala voting NOT to put this issue on the November ballot.)

B195-20 Authorizing the issuance of Special Obligation Refunding Bonds, Series 2020B.

(Action: The issuance of the Special Obligation Refunding Bonds, Series 2020B will be used for a current refunding of \$5,650,000 outstanding principal amount of the City's Tax-Exempt Special Obligation Improvement Bonds (Parking Project – Annual Appropriation Obligation), Series 2012A-2, refund \$18,325,000 outstanding principal amount of the City's Special Obligation Refunding Bonds (Electric Utility Project – Annual Appropriation Obligation), Series 2012D, refund \$31,225,000 outstanding principal amount of the City's Special Obligation Electric Utility Refunding Bonds (Annual Appropriation Obligation), Series 2012E and cost of issuance.

This current refunding is estimated to save the Parking fund \$600,000, and the Water and Light department \$5.4 million over the remaining life of the bonds for a total of \$6 million. These savings can be used to fund operations, and could reduce the amount of future rate increases.

At this time, the proposal is also being amended to remove approximately \$5,000,000 from the transaction associated with the Short Street Parking Structure. The Special Obligation Refunding Bonds, Series 2020B is currently structured as a refinancing of two prior water and light bond transactions (Series 2012D and Series 2012E) and the Short Street Parking Structure (Series 2012A2). In addition to inserting the figures from the bond sale, the amended bill presented to Council Monday evening will remove refunding of the Short Street Parking Structure bonds from the Series 2020B transaction. As explained below, the Short Street bonds will be brought forward as a separate transaction in September.

In general, federal tax laws prohibit the use of tax-exempt financing for private use. Accordingly, the original financing of Short Street was structured as part taxable and part tax-exempt due to the desire to enter into two (2) long-term leases within the parking structure with NorthLight (the live/work condominiums on the north side) and Broadway Lodging, LLC (the Broadway Hotel). In 2012, the difference between tax-exempt bond financing and taxable bond financing was significant enough to make the added burdens associated with managing the tax-exempt bonds advantageous. In addition, at that time the City did not foresee the possibility it may have a desire to enter into any additional long-term parking space leases with additional entities (for example, Broadway Tower II or The Atrium).

Due to current economic conditions, the pricing of tax-exempt versus taxable bonds is comparable so the timing is right to remove the operational restrictions imposed by the current tax-exempt structure. In the new transaction, the Short Street bonds will be transitioned to a completely taxable bond structure during the refunding process. This is important because staff will no longer need to monitor and limit usage to ensure no more than 10% private activity use as defined by the IRS while still resulting in significant enough financial savings to make the refunding advantageous. Removal of Short Street bonds will reduce the principal amount of the bond refunding transaction authorized by B195-20 from \$54 million to \$49 million. The \$5 million Short Street bond refunding will be brought forward as a separate taxable refunding in September.

Fowler asked about the privatized part of this garage. The Finance Director stated that the preference is going to a taxable bond and that can be achieved to mitigate our risk and allow us to not abrogate our responsibilities by the rules. The Mayor agreed. Fowler said she thinks this gives the impression that the city incurs substantial debt for a private purpose. The Finance Director said there was always a private use stated in this issue and that it was clearly stated to the public and the purchasers of the bonds. City legal staff noted that there could be some risk if in the future the private use outstrip the allowable limits. If the refinancing is done this way now, that risk can be avoided and the city will have complete control over the ultimate use. Fowler thanked the director for his comments.

There was no public comment. The Mayor moved an amendment that clarified rates.

The amendment passed unanimously.

A motion to adopt the issuance of refinancing bonds was made and passed unanimously.)

CONSENT AGENDA

(All items remaining on Consent Agenda approved unanimously as submitted.)

B196-20 Approving the Final Plat of "McKee Place, Plat No. 1" located on the northwest corner of the intersection of Clark Lane and McKee Street; authorizing a performance contract (Case No. 112-2020).

B197-20 Approving the Final Plat of "Boone Prairie Village, Plat No. 1" located on the east side of Brown Station Road and south of U.S. Highway 63; authorizing a performance contract (Case No. 110-2020).

B198-20 Vacating a utility easement located on the north side of Switzler Street and approximately 100 feet west of Providence Road (201 Switzler Street) (Case No. 134-2020).

B199-20 Amending the FY 2020 Annual Budget by appropriating architectural salvage sale revenue funds to the New Century Fund to be used for investment purposes and as a future revolving loan fund for private historic preservation activities.

B200-20 Authorizing an agreement for the transfer of real estate and homeownership assistance neighborhood development funding with Columbia Community Land Trust, Inc. for the Cullimore Cottages project located on the west side of Eighth Street and north of Fairview Avenue.

B201-20 Authorizing an intergovernmental cooperation agreement with The Curators of the University of Missouri for integrated shuttle bus service on campus.

B202-20 Authorizing a refund agreement with The Curators of the University of Missouri due to the partial suspension of the integrated shuttle bus service (Tiger Line) on campus related to the COVID-19 pandemic.

B203-20 Authorizing a joint funding agreement with the U.S. Geological Survey, United States Department of the Interior for operation and maintenance of a streamgage on Hinkson Creek to provide historical stream flow data and flood stage information.

B204-20 Authorizing an agreement for CARES (Coronavirus Aid, Relief and Economic Security Act) funding with Boone County, Missouri to hire temporary staff in the Department of Public Health and Human Services to assist with disease investigations, contact tracing, communicable disease investigation, data entry and analysis, and community health education; amending the FY 2020 Annual Budget by appropriating funds.

B205-20 Amending the FY 2020 Annual Budget by appropriating park sales tax funds and donated funds for various Parks and Recreation Department projects.

B206-20 Authorizing a program services contract with the Missouri Department of Health and Senior Services for public health emergency preparedness services.

B207-20 Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures.

B208-20 Authorizing a subrecipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2019 Justice Assistance Grant (JAG) Program Award to purchase equipment for the Police Department; amending the FY 2020 Annual Budget by appropriating funds.

R99-20 Authorizing a third amendment to lease with International Business Machines Corporation (IBM) for property located at 2810 LeMone Industrial Boulevard.

R100-20 Authorizing the public sale of Sewerage System Refunding Revenue Bonds, Series 2020.

NEW BUSINESS

(None.)

INTRODUCTION AND FIRST READING

(All items introduced as submitted.)

B213-20 Authorizing the issuance of Sewerage System Refunding Revenue Bonds, Series 2020.

B214-20* Approving the Final Plat of "The Vineyards, Plat No. 8" located west of Dumas Drive and at the western terminus of Stone Mountain Parkway; authorizing a performance contract (Case No. 33-2020).

B215-20* Authorizing a right of use license permit with P1316, LLC for the construction, installation and maintenance of private trees and tree grates within portions of the future extension of Endeavor Avenue rights-of-way.

B216-20* Accepting conveyances for sidewalk and street purposes.

B217-20* Authorizing construction of the Stanford Drive PCCE #21 Sanitary Sewer Improvement Project; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contract.

B218-20* Authorizing construction of the Quail Drive storm water improvement project; calling for bids through the Purchasing Division.

B219-20* Authorizing a joint funding agreement for water resource investigations with the U.S. Geological Survey, United States Department of the Interior for groundwater monitoring of well sites in the vicinity of the McBaine wetland treatment units and the Eagle Bluffs Conservation Area.

B220-20* Authorizing a professional engineering services agreement with Black & Veatch Corporation for the design of a new southeast pump station.

B221-20* Authorizing a professional engineering services agreement with HDR Engineering, Inc. for design upgrades to the West Ash Pump Station.

B222-20* Authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services for the issuance of birth and death certificates and associated information technology activities.

B223-20* Authorizing a program services contract with the Missouri Department of Health and Senior Services for the Healthy Families Missouri Home Visiting program.

B224-20* Amending the FY 2020 Annual Budget by appropriating funds for the purchase of a uniform for an honor guard member and testing materials for the Fire Department's new recruit hiring process.

B225-20* Amending the FY 2020 Annual Budget by appropriating grant funds received from the National League of Cities for climate action activities.

B226-20* Authorizing Amendment No. 3 to the 2017 Master Services Agreement with N. Harris Computer Corporation, on behalf of its division Advanced Utility Systems, to implement changes to the budget billing payment plan calculation as part of the utility billing software.

B227-20* Authorizing acceptance of a grant from the U.S. Department of Justice - Office of Justice Programs, Bureau of Justice Assistance to provide funding to the Police Department and Fire Department relating to the City of Columbia COVID-19 response; amending the FY 2020 Annual Budget by appropriating funds.

B228-20* Authorizing an amendment to the memorandum of understanding with The Curators of the University of Missouri relating to primary response areas by law enforcement officers for property owned or leased by the University of Missouri together with certain roadways and intersections within and bordering the University of Missouri Campus.

B229-20* Authorizing an amendment to the memorandum of understanding with The Curators of the University of Missouri relating to primary response by law enforcement officers for off-campus apartment buildings leased by the University of Missouri and staffed by University's Residential Life Program.

REPORTS

REP43-20 Corrective C-2 Rezoning Authorization (Case #154-20).

(Action: Following the March 2017 adoption of the Unified Development Code (UDC), several isolated parcels located outside the new M-DT Mixed Use-Downtown District remained C-2 District. The former "interim" C-2 District regulations were incorporated into the Unified Development Code as Sections 29-2.2(b)(6) and 29-4.1(a). As part of the UDC adoption process, there was discussion that the C-2 district would be eliminated and that parcels zoned C-2 would be recoded. In total there were 26 parcels that remained zoned C-2.

In June and July 2017, the Commission and staff evaluated the 26 parcels. To aid in the evaluation process, the parcels were mapped into 1 of 4 different "zoning areas" based on their location. As a part

of each work session discussion, the Commission and staff evaluated each parcel, its use, and the surrounding land uses. Additionally, as part of evaluation process staff indicated that the property owners would not incur the rezoning costs associated with the proposed recoding except in instances where the property owner desired more intense zoning than that being recommended.

In March 2020, after working on a number of other priorities, staff was able to re-initiate action on this project and sent notification to 22 of the 26 C-2 parcels located in Zoning Areas 1, 3, and 4. Staff requested that affected property owners respond within 45-days of receiving the notice with questions or concerns about the recommended zoning for their parcel. As of this writing, staff has received four inquiries about the proposed zoning designations within these areas. Two of the inquiries were of general nature seeking clarification on what would be allowed within the proposed district, one was from the University of Missouri seeking clarification on the intent of the action, and one was from a parcel owner dissatisfied with the proposed classification.

The remaining four parcels are contained in Zoning Area 2. Two of these parcels are owned by Columbia College, one is the site of the Historic Mule Barn (Fay Street Lofts), and one is owned by the City of Columbia used as the “Wardrobe” thrift shop. Staff has been actively discussing potential recoding options with Columbia College officials and have been given feedback on what they believe are appropriate zoning designations. While this initial discussion has occurred the remaining two properties have not been contacted. Upon obtaining responses from the affected property owners, staff will seek separate authorization to initiate recoding on the parcels within Zoning Area 2. The request to initiate the recoding on parcels in Zoning Area 2 is anticipated within the next 45-60 days.

Given the limited nature of the responses relating to Zoning Areas 1, 3, and 4, staff is now prepared to move forward to the next step of the rezoning process which would include formal property owner notification of the intent to rezone the 22 parcels, preparation of a public hearing notice, and conducting the required Planning Commission hearing.

In initiating these applications, Council would not bind itself to a position on the map amendments; it would only authorize the process to begin. Peters asked about the Columbia Cemetery Association property. Are we rezoning the cemetery? Yes, there are just a few odd pieces that did not fit the original description.

There was no objection to proceeding.)

REP44-20 North Village Arts District Honorary Alley Naming Request.

(Action: The North Village Arts District (NVAD) seeks Council support to have the east-west alley between Tenth and Orr Streets north of Walnut Street given an honorary name, “Wabash Alley,” for the purposes of enhancing way-findings in the NVAD. If Council is supportive of this action, staff will prepare a formal report and legislation for Council’s consideration. The honorary naming would be similar to Council action taken to name Historic Vianello Way located between the Missouri Theater and the Shakespeare’s building.

The North Village Arts District acknowledges that honorary naming alley would not be an officially recognized alley name on City maps or change addresses of businesses that have alley access. Furthermore, the NVAD states that it will accept all costs associated with the installation of the honorary signage and indicates that such signs could be located within the two adopt-a-spots located on either end of the alley which are maintained by John Ott - a primary property owner of lots within the NVAD and along the subject alley. The NVAD is also open to other recommended locations should Council

support this request. If Council is supportive of the NVAD request for alley's honorary naming, staff will prepare a report and legislation for Council's consideration.

Fowler thought this was generally a good idea. Fowler said there have been two other renamings coming forward in North Central and Ridgeway and she has told those people to wait until after the budget hearings.

There was no objection to moving forward on this suggestion.)

REP45-20 Updating Exhibit A on B208-19 (Ordinance #023957): Memorandum of Understanding with Curators of University of MO for Greek Town operational authority, mutual aid and primary response by law enforcement.

(Action: In August 2019, ordinance 023957 (B208-19) was presented and approved by council for a memorandum of understanding between the University of Missouri and the City, which allows the University of Missouri Police Department (MUPD) to police the area known as "Greek Town" with operational authority and be the primary responder for calls in this area.

Per ordinance, the list of parcels constituting "Greek Town" may be amended from time to time in writing. After reviewing the list, it was determined that four (4) properties were originally left off the Exhibit and need to be added now. The four properties being added are: Alpha Phi Annex (911 Curtis Ave, Columbia, MO 65201); Phi M Annex (912 Curtis Ave, Columbia, MO 65201); Sigma Tau Gamma (913 Curtis Ave, Columbia, MO 65201); and Christian Campus House (704 S College Ave, Columbia, MO 65201). All other properties on the original Exhibit remain the same.

The Mayor asked if the current response system was working well? The chief said it is working fine and the MUPD have some tools at their disposal that we do not. Is there a time limit on this? No.

There was no objection to moving forward.)

REP46-20 Collaborative Adaptive Management (CAM) Progress Report 2017-2018 from the CAM Stakeholder Committee.

(Action: The Hinkson Creek Collaborative Adaptive Management (CAM) Stakeholders and Municipal Separate Storm Sewer System (MS4) permit holders (City of Columbia, County of Boone, and University of Missouri) have prepared the CAM Progress Report 2017-2018. The purpose of this report is present a summary of the activities of the Stakeholder group and the actions taken as part of the CAM process.

In Spring 2012, a five-party Collaborative Adaptive Management Agreement was negotiated to settle the Hinkson Creek TMDL (Total Maximum Daily Load) litigation. The parties to the agreement are the City of Columbia, Boone County, the University of Missouri (partners in the local Municipal Separate Storm Sewer System (MS4) permit), the United States Environmental Protection Agency (EPA) and the Missouri Department of Natural Resources (MDNR). According to the CAM Agreement, the MS4 permit holders and CAM Stakeholder group are to provide a periodic report summarizing the activities of the Stakeholder Committee and progress of the CAM process. This progress report -includes presentations and reports, field trips, actions and status of those actions. Each item has website links to the information provided to the Stakeholders. The Hinkson Creek CAM Stakeholder group approved this report for the 2017-2018 reporting period at their December 9, 2019 meeting.

The actions/proposals approved by the Stakeholder Group during the report period include the El Chaparral Riparian Restoration project and the Hinkson Creek Macroinvertebrate Data

Mining Study. This project is an intergovernmental agreement funded equally by the City, Boone County and the University of Missouri. Geosyntec Consultants was awarded the contract in August of 2019, and the study is expected to be completed by the end of 2020.

Other items of note include the CAM Summit that was held on April 10, 2017, as a joint meeting of the Stakeholder Committee, Science Team, and Action Team to discuss current status and future direction of the CAM process. At that meeting, the group decided to delay MS4 partner funding (previously funded by MDNR) of the twice yearly macroinvertebrate sampling for the next 1-3 years until a targeted sampling approach could be developed. In addition to the Progress Report, the CAM website, www.helpthehinkson.org, is updated regularly to provide meeting minutes for each of the various committees as well as more information regarding the CAM process.

Skala noted that this has been difficult to have virtual meetings. When will we be back on regular schedule? Staff does not know, but overall it has been successful.

No specific action was taken.)

REP47-20 Monthly Finance Report.

(Action: Last month, the city council asked the city Finance Department to provide a monthly finance update in order to better identify changes in process or items of particular interest that are discovered in the prior month. This is designed to be educational in nature and does not constitute authorization for any specific financial transactions or policies.

The following is an example of the type of report that will be issued once a month going forward:

Accounting

The accounting department is currently working on requests for information and interviews with the Performance Auditors, Rubin Brown. We are also monitoring expenditures and grants related to Covid-19, as well as finishing entries for July.

Business Licensing

The Business License Division is working incessantly to process business license renewals and payments for license year ending July 31, 2020. We're glad to report that the number of new business license applications is remaining steady at approximately 30 new applications per month for the months of March through July which is consistent with the number of new applications for this same time period in 2019.

Purchasing

The Purchasing division is currently working on the following high priority RFP's that will be issued during the month of August:

- Growth Impact Study, Legislative Consultant, Banking and Merchant Services, Architectural Design Services for Fire Department Station #11, Cost of Service Study (Utilities), Solid Waste Route Management System,
- The Purchasing Division is currently working on the following high priority projects that are in the evaluation process or contract negotiations are being conducted:
- Purchasing Card Services, Temporary Employment Services, Demolition of Hangar 350 Project at COU, Engineering Services - West Ash Pump Station, Engineering Services – Southeast Pump Station and Pressure Zone Establishment
- As of the first week of August, the Purchasing Division has/is working on 153 total bid events for Fiscal Year 2020. In Fiscal Year 2019, 146 bidding events conducted/completed in the entire fiscal year.

Risk Management

- Risk Management is currently working on completion and submission of insurance applications for renewal of multiple coverages on October 1, 2020. Final offers will be provided by our insurance broker so selection of the best product and most cost effective coverage can be selected.
- We are exploring remote safety training options through the use of ProProfs - Training Maker. In person training sessions are being planned for multiple operations where social distancing is possible. For many operations, this means we will schedule multiple sessions for larger staff to accommodate the spacing necessary. We continue to work with City departments to address questions about safe work practices, including those associated with COVID 19.
- The Risk Manager is involved in insurance requirements for the construction at the Airport. We are also working with Legal and Purchasing to ensure consistent insurance requirements in contractual agreements.

Treasury

The Treasury Division is currently working on integrating various City payment gateway systems with City accounting systems; finishing the most recent system last month with the parking gate arm system. Additionally, the team is working to inventory and list the many miscellaneous payments that come in, in an effort to more effectively document and automate payment entries. Finally, we have worked diligently with IT to make payment processing improvements for utility customers, and are working currently on the implementation of a new utility customer portal, as well as an overall redesigned utility cashing customer experience.

Quarterly Revenue Reports

- General Fund revenues for the third quarter totaled \$17,070,334 down 16% (\$3,304,810) from the second quarter, and down 13% (\$2,657,456) from fiscal year 2019 third quarter.
- General Fund expenditures for the third quarter totaled \$18,813,865 down 11% (\$2,368,157) from the second quarter, and down 3% (\$580,767) from fiscal year 2019 third quarter.
- General Fund total year to date revenue, including operating transfers from other funds, totaled \$62,139,882 at month end 6-30-20. General Fund total year to date expenditures, including operating transfers to other funds, totaled \$59,021,565. Revenues over expenditures year to date for the month ending 6-30-20 totaled \$3,118,317 for the General Fund.

REP48-20 Amendment to the FY 2020 Annual Budget - Intra-Departmental Transfer of Funds.
(Action: None required.)

GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Public

One speaker indicated that he will now serve as chair of the Water & Light Advisory Board. He pledges to improve their reporting to council and believes that the quality of their information will help council members make better decisions. We are going to make a board book available to the city council and will help focus on critical elements of policy. If you have any specific concerns, please let us know. He replaces Jay Hashheider. The Mayor appreciated the efforts as did Skala. Skala asked if reporting

problems from the past had been resolved. The speaker indicated that the whole reporting system is better now.

The last speaker said he understood that we are going forward doing nothing with the trash system at this. Peters said that was basically right. Skala said actually they will be coming back with additional ideas, and they will look at that in the short term. He also thought the lobby area was too small for guests. He also wanted to note that there have been places where COVID was mixed with legionnaires disease. He thinks when kids come back to school, be careful about running the AC. It could spread disease. Finally, China has launched three satellites. They are Electromagnetic Pulse Missiles and could shut down everything in the world all at once.

Council

Skala noted that the Keene Street Roundabout is now done and it works.

Peters thanked the staff for putting out signs for students relating to students moving into town and being responsible social distancers.

Fowler said she wants to look at drilling and trenching in neighborhoods and whether or not they have to post bond and how we satisfy neighbors concerns. Pitzer said its weird because he thought that in some cases, they weren't pulling permits. The mayor said he thought we passed a whole package about that. The City Manger said sometimes companies just ignore the rule or are not clear about what they need until they are reminded. Fowler said she wants to clean up the process.

Staff
(None.)

ADJOURNMENT
(Time: 10:53 PM)

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