



City of Columbia, Missouri

Meeting Minutes

Community Land Trust Organization Board

Tuesday, February 11, 2020

6:30 PM

Regular

Room 1C, City Hall

701 E. Broadway
Columbia

I. CALL TO ORDER

The meeting was called to order by Mendenhall at 6:31 pm.

II. INTRODUCTIONS

Present at the start of the meeting were board members Ferlazzo, Rhoades, LaBrunerie, Maze, Mendenhall and Cristal, as well as city staff Clark and Cole and several members of the public.

Present: 7 - Shirley Rhoades, Anthony Stanton, Alexander LaBrunerie, Susan Maze, Richard Mendenhall, Scott Cristal and Damon Ferlazzo

Excused: 1 - Linda Head

III. APPROVAL OF AGENDA

Done within voting on the minutes.

IV. APPROVAL OF MINUTES

Approval of the Minutes

Attachments: [Draft January 14, 2020 CCLT Minutes.pdf](#)

[Draft December 18, 2019 CCLT Minutes-Revised.pdf](#)

[Draft November 12, 2019 Minutes-REVISED.pdf](#)

The November 12th minutes were asked to be reviewed as the treasurer's report vote was not recorded in the minutes.

Motion to Approve the corrected November 12, 2019 Minutes and today's Agenda:

Maze

Motion to 2nd: Rhoades

Not voting: Stanton, Cristal, Ferlazzo, Head

Motion passes: 4:0

Ferlazzo and Cristal chose to abstain as they were not voting members at the discussed meeting.

The December 18th minutes were requested to be reviewed by Clark as in the meeting the Grounded Solutions membership was shared and voted on as \$100, but was written in the minutes as \$400. This correction had been made.

Motion to Approve the corrected December 18, 2019 Minutes: Ferlazzo

Motion to 2nd: Cristal

Not voting: Stanton, Head

Motion passes: 6:0

Motion to Approve the corrected January 14, 2020 Minutes: Cristal

Motion to 2nd: Rhoades
Not voting: Stanton, Head
Motion passes: 6:0

V. SPECIAL ITEMS

None.

VI. REPORTS

Treasurer's Report

Attachments: [January Financials.PDF](#)

LaBrunerie shares that on the reporting the board will see a "Marketing Expense" from the January 16th event. The event received several donations for the event from sponsors.

Motion to approve the Treasurer's Report: Maze

Motion to 2nd: Stanton

Not Voting: Head

Motion passes: 7:0

Donations Recieved January and February 2020

Attachments: [Donations Received Jan and Feb 2020.pdf](#)

The board reviews the donations received. There is discussion about reviewing donations at the board meeting and whether it should or should not be done regularly. The board discusses that a formal donation policy must be in place soon.

Motion to approve the donations received: Maze

Motion to 2nd: Cristal

Not Voting: Head

Motion passes: 7:0

VII. OLD BUSINESS

January 16th Event-Recap

Cole shares that he felt the event was excellent and the panel went very smoothly. He notes that Rhoades comments during the discussion after the event added a lot of value as well.

Grounded Solutions Membership

As discussed in the minutes the cost of the Grounded Solutions Membership was incorrectly stated and voted on as \$100 in the December meeting. The correct price is \$400.

Motion to approve the Grounded Solutions Membership at \$400: Mendenhall

Motion to 2nd: Stanton

Not voting: Head

Motion passes: 7:0

Letter of Engagement-Review of Financial Statements and Audit Services

Attachments: [Letter of Engagement Draft Columbia Community Land Trust.pdf](#)
[Proposal Columbia Community Land Trust.pdf](#)

Cole shares that he and Clark met with Bill Kruse to discuss what the review and audit would look like. They were very pleased with the initial meeting. Cole shares that the CCLT board could have their attorney review the proposal prior to signing as there is a lot of legal language in the document.

Motion to approve Caleb Colbert the CCLT attorney reviewing the proposal for Letter of Engagement with Hauk and Kruse : Mendenhall

Motion to 2nd: Cristal

Not voting: Head

Motion passes: 7:0

Mendenhall recommends the motion be modified to approve the contract with Hauk and Kruse following the review by CCLT Attorney Colbert: Mendenhall

Motion to 2nd: Maze

Not voting: Head

Motion passes: 7:0

VIII. NEW BUSINESS

Direct Staff to Consult CCLT Attorney Regarding a Policy of Accepting Donation of Land or Property

Cole shares that members of the community approached staff to share that they would be interested in pursuing the donation of their home into the Land Trust within their will. The board shares their interest in the idea. The board shares that they would like to ask the attorney for a price quote on what drafting that policy would potentially cost and if the CCLT can financially pursue that at this time.

Motion to direct staff to obtain a price quote from CCLT attorney regarding a policy of accepting a donation of land or property: Mendenhall

Motion to 2nd: Ferlazzo

Not voting: Head

Motion passes: 7:0

Chris Ross-Dog Kennel Request

Ross a homeowner on Lynn street requests the board approve that he put a dog kennel behind his home on what is considered the common lot between four homes on Lynn Street. The board asks where it would be located and was shown pictures of the types of kennel Ross intends to put there.

Motion to approve the dog kennel behind Ross's home: Mendenhall

Motion to 2nd: Cristal

Not voting: Head

Motion passes: 6:1

IX. GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Maze shares the board should really begin looking into a gift acceptance policy with the potential of another larger donation in March.

Mendenhall shares that utilizing a "matching gift" encourages more donations and would a donor be open to that.

X. MOTION TO GO INTO CLOSED SESSION

Motion to go into closed session pursuant to RSMO 610.021 (12) Sealed bids, drawing and proposals.

Attachments: [CCLT_Closed Meeting Notice 2.11.2020-Sealed Bid.pdf](#)

7:16 pm Motion to go into closed session pursuant to RSMO 610.021 (12) Sealed bids, drawing and proposals: Maze

Motion to 2nd: Stanton

Roll Call Vote:

Stanton: Yes

Maze: Yes

Cristal: Yes

Ferlazzo: Yes

LaBrunerie: Yes

Rhoades: Yes

Mendenhall: Yes

Yes: 7 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Cristal and Ferlazzo

Excused: 1 - Head

7:41 pm Motion to go out of closed session pursuant to RSMO 610.021 (12) Sealed bids, drawing and proposals: Maze

Motion to 2nd: Mendenhall

Roll Call Vote:

Stanton: Yes

Maze: Yes

Cristal: Yes

Ferlazzo: Yes

LaBrunerie: Yes

Rhoades: Yes

Mendenhall: Yes

Yes: 7 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Cristal and Ferlazzo

Excused: 1 - Head

Motion to go into closed session pursuant to RSMO 610.021 (2) Leasing, purchase or sale of real estate.

Attachments: [CCLT_Closed Meeting Notice 2.11.2020.pdf](#)

7:41 pm Motion to go into closed session pursuant to RSMO 610.021 (2) Leasing, purchase or sale of real estate: Maze

Motion to 2nd: Stanton

Roll Call Vote:

Stanton: Yes

Maze: Yes

Cristal: Yes

Ferlazzo: Yes

LaBrunerie: Yes

Rhoades: Yes

Yes: 7 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Cristal and Ferlazzo

Excused: 1 - Head

7:49 pm Motion to go out of closed session pursuant to RSMO 610.021 (2) Leasing, purchase or sale of real estate: Maze

Motion to 2nd: Stanton

Roll Call Vote:

Stanton: Yes

Maze: Yes

Cristal: Yes

Ferlazzo: Yes

LaBrunerie: Yes

Rhoades: Yes

Yes: 7 - Rhoades, Stanton, LaBrunerie, Maze, Mendenhall, Cristal and Ferlazzo

Excused: 1 - Head

GENERAL COMMENTS BY PUBLIC, MEMBERS AND STAFF

Some discussion was had about the electric verses gas for heating homes.

XI. NEXT MEETING DATE

March 10, 2020

XII. ADJOURNMENT

Motion to adjourn: Stanton

Motion to 2nd: Maze

Not Voting: Head

Motion Passes: 7:0