



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, June 1, 2020
6:00 PM

Pre-Council

Council Chamber
Columbia City Hall
701 E. Broadway

(One or more council
members may
participate via
videoconference.)

I. CALL TO ORDER

The meeting was called to order at approximately 6:01 p.m. Mr. Thomas and Mr. Skala participated via videoconference.

912 East Walnut

Attachments: [912 East Walnut Presentation](#)

City Manager John Glascock stated that 912 E. Walnut is a building in a parking lot that was purchased for Solid Waste. The parking lot has been set up for solid waste, but further direction is needed on what to do with the building on the lot. He introduced Utilities Director Dave Sorrell to present additional information.

Mr. Sorrell stated that the property at 912 Walnut was purchased for a solid waste collection site. At the time, the idea was to plat the property into two lots and sell the portion with the building to another entity. Since that time, the Historic Preservation Commission has identified the potential historic value of the property and the question of the ultimate use of the portion not necessary for solid waste collection needs to be addressed. He reviewed several options for the property after platting including: selling the portion with the existing structure to another entity, transferring the portion with the existing structure to another department for use as part of conducting business, or transferring the portion with the existing structure to another department for restoration as a historic property or potentially as housing or office space. Mr. Sorrell indicated he would like guidance from council on how to proceed.

Mayor Treece asked the most recent use of the building. Mr. Sorrell replied that the building is split into three apartments, which are currently rented. There is also a small office space which is vacant. The rent amount for the apartments seem to be competitive for the condition, size, etc. The rentals are currently being managed by Hawthorne Management.

Mr. Skala hoped to try to preserve some of the property for historic preservation purposes while also continuing the needed trash collection in the back if possible. He understood that council may want to go in one direction or another and with budget issues, a discussion is certainly needed, but he was inclined to protect the options he noted. Mayor Treece was inclined to continue the rentals with the current management or a realtor if there is a way to limit the City's risk through some kind of triple net lease or other approach. This could be added to a real estate portfolio for the City, which could be

better managed and utilized in the future. Should the building be sold at any point, restrictive covenants should be put in place to protect the street face and historic integrity. Mr. Trapp agreed with a restrictive covenant suggestion and felt it would be worth vetting that concept with the CID and other relevant stakeholders. The value does need to be recouped at some point for ratepayers though.

Mr. Pitzer asked if we are incurring or anticipating any costs on the building. Mr. Sorrell stated that the only costs would be any major repairs that might be needed on the building. All minor maintenance is paid for through the management company. Council already approved the other work, so the electric work is already and pavement replacement still needs to be completed to support the weight of the compactor. Then they can move in the compactor and add fencing. Mr. Pitzer felt that he would rather the City not be the long-term owner of the building. Ms. Peters felt it's not a pressing issue, so it's something to keep in mind moving forward and while we don't want to keep it long-term, some other options might be considered.

Mr. Thomas felt it should be well used consistent with the Comprehensive Plan and other policies. He suggested the deed be moved over to the Community Land Trust. Mr. Trapp stated that the City would have to pay for it because when that piece of land was bought by the Solid Waste Fund and once the housing portion is dealt with, we'll know what the lot cost is, which will be paid out by the Downtown Solid Waste District. That small group will then have to pay the net cost of what that property is, so it would need to be purchased for the Land Trust, not just given to them. Mr. Thomas stated that should be considered to help achieve the goals of affordable housing downtown.

Mr. Skala summarized that there was council consensus in not being the long-term landowner and to preserve some options with respect to Solid Waste and perhaps looking toward selling this property in the future but with restrictions to protect the property.

Water Treatment Plant

Attachments: [Water Treatment Plant Presentation](#)

Mr. Sorrell introduced Engineering Manager, David Storvick and Engineering Supervisor Shawn Carrico, who will be the project manager for this project. Mr. Sorrell provided an update on the status of the McBaine water treatment plant improvements noting that the proposals for design services were received on April 24, 2020. Consultant interviews were conducted on May 29, 2020 and the interview committee will select a consultant then negotiate fee and scope. After an agreement is reached it will be presented to Council for approval at the second meeting in July. He reviewed some of the plant rehabilitation and improvements included in phase 1. The scope will also include further alternative treatment analysis for future improvement phases. If the design contract is awarded in August he expects the design completion to occur in the fall of 2021, with permitting and the project ready for construction bidding in winter. He anticipates the completion of the construction to be fall 2024. The total cost was estimate at \$24 million which is approved to be bonded. The council briefly discussed the improvements included in the scope. Mayor Treece had concerns that this project has gone on for several years and would like to see it get back on track. Mr. Sorrell confirmed the new time frame would allow this to come to Council for introduction at the second meeting in July and action taken at the first meeting in August. The project should stay on track moving forward and he was not sure why it has taken so long.

Mr. Sorrell stated that bids for the aerators are currently due June 5, 2020 (Bid date was extended due to Covid-19) and staff recommends incorporating this work with the Water Treatment Plant Upgrade Project. He noted that the primary issue with the existing aerators is the supply piping which can be repaired. Mr. Sorrell was concerned about

replacing them separately from the water plant because if the water plant will end up having more capacity, then installing a smaller capacity aerator will end up being insufficient. Mr. Sorrell confirmed that the Black & Veatch assessment identified the aerators as not functioning efficiently, but he was not sure if the recommendation to replace them was a high priority. The operation and capacity of the aerators was discussed. Mayor Treece recalled a statement made by Mr. Sorrell that we should continue hauling residuals instead of building a pipeline to the river. Mr. Sorrell confirmed that is his recommendation and land application should continue. The amount of residuals would also decrease each year if the aerators are replaced. Mr. Pitzer asked if there is a cost estimate for the aerator replacements. Mr. Sorrell replied it would be \$1.3-\$1.4 million. That could be included with the restoration project, but could be done as part of an early bid package so it did not have to wait until 2024. Mr. Pitzer asked if the scope of the project has changed since the original discussion two years ago. Mr. Sorrell replied that the scope was modified in December 2019 and that is what went out to bid. He was not sure if that scope had changes from the previous project scope from 2018. Further detail was discussed on the alternative treatment analysis and the purpose of that work. Mr. Sorrell added that there will be periodic public meetings where goals will be established. Mr. Pitzer felt that a goal should be established first. Mr. Sorrell replied that the intent would be to shortlist the alternatives and determine what they are capable of before we say what can or cannot be met. From there goals could be determined. This was briefly discussed. Mr. Sorrell added that source water classifications also need to be considered and those are determined by Missouri Department of Natural Resources based on water quality.

Mayor Treece asked if the four RFP submissions are going to be evaluated with the desired improvement focused on repairing the plant to restore chlorine only disinfection as the methodology. Mr. Sorrell said yes. Mayor Treece asked what choice would be coming to council for consideration. Mr. Sorrell replied that the selection committee will select the consultant and a detailed scope of services will be brought to council for the design of the work. Public input meetings will take place as the design work is being done by the consultant. They briefly discussed the logistics of the project including the need to fill reservoirs, complete the process of securing elevated storage and plan to have the plant would be out of service. Mr. Pitzer inquired about the status of the other two major components of the initial bond funding, the new southeast pump station and the West Ash upgrades. Mr. Sorrell replied that the RFP's have been out and interview schedules will be set next week. A site has been identified for the pump station, but not yet approved. He plans to bring back the site and water tower for consideration at the same time.

Mr. Glascock added that he supports Mr. Sorrell's recommendation to hold off on the aerators in order to include these with this RFP. The pipe to the broken aerator can be repaired for a reasonable cost as opposed to a much higher cost down the road. He would like to repair the fourth aerator that way and then include all of the aerator replacements with this RFP.

II. ALL OTHER ITEMS THE COUNCIL MAY WISH TO DISCUSS

No other items were discussed.

III. ADJOURNMENT

The meeting adjourned at approximately 7:00 p.m.