



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, July 15, 2019  
5:00 PM

Work Session

Conference Room  
1A/1B  
Columbia City Hall  
701 E. Broadway

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#### I. CALL TO ORDER

The meeting was called to order at approximately 5:05 p.m.

**Present:** 7 - Ruffin, Trapp, Thomas, Peters, Treece, Skala, and Pitzer

**This item is open to the public:** Investment Policy Update

**Attachments:** [Pension Presentation](#)  
[Proposed Pension Investment Policy 2019](#)  
[PR181-09 Pension Investment Policy](#)

Janet Frazier, Interim Finance Director introduced Marc Shegoski and David Sears with UBS Consulting. Ms. Frazier stated that Chapter 18-24 of the City Code specifies responsibilities and composition of the Investment Committee. The Police and Fire Boards voted in June to recommend a change to the composition of the Committee. These two boards have been meeting jointly to review and recommend investments. The current ordinance specifies that two members from each board comprise the Investment Committee with a total of four voting members. They recommend amending Chapter 18-24 so the Investment Committee would consist of 8 voting members. Additionally, a Statement of Investment Policy has been reviewed annually and addendums have been added. The boards felt that the Council may need to re-approve the Policy. The boards voted to approve a new Statement of Investment Policy in June. Council asked when this policy was last updated. Ms. Frazier stated that the last update to the policy was done in 2009. Mr. Shegoski added that there were several attempts to get updates to the Council, but none were ever brought forth for a vote by the Council. Mayor Treece asked for clarification on the role of UBS. Mr. Shegoski explained that they are contractual fiduciaries that consult on the City pensions. Ms. Frazier stated that there is a new policy that has been approved by the pension boards and will be brought forth for Council approval. Mr. Shegoski reviewed the changes in the proposed policy which would bring the language in line with City Code Chapter 18 and state statutes as well as change plan asset allocations. Mr. Sears explained that over time the actual portfolio has been allowed to drift toward more growth and equity bias. They updated the target allocation to be slightly more growth allocated. The driving force for moving away from 50/50 is based on the actuarial assumptions. Actual allocations for the past few years have been 65/35. They have not allowed it to go less than 35% bonds. When it approaches that, they adjust. Councilperson Pitzer asked if the adoption of this would allow real estate as a permissible investment. Mr. Sears stated that there is no proposal on the table that would include real estate at this time. Councilperson Peters asked what commercial paper is. Mr. Sears replied that commercial paper is borrowing short term for operating uses, not for buying plants or equipment, etc.

Ms. Frazier stated that the next step is to bring this forward as a policy resolution for City

Council vote. The policy is the responsibility of the Council, but the actual investing is the responsibility of the Finance Director or designee. Ms. Peters felt that something needs to come to Council so they are aware of what's going on. Mr. Shegoski stated that typically they go in to see clients at least once a year to review the portfolio with Council and would be happy to do that for Columbia. Mayor Treece asked what the portfolio is at now. Mr. Sears stated that the current portfolio is around \$130 to \$135 million. If everyone retired today, the fund would be about 35% under-funded.

There was general council agreement that the Council should receive an update annually on the portfolio every March. Mayor Treece asked when the last time the services for a contractual fiduciary were rebid. Cale Turner stated that this was done as an RFP in 2016 and will run through 2022.

### **This item is open to the public: Airport Terminal Update**

**Attachments:** [Airport Terminal Update Presentation](#)

Stacey Button, Director of Economic Development, stated that the total cost of the terminal project is \$35.3 million. She reviewed a map of the airport, noting the existing terminal and hangar locations compared to the proposed new Terminal 1X and Hangar 350. Site two was a greenfield site and would have taken much longer to get approval on, so these were the best locations. She reviewed progress to date noting that this spring the documented CATEX environmental review in began and the STAMP and Revised ALP was submitted to FAA for Site 1X. Currently that Hanger 350 and Taxiway C2 projects are underway.

Ms. Button stated that Phase 1 spans from 2020 to 2022 at a cost of \$20 million. This phase includes the operational terminal building. She reviewed some of the milestones and the timeline for Phase 1 noting a groundbreaking event some time this summer. There are a couple public participation opportunities during this phase before construction begins first or second quarter of 2022. Council will have the opportunity to review the finalists for the design/build phase. Councilperson Pitzer asked if the operational terminal building is the full building. Ms. Button stated that it is the full building with all elements included. Mr. Pitzer asked what potential choke points there might be on the process. Ms. Button stated that they have created a fairly conservative time line, but the weather would be the biggest factor for hold-ups during construction. Ms. Button continued noting that the financing for all phases will be approved by FAA with the STAMP approval. Phase 1 funding is comprised of all local sources including a 20-year Special Obligation Bond, loans from the City's Designated Loan Fund, Transportation Sales Tax, and the Temporary Hotel/Motel Tax Cash Collected. The loan fund will be paid by general operational revenues.

Ms. Button stated that Phase 2 spans from 2023 to 2025 at a cost of \$9.4 million which includes the terminal amenities like lobby upgrades, concessions, etc. An RFQ will be issued and construction will be in 2024 or later depending on what's needed. The process for the Percent for Art project will also be included in this phase. Financing for Phase 2 will be local and federal sources including: FAA Grant funding, the City's Designated Loan Fund, and other airport revenue sources such as a \$5/day parking fee and other potential revenues with tenant agreements such as rental car agencies, etc.

Phase 3 will begin in 2026 at \$5.9 million. This will include parking upgrades and airport administration and other office needs. Milestones are not set for this phase until the specific needs are more defined. The funding for this phase will all be local again utilizing the City's Designated Loan Fund, and additional airport revenue sources generated by airport operations. Ms. Button reviewed the next steps noting the terminal should open in the spring of 2022.

**This item is open to the public:** Discussion on Climate Action and Adaptation Plan Commission

**Attachments:** [Presentation](#)  
[Community Climate Commission - examples](#)

Barbara Buffaloe, Manager of the Office of Sustainability, stated that Council has heard there is a need for a commission to assist with the implementation of the Climate Action and Adaptation Plan (CAAP). She has reviewed what other comparable communities have done in terms of forming a commission for similar needs. She is seeking Council direction on what the commission should look like so she can come back with a resolution. The purpose of the commission as it has been suggested in the CAAP are to: be advisory to the Council and staff on progress of the CAAP plan, to provide diverse perspectives, social networks and expertise, and to present annual progress reports and budget priorities to Council.

Ms. Buffaloe provided a handout of examples of similar commissions in comparable communities noting that Ft. Collins, Colorado has a productive commission with a good guiding document. Dubuque, Iowa evolved an existing commission into a new one with some similar members from the existing commission. Flagstaff, Arizona is also a good example which operates as a sub-committee. Ms. Buffaloe reviewed the purpose, membership requirements and reports of the Environment and Energy Commission (EEC), Mayor's Task Force on Climate Action and Adaptation Planning, and the proposed Community Climate Commission as outlined in the CAAP plan.

Mr. Glascock would like to know what Council would like to see on this. Mayor Treece asked if Council felt a Community Climate Commission is needed. Mr. Skala felt it is needed and could take over the nuts and bolts of what the Task Force has started. Mayor Treece stated that he is not eager to create a new commission. If a permanent commission is created, he would like to see it pull from members of existing commissions. Ms. Buffaloe added that the EEC has historically focused on city issues and Boone County has not typically had input or engagement. She plans to reach out to them to see if they are still interested in representation on the EEC. Councilperson Thomas felt that it is important to include the County on this moving forward. Mayor Treece felt that changing the scope of the EEC and potentially the membership requirements to move forward with the CAAP would work. Mr. Pitzer liked the intersectionality on the Task Force and understood that community wide there is a lot of support for the CAAP Plan. He felt that the intersectionality would be captured by the groups shown here if we can be mindful about the voices included. Councilperson Trapp agreed the EEC could take over a lot of the work of a Community Climate Commission. Replicating the Ft. Collins model might allow for flexibility. There was Council agreement to retool the EEC with a scope inclusive of the work expected from the Community Climate Commission. Mr. Skala noted that the EEC also does some other work that he would like to ensure isn't lost. Ms. Buffaloe did a review of projects the EEC has worked on in past years and she found that most of those projects were also taken up by other groups or were projects that could have been taken up by other groups.

Ms. Buffaloe has brought this discussion up with the EEC and they are okay with changes. Questions were mostly based around their positions remaining on the group. Mr. Thomas stated that the CATSO Plan has a big impact on transportation and he recommends this commission study that plan early on for input. Mr. Glascock stated that in addition to the CATSO Plan, there are many other plans that must be looked at when implementing the CAAP. There was general council consensus that Ms. Buffaloe bring back a resolution to retool the EEC to take on the role of a Community Climate

Commission.

**This item is open to the public:** Motion for the City Council of the City of Columbia, Missouri to meet on Monday, July 15, 2019, in Conference Room 1A and 1B of City Hall, 701 East Broadway, Columbia, Missouri, for a Closed Meeting to discuss the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded, as authorized by Section 610.021(3) of the Revised Statutes of Missouri, and to discuss individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment, as authorized by Section 610.021(13) of the Revised Statutes of Missouri.

**At approximately 6:13 p.m., Mayor Treece made a motion for the City Council of the City of Columbia, Missouri, to immediately go into a closed meeting in Conference Room 1A/1B of City Hall, 701 E. Broadway, Columbia, Missouri, to discuss the hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded as authorized by Section 610.021(3) of the Revised Statutes of Missouri and individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment as authorized by Section 610.021(13) of the Revised Statutes of Missouri. The motion was seconded by Mr. Skala.**

**Yes:** 7 - Ruffin, Trapp, Thomas, Peters, Treece, Skala, and Pitzer

**This item is closed to the public:** See attached notice of closed meeting.

**Attachments:** [Notice of Closed Meeting](#)

At approximately 6:14 p.m., the City Council went into closed session pursuant to RSMo Sections 610.021(3) and (13).

## II. ALL OTHER ITEMS THE COUNCIL MAY WISH TO DISCUSS

None.

## III. ADJOURNMENT

The closed meeting adjourned at approximately 6:42 p.m.