



City of Columbia, Missouri

Meeting Agenda

City Council

Monday, March 4, 2024
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

Pledge of Allegiance

Roll Call

Approval of Previous Minutes

Approval and Adjustment of Agenda Including Consent Agenda

II. SPECIAL ITEMS

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

IV. SCHEDULED PUBLIC COMMENT

V. PUBLIC HEARINGS

PH4-24 Proposed construction of a nine (9) hole disc golf course at Fairview Park.

Recommended Action: [See B39-24/Mayor]

Attachments: [Council Memo](#)

[Master Plan Update](#)

[Disc Golf Course Graphic](#)

[Public Comments](#)

[BeHeardCoMo - Fairview Disc Golf](#)

B39-24 Approving a revised Fairview Park Master Plan; authorizing construction of a nine (9) hole disc golf course at Fairview Park; calling for bids through the Purchasing Division.

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Disc Golf Course Graphic](#)

[Public Comments](#)

[BeHeardCoMo - Fairview Disc Golf](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

PH5-24 Proposed annexation of property located on the west side of Olivet Road (Case No. 100-2024).

Recommended Action: [See B45-24 under Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Locator Maps](#)
[Annexation & Zoning Exhibit](#)
[Annexation Petition](#)

VI. OLD BUSINESS

B17-24 Granting the issuance of a conditional use permit to TKG St. Peters Shopping Center, LLC to allow the establishment of a drive-up facility (restaurant) on property located at 209 S. Providence Road in an M-DT (Mixed-use Downtown) zoning district; providing a severability clause (Case No. 45-2024).

(Tabled at the February 19, 2024 Council Meeting.)

Recommended Action: [Read & Vote/Mayor]

Attachments: [Supplemental - Applicant Request to Table](#)
[Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Attachment to PZC Report-Site Plan](#)
[Attachment to PZC Report-Applicant Correspondence](#)
[Attachment to PZC Report-Surrounding Development Exhibit](#)
[Excerpts from Minutes](#)
[Board of Adjustment-Certificate of Decision](#)
[Board of Adjustment-Minutes \(12-12-23, Unofficial\)](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)
[Exhibit B to Ordinance](#)

- B31-24 Rezoning property located on the northeast corner of Eastwood Drive and Sylvan Lane (2501-2505 Eastwood Drive) from District R-2 (Two-family Dwelling) to District R-MF (Multi-family Dwelling) (Case No. 58-2024).
(Withdrawn by the Applicant.)

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Supplemental Council Memo](#)
[Supplemental - Applicant Withdrawal Letter](#)
[Supplemental - Protest Petition Document](#)
[Supplemental - Comments](#)
[Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Rezoning Exhibit](#)
[Conceptual Building Plans](#)
[Excerpts from Minutes](#)
[Public Correspondence](#)
[Ordinance](#)

- B32-24 Granting a design adjustment relating to the proposed Preliminary Plat of Russell Subdivision Plat 7 located on the west side of Russell Boulevard and north of Rollins Road relating to right-of-way dedication and establishment of an irrevocable ingress/egress access easement; requiring execution of an irrevocable ingress/egress access easement; granting a waiver and design adjustment for sidewalk construction along the ingress/egress access easement (Case No. 21-2024).

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Revised Application-Design Adjustment Letter](#)
[Original Application-Design Adjustment Letter](#)
[Revised Preliminary Plat](#)
[Excerpts from Minutes](#)
[Ordinance](#)

- B33-24 Approving the Preliminary Plat of “Russell Subdivision Phase 7” located on the west side of Russell Boulevard and north of Rollins Road (Case No. 21-2024).

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Preliminary Plat \(Revised\)](#)

[Revised Application-Design Adjustment Letter](#)

[Original Application-Design Adjustment Letter](#)

[Excerpts from Minutes](#)

[Ordinance](#)

VII. CONSENT AGENDA

- B34-24 Approving the Final Plat of “Discovery Park, Plat No. 6A” located on the south side of Artemis Drive and west of Discovery Parkway (4900 Artemis Drive); authorizing a performance contract (Case No. 46-2024).

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Discovery Business Park PD Plan \(pending CC approval\)](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B35-24 Approving the Final Plat of “Quail Creek West Plat 8” located on the southwest corner of the intersection of Smith Drive and Louisville Drive; authorizing a performance contract (Case No. 230-2023).

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Approved Preliminary Plat](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B36-24 Vacating a portion of a sewer easement on Lot 116 within The Cottages of Northridge, Plat 1 located north of Northridge Drive (Case No. 73-2024).
Recommended Action: [2nd Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Locator Maps](#)
[Vacation Graphic](#)
[Ordinance](#)
- B37-24 Authorizing an annexation agreement with Route Z Investments LLC for property located on the south side of I-70 Drive Southeast and the east side of Rangeline Road (8910 I-70 Drive Southeast); directing the City Clerk to have the agreement recorded (Case No. 175-2023).
Recommended Action: [2nd Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Locator Maps](#)
[Boone County Administrative Plat](#)
[Proposed 2-Lot Plat](#)
[BCRSD Consent to Serve](#)
[Grindstone Creek Watershed Cooperative Agreement](#)
[Ordinance](#)
[Attachment A to Ordinance](#)
- B38-24 Authorizing a first amendment to the right of use license permit for north airspace and roof overhang and the right of use license permit for conduits with Broadway Lodging, LLC.
Recommended Action: [2nd Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Ordinance](#)
[Attachment A to Ordinance](#)
[Attachment B to Ordinance](#)
- B40-24 Amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Utilities Department - Solid Waste Utility Fund Division by adding and deleting positions; amending the FY 2024 Classification and Pay plan by reassigning a classification; providing for a pay adjustment.
Recommended Action: [2nd Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Summary of Classification and Pay Plan Amendment](#)
[Ordinance](#)

- B41-24 Amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Utilities Department - Water Fund Distribution Division and Electric Fund Transmission and Distribution Division by adding and deleting positions, and changing union representation; amending the FY 2024 Classification and Pay plan by adding classifications, changing titles and union representation, and reassigning classifications.

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Summary of Amendments to Classification and Pay Plan](#)

[Ordinance](#)

- B42-24 Authorizing a local agency agreement with the State of Missouri, on behalf of the Missouri Department of Agriculture, for the Missouri WIC Farmers' Market nutrition program.

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

- B43-24 Authorizing a subrecipient award agreement with the State of Missouri Emergency Management Agency for the Medical Reserve Corps program; amending the FY 2024 Annual Budget by appropriating funds; amending the Annual FY 2024 Annual Budget by adding a position in the Public Health and Human Services Department - Planning and Promotion Division; amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Public Health and Human Services Department - Planning and Promotion Division.

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

[Attachment B to Ordinance](#)

- B44-24 Authorizing a subaward agreement for the Information Technology Department to receive FY 2023 State and Local Cybersecurity Grant Program funding from the Missouri Department of Public Safety; amending the FY 2024 Annual Budget by appropriating funds.

Recommended Action: [2nd Read & Vote/Mayor]

Attachments: [Council Memo](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

[Attachment B to Ordinance](#)

- R44-24 Setting a public hearing: proposed installation of traffic calming devices on Spencer Avenue between Worley Street and I-70 Drive Southwest.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Spencer Avenue Location Diagram](#)
[Spencer Avenue Speed and Volume Data](#)
[Spencer Avenue Preliminary Plan](#)
[IP1 Sign-in](#)
[IP2 Sign-in](#)
[IP1 Public Comments](#)
[IP2 Public Comments](#)
[BeHeard Comments](#)
[Resolution](#)

- R45-24 Setting a public hearing: proposed construction of improvements at North Village Park located on the east side of Orr Street and south side of Park Avenue.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Images](#)
[Master Plan](#)
[Public Comments](#)
[Resolution](#)

- R46-24 Setting a public hearing: consider the FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER); establishing a comment period.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[2023 CAPER](#)
[Resolution](#)

- R47-24 Authorizing a distributed antenna system (DAS) license agreement with T-Mobile Central LLC for the installation and operation of telecommunications equipment at the Columbia Regional Airport.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Resolution](#)
[Attachment A to Resolution](#)

- R48-24 Authorizing an agreement with Columbia Mall L.L.C. for the 2024 “Tons of Trucks” event.
Recommended Action: [Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Resolution](#)
[Attachment A to Resolution](#)
- R49-24 Authorizing contractual service agreements with INNIO Jenbacher North America LLC for repair and maintenance of Columbia Sanitary Landfill Generator Unit 3 and Unit 4.
Recommended Action: [Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Resolution](#)
[Attachment A to Resolution](#)
[Attachment B to Resolution](#)
- R50-24 Authorizing application to the U.S. Economic Development Administration for a grant for the City’s Columbia Terminal Railroad (COLT) rail resiliency and connectivity projects.
Recommended Action: [Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Resolution](#)
- R51-24 Authorizing application to the U.S. Department of Transportation for the FY 2024 Safe Streets and Roads for All (SS4A) program grant to fund projects and activities associated with the Vision Zero Program.
Recommended Action: [Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Resolution](#)
- R52-24 Authorizing an affordable transitional housing funding agreement with Love Columbia, Corp.; approving and authorizing the execution of certain documents; directing the City Clerk to record a deed of trust.
Recommended Action: [Read & Vote/Mayor]
Attachments: [Council Memo](#)
[Resolution](#)
[Exhibit A to Resolution](#)
[Exhibit B to Resolution](#)
[Exhibit C to Resolution](#)

- R53-24 Authorizing an allocation agreement with Columbia Community Land Trust, Inc. for the issuance of ARPA funds for affordable housing purposes; approving and authorizing the execution of certain documents; authorizing the City Clerk to record deeds of trust.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Resolution](#)
[Attachment A to Resolution](#)
[Exhibit A to Resolution](#)
[Exhibit B to Resolution](#)
[Exhibit C to Resolution](#)

- R54-24 Authorizing a software lease agreement with Siemens Industry, Inc. for PSS®E Cloud X services for transmission planning studies.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Resolution](#)
[Exhibit A to Resolution](#)

- R55-24 Accepting the Neighborhood Traffic Management Program 2023 Year End Report Summary; authorizing staff to complete the installation of traffic calming devices on Ridgemont, Highridge Drive, Audubon Drive, Shepard Boulevard, Garth Avenue, and Northland Drive, install traffic calming devices on Garden Drive and Hulen Drive, complete the public improvement process for the proposed installation of traffic calming devices on Spencer Avenue and Hanover Boulevard, pursue traffic calming projects on Rollins Road and Walnut Street, and continue to address Level 1 traffic calming projects per the Neighborhood Traffic Management Program guidelines.

Recommended Action: [Read & Vote/Mayor]

Attachments: [Council Memo](#)
[Plat Dates in Relation to Complete Street Adoption](#)
[Resolution](#)
[Exhibit A to Resolution](#)

VIII. NEW BUSINESS

IX. INTRODUCTION AND FIRST READING

- B45-24 Voluntary annexation of property located on the west side of Olivet Road; establishing permanent District R-1 (One-family Dwelling) and District R-2 (Two-family Dwelling) zoning (Case No. 54-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Zoning Graphic](#)

[Zoning Exhibit - Tract 1](#)

[Zoning Exhibit - Tract 2](#)

[Protest Petition Documentation](#)

[Excerpts from Minutes](#)

[Public Correspondence](#)

[Ordinance](#)

- B46-24* Rezoning property located on the southwest corner of Garth Avenue and Sexton Road (611 N. Garth Avenue) from District PD (Planned Development) to District M-OF (Mixed-use Office) (Case No. 70-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Excerpts from Minutes](#)

[Ordinance](#)

- B47-24* Approving the Final Plat of "Jesus House Subdivision, Plat 1" located on the southwest corner of Garth Avenue and Sexton Road (611 N. Garth Avenue); authorizing a performance contract (Case No. 69-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B48-24* Rezoning property located on the west and east sides of Alpine Drive and north of Brown Station Road from District I-G (Industrial) and District R-2 (Two-family Dwelling) to District R-MF (Multi-family Dwelling) (Case No. 49-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Rezoning Exhibit](#)
[Alpine Estates Plat](#)
[Excerpts from Minutes](#)
[Ordinance](#)

- B49-24* Accepting an emergency service turn around and access easement from Willy Investments, LLC and Coats St. LLC for property located on the east side of Alpine Drive and north of Brown Station Road; directing the City Clerk to record the conveyance (Case No. 116-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Locator Maps](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)

- B50-24* Changing the name of “Goldfinch Loop” and “Goldfinch Court” to “Kestrel Loop” and “Kestrel Court”; directing the City Clerk to record a certified copy of the ordinance (Case No. 86-2024).

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Locator Maps](#)
[BCJC Comment Form](#)
[Street Name Petition](#)
[Fox Creek Plat 2 Exhibit](#)
[Ordinance](#)

- B51-24* Authorizing replacement and improvement of public storm drainage infrastructure on Ross Street and William Street; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Location Map](#)
[Project Graphic](#)
[Ordinance](#)

- B52-24* Authorizing the acquisition of four (4) additional easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive.

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Stormwater Project Graphic](#)
[Sewer Project Graphic](#)
[2511 Quail Drive Graphic](#)
[0000 Calvert Drive Graphic](#)
[Ordinance](#)

- B53-24 Naming North Village Park; approving the North Village Park Master Plan; authorizing construction of improvements at North Village Park; calling for bids for a portion of the project through the Purchasing Division.

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Images](#)
[Public Comments](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)

- B54-24 Authorizing a real estate contract with Aspire Rentals, LLC for the acquisition of property located at 403 N. Fifth Street to provide for the expansion of Douglass Park.

Recommended Action: [Intro & 1st Read/Mayor]

Attachments: [Council Memo](#)
[Location Map](#)
[Appraisal](#)
[Aerial Map](#)
[Ordinance](#)
[Attachment A to Ordinance](#)

***Asterisk items are introductory items that may be included on a future agenda as a consent item. Any such item can be removed from the consent agenda and placed under old business or new business at the request of a council member or any other interested person. The request must be made prior to the beginning of the council meeting at which the council bill or resolution is scheduled to be acted upon.**

Non-asterisk items are expected to be included on a future agenda as a public hearing or an old business item.

X. REPORTS

REP14-24 Temporary closure of the ARC Water Zone and proposed operation plans for other aquatic facilities during that closure.

Attachments: [Council Memo](#)
[2024 Aquatic Facility Schedules](#)

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

XII. ADJOURNMENT

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. 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.

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