



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, November 15, 2021  
4:30 PM

Pre-Council

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

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#### I. CALL TO ORDER

Mayor Treece called the meeting to order at approximately 4:33pm.

**Present:** 7 - Thomas, Peters, Treece, Skala, Pitzer, Fowler, and Waner

**This item is open to the public:** Motion for the City Council to immediately go into a Closed Meeting in the Conference Room 1A/1B to discuss:

- Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.
- Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment pursuant to Section 610.021(13) RSMo.

Mayor Treece made a motion to immediately go into a Closed Meeting in Conference Room 1A/1B to discuss: hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded pursuant to Section 610.021(3) RSMo.; and, individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment pursuant to Section 610.021(13) RSMo.

Council member Skala seconded the motion.

The vote was recorded as follows: Voting YES: WANER, THOMAS, PITZER, PETERS, TREECE, SKALA, and FOWLER. Voting NO: NO ONE.

**This item is closed to the public:** Closed Meeting in Conference Room 1A/1B

**This item is open to the public:** Ameren Site

**Attachments:** [City of Columbia PP](#)

City Manager Glascock introduced a representative from Midwest Environmental Consultants and welcomed him to talk about the Ameren Site and their research findings.

Presenters: Lindsey Henry and Richard Elgin

Lindsey: The city hired Midwest Environmental consultants to do a review of Orr Street project Columbia Ameren Gas property.

The research was conducted following concerns about the Orr Street Columbia gas property which has been in operation since 1875 to 1932. In 1994, EPA did a phase one property assessment of approximately 40 of these gas sites. EPA also conducted an excavation of a site between Orr Street and West of James Street. This led to the removal of 34,000 tons of contaminated materials.

In phase two, Ameren came in 2013 (project area of interest shown on power point presentation) - went through MDNR voluntary cleanup program and Ameren got approval through the DNR for that property. Ameren removed another 32,000 tons of contaminated materials.

Council member Fowlert asked: In phase 1 - the land was under the fire department?  
Response: Yes followed by a display of a map as shown in the powerpoint presentation document attached herein.

Council member Fowler: How deep below grade is the sheet wall?

Lindsey: The sheet wall was gone. Ameren did 5 phases of excavation around the area of the project, and put a touch to help contain some of the elocasts. As part of that work, Ameren relocated the storm sewer as shown in the excavation grid on the map attached below. The map shows where Ameren took samples from different elevation sites, e.g. a grid of 0-3, 3-10, and 10-20feet deep. After excavation work was completed, they took confirmation samples on floor to prove that they took large quantities of contamination materials (see detail)

Ground water sampling results are also presented on the Orr Street property map. See the map showing different samples in 2005, 2007, 2009, and 2011 which all show no contamination at the levels they sampled up until 2011.

Ameren got a certificate of completion from MDNR through their Voluntary Clean-up Program and a letter which states - Based on the work completed as shown in the samples presented the Department has decided that the sites should stay for all reasonably anticipated land use. But they have to put these limitations into consideration:  
Residential use

Soil disturbance work - has to be done by an approved plan.

Make sure that construction workers are advised if they reach the range of 3ft to 10ft of water-sewer work.

They can't drill or use any underground water - which the city has put in their own water system. The certificate of completion therefore included Activity and Use Limitations (AULs) - named above as Environmental Covenants. Ameren was given permission to control these covenants and have the ability to sell that process and restrictions to the buyer of the property.

City Manager Glascock asked if Lyndsey and colleagues found anything that wasn't in the report.

Lyndsey: the only thing they found was wells which they recommend - should be abandoned properly in accordance with the construction laws.

Council member Skala: Two things that may be a concern are:

In depth instances, potentially hazardous - protection for works to dig and continue. Also there are some hotspots from the 20ft range if they go that far - being able to cover them mitigates the problem.

There are areas that are not clear if they were sampled, but not covered by the second excavation. Is there a research story in terms of numbers - we saw the numbers about the excavated spots but not any numbers with respect to those areas in this property that we are interested in that were not covered by the excavation.

Lyndsey: Based on the drilling plan - there was another drilling plan that went outside these levels - considered lower levels - sufficial areas below 16ft.

Council member Fowler: It looks like there is a storm sewer pipe that runs across the land on an illustration map - when talking about the need for capacity in that area is part of the plan.

Council expressed support for moving forward with the purchase of the Ameren site. Staff to bring forward appropriate legislation for introduction and first read.

**This item is open to the public: Local Use Tax (Wayfair Fix)**

City Manager Glascock invited the County Commissioners to talk about wayfair, use tax, State Laws, and Federal Laws that give the city permission to move ahead with an election - suggest April 2022.

City Manager Glascock opened the meeting for discussion with the County Commissioners.

Mayor Treece thanked County Commision Janet Thomson and Justin Aldred for joining the Pre-Council Meeting today. The benefits of working together between city and county governments was highlighted.

County representatives insisted that it is critical that the city and county go together. The two parties should move together in combining considerable power as jurisdictions and also with the Chamber of Commerce's support and assistance which is also critically important.

Council member Skala asked if Ashland or other smaller cities are also contemplating doing this. Council members Fowler and Pitzer indicated that some of them are doing this.

Council member Fowler indicated that moving together is important because of all the constituents that are affected by this portion of tax.

Council member Pitzer asked how we can as a sister government work together to best educate the public about what is important about value issues.

Mayor Treece indicated that he was planning to put this on the April 2022 ballot - and the county should be working on this too. He added that the money associated with this will not be collected until January 2023 - city window is sometime in 2022. He suggested doing this in April 2022 when Council has a chance to focus on municipal, local government management issues.

Mayor Treece asked County Commissioners if they had conversations with Ashland, or

Hallsville to make sure they were also going with this plan.

Commission members indicated that the conversations have been if the jurisdiction will go together. They expressed interest also in going together because they see the benefit of utilizing the same strategy and not just utilizing the Columbia Chamber of Commerce but the other Chambers throughout Boone County having the same message - because all of these businesses are being hurt the same way and the companies that are delivering these products to Boone County are utilizing our roads, utilizing our law enforcement agencies, utilizing our fire departments - all these things are direct utilization of services that are paid for by taxes. It is really hurting our community and those small business owners.

Mayor Treece expressed support of Commissioner's point: legislators say this local tax avoidance - and this allows us not to pace local sales tax and use this to back declining revenue.

Mayor Treece asked the Commission and Council members if they had considered how these additional revenues would be used. It would come as general revenue - do we need to articulate how this revenue will be used?

Council member Pitzer suggested that the County Auditor be included in the discussion.

Council member Waner asked for an estimated dollar amount that we are talking about and the County indicated it would generate between \$2 and \$9 million.

Council member Waner indicated that it is a big range that we need to think about how to frame the way to speak about it and how it will impact the public.

County representatives stated they had looked at it and thought the allocation should be done in the same way as other taxes - and should be done based on percentages with the vast amount of revenue being allocated to public safety.

Council member Thomas stated that there is a logic to what County representatives are saying - that the sales taxes have not been collected because people have avoided it and, if it has been collected, it would have been divided up in the same proportion - i.e. sales tax that has just been approved, transportation, capital improvements, general uncommitted funds - good messaging/communication.

Council member Fowler emphasized that it can't be just one voice; it has to be a responsibility of all Council members, the County Commission and the Chamber of Commerce.

City Manager Glascock will bring back an ordinance for introduction that will place the measure on the April 2022 ballot.

**This item is open to the public: Columbia Community Land Trust**

**Attachments:** [CCLT Administrative Agreement Presentation rev 1](#)

City Manager Glascock introduced the topic of the Columbia Community Land Trust (CCLT). He asked Council members to consider extending the existence of the CCLT, because its contract is ending by the end of the year.

Community Development Director Tim Teddy highlighted the work of CCLT and insisted on renewing it because its city licence agreement ends the first week of January. Director Teddy then welcomed City of Columbia Housing Program Manager Gary

Anspach to detail the work of the CCLT.

Mr. Anspach described the history of the CCLT -- City of Columbia held a symposium on community affordable housing in Columbia which then led to the creation of the Community Land Trust in 2016. Along with the formation of CCLT the City of Columbia formulated the Community Administrative Agreement which is about to expire on January 7, 2022.

The CCLT is needed to perform the community housing functions - the Board suggests a need to extend its expiration date to at least a year while its Board is actively researching options to partner with a new agency or transition to a more independent organization.

CCLT has the financial capacity to absorb the cost of administrative services provided by the Housing Programs Division.

CCLT Board desires to transition to a new organization or become an independent agency.

Please see the attached powerpoint which shows current portfolios of the CCLT, assets, duties and responsibilities of staff, and recommendations.

CCLT representatives Anthony Stanton and Susan Maze were present and indicated that all that was presented was all that they wanted. They expressed the need to keep this momentum going and the need to keep growing our capabilities. Extending our partnership to the community - to see what we do is a good fit for where the agency wants to be. We couldn't have paid most of the services had it been the help from the city staff.

City Manager Glascock will bring back the contract for a one year extension - see formal report on Council agenda for additional details.

## **II. ANY OTHER ITEM THE COUNCIL MAY WISH TO DISCUSS**

## **III. ADJOURNMENT**

The meeting adjourned at approximately 6:54pm.

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email [CITY@CoMo.gov](mailto:CITY@CoMo.gov). In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.