



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 4, 2024
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, March 4, 2024, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance was recited, and the roll was taken with the following results: Council Member RACHEL PROFFITT, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, and Council Member NICK KNOTH were present. City Manager De'Carlton Seewood, City Counselor Nancy Thompson, Deputy City Clerk Holly Alexander, and various Department Heads and staff members were also present.

Mayor Buffaloe recognized the visiting scholars, i.e., government officials and professors from South Korea and China through the MU Asian Affairs Center, who were in attendance tonight.

The minutes of the regular meeting of February 19, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waterman.

The agenda, including the consent agenda, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

None.

V. PUBLIC HEARINGS

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

Discussion shown with B39-24.

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.

The public hearing was read by the Deputy City Clerk, and the bill was given second reading by the Deputy City Clerk.

Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions.

Mayor Buffaloe opened the public hearing.

Joe Douglass with the Columbia Disc Golf Club spoke.

Adam Morrison, President of the Columbia Disc Golf Club, spoke.

Paul Morrison, 2714 Squire Circle, indicated he was a member of the Parks and Recreation Commission and spoke.

Michael Bentele, who was accompanied by Ethan Bentele, spoke.

Chriss Jones, a Second Ward resident, spoke.

December Harmon, a candidate for the U.S. Senate, spoke.

Patrick Ellison spoke.

Kieffer Sticken, Meghann Drive, spoke.

George Smith spoke.

Jacob Corcoran spoke.

There being no further comment, Mayor Buffaloe closed the public hearing.

The Council asked questions and made comments.

B39-24 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: PROFFITT, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

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

The public hearing was read by the Deputy City Clerk.

Community Development Director Tim Teddy provided a staff report, and responded to Council comments.

Mayor Buffaloe opened the public hearing.

Jay Gebhardt, a civil engineer with A Civil Group, spoke.

Chriss Jones, a Second Ward resident, spoke.

Richard Kiley, S. Olivet Road, indicated he informally represented the property owners that had signed the protest petition and spoke.

There being no further comment, Mayor Buffaloe closed the public hearing.

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).

The bill was given third reading by the Deputy City Clerk.

Community Development Director Tim Teddy provided a staff report, and responded to Council questions.

Matthew Kriete, an engineer with Engineering Surveys and Services with offices at 1113 Fay Street, indicated he was representing the applicant and spoke.

Julie Nolfo with the Lochmueller Group, who completed the traffic impact study for the proposed development, spoke.

Griffin Bobbett with Kinetic Design and Development, the architect of record for the project, spoke.

Joe Rafferty indicated he oversaw the operations for 7Brew and spoke.

Chriss Jones, a Second Ward resident, spoke.

The Council made comments.

B17-24 was given fourth reading by the Deputy City Clerk with the vote recorded

as follows: **VOTING YES: LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH. VOTING NO: PROFFITT. Bill declared enacted, reading as follows:**

- 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).

Mayor Buffaloe explained this item had been withdrawn by the applicant.

- 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).

Discussion shown with B33-24.

- 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).

The bills were given second reading by the Deputy City Clerk.

Community Development Director Tim Teddy provided a staff report, and responded to Council questions.

Jay Gebhardt, a civil engineer with A Civil Group, indicated he was representing Jack and Kay Wax and spoke.

Chriss Jones, a Second Ward resident, spoke.

Terry Gibson, 410 Russell Boulevard, spoke.

Anne Griffin, 1815 Rollins Road, spoke.

Jennifer Black Cone, 503 Russell Boulevard, spoke.

Kenneth Hombs, 507 Russell Boulevard, spoke.

Marian Minor, 209 Russell Boulevard, spoke.

Carl Schaeperkoetter, 1703 Oakwood Court, spoke.

Jack Wax, 709 Russell Boulevard, spoke.

The Council asked questions and made comments.

B32-24 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: PROFFITT, FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: LOVELADY (Council Member Lovelady stepped out during the vote on this item). Bill declared enacted, reading as follows:

B33-24 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: PROFFITT, FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: LOVELADY (Council Member Lovelady stepped out during the vote on this item). Bill declared enacted, reading as follows:

VII. CONSENT AGENDA

The following bills were given second reading and the resolutions were read by the Deputy City Clerk.

- 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).
- 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).
- 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).
- 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).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- R44-24 Setting a public hearing: proposed installation of traffic calming devices on Spencer Avenue between Worley Street and I-70 Drive Southwest.
- 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.
- R46-24 Setting a public hearing: consider the FY 2023 Consolidated Annual Performance and Evaluation Report (CAPER); establishing a comment period.
- 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.
- R48-24 Authorizing an agreement with Columbia Mall L.L.C. for the 2024 “Tons of Trucks” event.
- 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.
- 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.
- 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.
- 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.
- 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.
- R54-24 Authorizing a software lease agreement with Siemens Industry, Inc. for PSS@E Cloud X services for transmission planning studies.
- 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.

The bills were given third reading and the resolutions read by the Deputy City Clerk with the vote recorded as follows: **VOTING YES: PROFFITT, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE.** Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

None.

IX. INTRODUCTION AND FIRST READING

The following bills were introduced by the Mayor unless otherwise indicated, and all were given 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).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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.
- 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.
- 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.
- 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.

X. REPORTS

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

Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Chriss Jones, a Second Ward resident, indicated she was representing Hold CoMo Accountable and spoke about roll carts, specifically the policies on where to place roll carts for collection and the fact solid waste workers were having to dump roll carts manually due to the lack of trucks that allowed for automated collection.

Janet Jackson and Kimberly Chatman spoke about the lack of notification of the property owners within 185 feet of the subject property for protest petition purposes and the In2Action projects within their neighborhood.

Eugene Elkin, 3406 Range Line Street, spoke regarding the need for earplugs for those staying at Room at the Inn, complaints of smells at Room at the Inn, the fact a hand dryer was running in the women's bathroom at the Martin Luther King, Jr., Memorial, which was closed until mid-April, and the availability of potential jobs at 3M.

Riley Cole, a Third Ward resident, spoke about his desire for feedback on the comments he had made regarding the implementation of the Climate Action and Adaptation Plan (CAAP) at the February 19, 2024 Council Meeting.

The Council and staff discussed various topics to include an update on the implementation of roll carts with today being the first day of automated collection, the status of the smaller trucks for automated collection, the location of roll carts for collection, appreciation for the solid waste workers, appreciation for curbside recycling to resume again in a couple of weeks, this Wednesday, March 6, being the next public input meeting for the central city design standards, the fact the comments of Riley Cole had been provided to staff for a response, the fact the City partnered with University of Missouri students on certain projects, the fact it was International Women's Month and Friday, March 8 would be International Women's Day, which would be recognized with a proclamation, and the notification process involving protest petitions.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:42 p.m.