



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 1, 2021

5:30 PM

Pre-Council

Council Chamber
Columbia City Hall
701 East Broadway

I. CALL TO ORDER

The City Council met on March 1, 2021 at approximately 5:34 p.m. in the Council Chamber of City Hall, 701 E. Broadway, Columbia, Missouri.

Council Members Treece, Fowler, Trapp, Skala, Thomas (arrived at approximately 5:52 p.m.), and Pitzer were present.

Present: 6 - Trapp, Thomas, Treece, Skala, Pitzer, and Fowler

Absent: 1 - Peters

Airport Update

Attachments: [COU Presentation](#)

City Manager, John Glascock, introduced the two topics for discussion.

Stacey Button, Director of Economic Development, said that Mike Parks, Airport Manager, was also in attendance. She introduced Mitchell Fuemmeler of Nabholz Construction who will discuss the plans and materials for the new terminal.

Mitchell Fuemmeler, Senior Project Manager from Nabholz Construction, oversees the design-build contract for the new terminal. They have been in the design stage for the last 6-8 months. He reviewed the exterior material palette. Mayor Treece asked if the CMU was a split faced block. Mr. Fuemmeler said it is more of a gray tone. Mr. Treece asked the size of those units. Mr. Fuemmeler responded that most of them are 8 inches to a foot, and they are still looking for materials.

Mr. Fuemmeler showed images of the exterior airport with the materials. Mr. Treece asked if there was a parapet wall around the HVAC units. Mr. Fuemmeler said they are set far enough back where you do not see the HVAC Units, but they will be visible from a descending flight. There will be 3 different gates, and one of the gates allows for future growth.

Council Member Skala said that from the west, there can be significant issues with shading. He asked if they could expand on that. Mr. Fuemmeler explained that the glass has a shading aspect which is part of the permanent design.

Mr. Fuemmeler reviewed the floor plan, and the proposed materials. The whole front space is open, the ceiling is 24-25 feet tall. Visitors will be able to see through the TSA checkpoint to the holdrooms. The rental car will be to the south, at baggage claim there will be a covered walkway to the rental car area. Three gates will be there day one, and there is a fourth gate that will allow for future growth.

Mr. Fuemmeler showed the interior material palette. The timeline for selecting the materials and ordering for the airport construction is over the next 4 months. Overall, there are a lot of blue and gray tones for a modern feel. There will also be wood patterns and products that will maintain a traditional feel of the airport. The metal ceilings will be painted with a wood tone, and there will be a two toned patterned concrete flooring.

Mr. Treece asked what the flooring material was in the main lobby. Mr. Fuemmeler said it is polished concrete with a two-toned pattern to look like a river so it is tied to the region. He overviewed the lobby with the local artist designs. The main lobby will be a public area and will be furnished. He showed that there are more opportunities to show local artwork with the feature wall. They are leaning towards a mosaic wall. He reviewed the ticketing lobby, the overall design for that area will be confirmed with the airlines. The public restrooms will be next to the baggage claim.

Mr. Treece asked if there would also be family restrooms. Mr. Fuemmeler responded that yes, there will be a family room and a mothers room.

Council Member Pitzer asked if the baggage claim will have room to grow. Mr. Fuemmeler said that yes it is made to be extended for future growth.

Mr. Fuemmeler overviewed the TSA Checkpoint. There will be two lines to start, and room to grow to a third TSA line. This area will be carpeted. Mr. Treece asked if there was a specific reason. Mr. Fuemmeler said no, but most TSA checkpoints are carpeted. There will be additional seating to get your personal belongings back together.

Mr. Fuemmeler presented the holdroom. There is a mix of seating options for guests. Mr. Skala asked about the materials of the furniture. Mr. Fuemmeler responded that it is designed for airport seating, it is seen in most airports. Council Member Fowler asked about concession capacity. Mr. Fuemmeler said that there will be a restaurant and concession area in the holding area and vending in the lobby area.

Mr. Fuemmeler explained the restroom design and materials. In addition to the family restrooms, and mothers room there will be a sensory room. An animal relief room will have epoxy flooring and a turf area. They are still working on defining the colors of the restrooms, but presented the layouts. The goal for the restroom design is for easy cleaning and maintenance. There will be adult changing tables in the family restrooms.

Mr. Skala said that they have spent some time discussing minority contracting. He asked how that would be coming along for this development. Mr. Fuemmeler said there has been effort to include other organizations and to meet those requirements. Mr. Skala said he favored the mosaic pattern for the lobby feature wall.

Mr. Treece asked for a construction timeline. Mr. Fuemmeler stated that they were waiting on Hanger 350, and are currently working on the utilities. The construction schedule will start in May or June. Site development will start over the summer. They are pushing for the late spring early summer of 2022.

Mr. Pitzer asked about the renaming idea of the airport. Mr. Glascock said that was discussed at the Airport Advisory Board. There will be a letter coming from the board, which staff will most likely comment on before it is reported to the Council.

Columbia Housing Authority

Attachments: [CHA Discussion Items](#)
[CHA PowerPoint](#)

Bob Hutton Chair of the Housing Authority, provided an introduction. CHA had the overall goal for renovating all of their units, since they are not all in great shape. 597 units have been remodeled, and there are 25 new units. There are 120 units to go. They have requested funding through the MHDC. For three straight years, the CHA has not been funded. The CHA would like to have a partnership with the City of Columbia.

Mr. Skala asked if they are looking for a public-private partnership. Mr. Hutton said that the CHA has been independent for a number of years, but the partnership is up to the City. The bottom line is that the CHA needs support.

Phil Steinhaus stated that the purpose is to explore partnership opportunities. The goal of CHA is to help people move up economically out of poverty. He reviewed the history of the CHA's affordable housing initiative. Currently, 120 public housing units still need to be renovated.

The MHDC provided comments on what they would like to see, and CHA revised their plans to reflect their suggestions. Mr. Steinhaus reviewed the 9 phases of the CHA housing properties.

Mr. Steinhaus stated that the City is good at writing letters of support, but is missing the prioritization of affordable housing projects in the community. St. Louis and Kansas City provide lists of their priorities for the community. The MHDC has moved to more of an objective point system. The CHA missed the funding by 10 points.

Mr. Treece asked about the 5.1 million of federal funding. Mr. Steinhaus said that funding is spread over 10 years.

Mr. Skala asked the new point system to be explained. Mr. Steinhaus showed the MHDC Point System. The low income housing tax credits help lower the rent costs. He explained that they can lower the rent for individuals who lose their jobs. He gave the example of Kinney Point, 84% of the people who were going to be housed would be under the 30% family income. CHA didn't receive the credit, since they were project-based vouchers.

Mr. Treece commented that the extra points are for protecting the developer's interests of declining rents, CHA is already protected because of the vouchers. Why would that not be double dipping? He went on to explain that the tax credits are designed to protect the developer, and CHA already has the vouchers so why would you get the points. Mr. Steinhaus responded that the extra points are given if there is a bigger risk by setting aside some of your units at a lower rent. He explained that if the rent was \$450, you would need to set aside some units at \$300. There is a point incentive for mixing the income levels. Anyone with a Section 8 voucher can be redeemed at low income tax credit property. This puts housing authorities at a disadvantage, because CHA is serving more than what they are looking for in regards to serving low income individuals with the tax credits.

Mr. Steinhaus recalled a conversation with someone who said that the tax credit program wasn't intended for serving folks under 30% of the family income. He stated to invest in people in our community we need to help them move out of poverty. They can't receive those points for individuals under 30%. In discussions with Mr. Glascock, they discussed the potential of partnering with the City to use the City Lobbyist.

Mr. Steinhaus reviewed other concerns with the MHDC funding. He expressed his frustrations with the MHDC changing what they wanted in their point system.

Mr. Steinhaus stated that the one-bedroom waitlist is over 400 people. RAD components should be rewarded, which would help developers partner with housing authorities. His vision for the CHA is to be a leader in affordable housing in Columbia. In order to be more entrepreneurial, you have to have a good development team. All the money is invested into affordable housing. He asked if the City would consider stating to the MHDC what the priorities are from the City Council.

Mr. Steinhaus reviewed ways that the City Council could support the CHA's affordable housing initiative. The Council could add a small budget line-item to support CHA projects that would build over time. Reducing or eliminating some development fees would be helpful, since they add cost to the project. He explained that the sewer needs to be lined again. There are stormwater management issues near the affordable housing units. The Planning and Zoning Commission meeting asked to have additional amenities, which the CHA can't do all at once due to budgetary constraints. The commission was not willing to grant some of the variances, especially for reduced parking. He suggested having a code that would have more flexibility for affordable housing.

Mr. Skala understood the emphasis on helping with lobbying. He asked if the development fee exemptions would help with the point spread, or was the intention to help with the overall cost. Mr. Steinhaus said that MHDC wants to spread out as many projects as possible. Mr. Skala asked if the development fee puts them at a disadvantage. Mr. Steinhaus said that the MHDC looks at the cost of the project.

Council Member Trapp stated that there are two classes of homelessness. For chronic homelessness, the driver is trauma that expresses itself through mental health conditions and substance abuse. For homelessness, there is a gap in housing costs and how much individuals can earn from their jobs. As a service economy, there are a lot of low-wage jobs in Columbia. The CHA was founded by the City Council and the Mayor appoints members to the board, he thought that we should build on that relationship. He attended the early presentations on RAD, it locks in the subsidy for affordable housing. The projects that have been able to be funded from multiple sources helped lock in affordable housing. He said we should use our lobbying resources to influence reconsiderations to the point system or promoting RAD. He thought that eliminating development fees for CHA should be considered. The City should be responsible for stormwater and sewer issues. He supported any infrastructure projects to take the load off of CHA, this would help their projects be more competitive. When he supported the UDC, it was to help with affordable housing. The parking requirement doesn't make sense for affordable housing. He doesn't want a one-size fits all approach, because it is not going to help meet the needs of most of the people in the community. He said that he has seen the affordable market deteriorate over the past 9 years in Columbia. He suggested the City Manager should work with CHA to enhance affordable housing.

Ms. Fowler restated the requests that Mr. Steinhaus made. She doesn't feel like she fully understands the unintended consequences for accepting the recommendations. She mentioned the Cost of Growth Study, which might bring up some of these issues. She was worried of other organizations asking fees to be waived. Mr. Steinhaus said he understood her concerns, the main priority is that Council advocates for the low-income tax credits into the community so CHA could finish the renovations. He doesn't expect all of the recommendations to be accepted, but these are potential strategies.

Ms. Fowler was concerned about the number of houses that were 2-4 bedroom units, even though we need more 1-bedroom units. She asked why they were not pursuing building more single-bedroom units if those were the most in demand. Mr. Steinhaus said the original plan for Kinney Point was for single-bedroom units. He wants to look at single-bedroom units for future projects, but MHDC cost per unit is very low. RAD requires to replace units 1 to 1, so if a 4-bedroom unit is replaced it has to be a 4-bedroom unit. All of the units have waitlists, the single-bedroom is just the longest waitlist. Mr. Steinhaus went on to say when urban renewal came in, the housing was not in good shape. CHA wasn't built in a bad area, there is also the possibility to convert it to vouchers which might gentrify the units. Ms. Fowler said she didn't agree with that. She understands that the single-bedroom units are being deferred for renovating the 120 units. She asked how they can initiate a conversation about unintended consequences. Mr. Steinhaus said this is an opportunity for CHA to maintain their current affordable housing.

Mr. Treece asked about the legal structure of the CHA. Mr. Steinhaus responded that they are a municipal corporation, and have formed their own non-profit in order to leverage grants for operations.

Council Member Thomas said we should follow a process and make it a priority to increase affordable housing. There's no reason that the suggestions Mr. Steinhaus brought forward would not help with other affordable housing efforts. He supported tasking the lobbyist to make the visits to advocate for changing the scoring system. He supported reducing or eliminating development fees for affordable housing efforts. The development fees for market-rate housing should be higher to offset the cost for affordable housing. He thought some of the rules could be changed specifically for affordable housing.

Mr. Treece said they could revisit this conversation at a later date, maybe during the budget discussion. He thanked Mr. Steinhaus for the presentation.

II. ALL OTHER ITEMS COUNCIL MAY WISH TO DISCUSS

None.

III. ADJOURNMENT

The meeting adjourned at 6:58 P.M.