



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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**Monday, May 6, 2024**

**7:00 PM**

**Regular**

**Council Chamber  
Columbia City Hall  
701 E. Broadway**

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#### I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, May 6, 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 BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER, and Council Member DON WATERMAN were present. City Manager De'Carlton Seewood, City Counselor Nancy Thompson, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

The minutes of the regular meeting of April 16, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Mayor Buffaloe noted there had been a request by a resident to move B85-24 from the consent agenda to old business.

The agenda, including the consent agenda with B85-24 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

#### II. SPECIAL ITEMS

SI7-24

Recognition of City of Columbia Employee Homer Smith.

Mayor Buffaloe asked Homer Smith to join her at the podium and presented him with a resolution of appreciation signed by the City Council in recognition of his over fifty years of service to the City of Columbia.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

#### IV. SCHEDULED PUBLIC COMMENT

SPC23-24

Steve Callis - International Compost Awareness Week.

Steve Callis, 6304 W. Normandy Lane, the State Coordinator for International Compost Awareness Week, spoke.

SPC24-24

Andrew Hutchinson - Working Conditions & Retaliation at Solid Waste.

Scott Johnson, the Elected Chief Steward for the City of Columbia union, spoke on behalf of Andrew Hutchinson.

**V. PUBLIC HEARINGS**

- PH11-24      Proposed installation of traffic calming devices on Hanover Boulevard between Clark Lane and Rice Road.
- The public hearing was read by the City Clerk.  
Public Works Director Shane Creech provided a staff report, and responded to Council questions.  
Mayor Buffaloe opened the public hearing.  
Elke Boyd, a Second Ward resident, spoke.  
Kakona Aussie, a resident of Hershey Court, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.
- Mayor Buffaloe made a motion to authorize staff to proceed with the installation of traffic calming devices on Hanover Boulevard between Clark Lane and Rice Road. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**
- PH12-24      Proposed construction of improvements for the redesign of the former Automated Flight Service Station building at the Columbia Regional Airport to be used for airport administration offices, car rental space, and Transportation Security Administration (TSA) offices.
- Discussion shown with B88-24.
- B88-24      Authorizing construction of improvements for the redesign of the former Automated Flight Service Station building at the Columbia Regional Airport to be used for airport administration offices, car rental space, and Transportation Security Administration (TSA) offices; calling for bids through the Purchasing Division.
- The public hearing was read by the City Clerk, and the bill was given second reading by the City Clerk.  
Economic Development Director Stacey Button and Airport Manager Mike Parks provided a staff report, and responded to Council questions.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.
- B88-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**
- PH13-24      Proposed construction of improvements to the exterior of the John William “Blind” Boone Home.
- Discussion shown with B89-24.
- B89-24      Authorizing construction of improvements to the exterior of the John William “Blind” Boone Home; calling for bids through the Purchasing Division.
- The public hearing was read by the City Clerk, and the bill was given second reading by the City Clerk.  
Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.

The Council asked questions and made comments.

**B89-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

PH14-24 Proposed construction of a multi-use facility and 52-car parking lot at Clary-Shy Community Park.

Discussion shown with B90-24.

B90-24 Authorizing construction of a multi-use facility and 52-car parking lot at Clary-Shy Community Park; calling for bids through the Purchasing Division; amending the FY 2024 Annual Budget by appropriating funds.

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

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

Mayor Buffaloe opened the public hearing.

Adam Saunders spoke.

Corrina Smith, Executive Director of the Columbia Farmers Market, spoke.

Ranjana Hans, owner of Raw Roots Turmeric, spoke.

Dustin Stanton, President of the Columbia Farmers Market, spoke.

Billy Polansky, Columbia Center for Urban Agriculture, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

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

The Council made comments.

**B90-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

PH15-24 Consider a proposed second amendment to the 2022 Sidewalk Master Plan.

The public hearing was read by the City Clerk.

Community Development Director Tim Teddy provided a staff report, and he and Public Works Director Shane Creech responded to Council questions.

Mayor Buffaloe opened the public hearing.

Elke Boyd, Chair of the Bicycle/Pedestrian Commission, spoke.

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

The Council asked questions and made comments.

## VI. OLD BUSINESS

B91-24 Authorizing a real estate contract with the Harry-Phyllis Wulff Trust for the purchase of property located at 605 Rockhill Road to provide for the expansion of Clyde Wilson Memorial Park.

The bill was given second reading by the City Clerk.

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

The Council made comments.

**B91-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

- B85-24 Approving the Final Plat of “Kelly’s Addition Plat 1-A” located on the west side of College Avenue and the east side of St. Joseph Street; authorizing a performance contract (Case No. 106-2024).

The bill was given second reading by the City Clerk.

Community Development Director Tim Teddy provided a staff report.

Nina Wilson-Keenan, a First Ward resident, spoke.

Andy Greene, an engineer with Crockett Engineering with offices at 1000 W. Nifong Boulevard, Building No. 1, spoke.

Kelli Van Doren, a representative of Love Columbia, spoke.

Chriss Jones, a Second Ward resident, spoke.

The Council asked questions and made comments.

**B85-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, LOVELADY, FOSTER, WATERMAN. VOTING NO: MEYER. Bill declared enacted, reading as follows:**

## VII. CONSENT AGENDA

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

- B82-24 Rezoning property located on the north side of Texas Avenue (107 E. Texas Avenue) from District M-OF (Mixed-use Office) to District PD (Planned Development); approving a major amendment to the PD Development Plan for “Phoenix House” located between Leslie Lane and Texas Avenue (90 E. Leslie Lane); approving a revised statement of intent (Case No. 105-2024).
- B83-24 Approving the Final Plat of “H.E. Johnson Subdivision Plat 2” located between Leslie Lane and Texas Avenue (90 E. Leslie Lane and 107 E. Texas Avenue) (Case No. 103-2024).
- B84-24 Vacating a utility easement on Lot 2 within H.E. Johnson Subdivision located north of Texas Avenue (Case No. 104-2024).
- B86-24 Approving the Final Plat of “Chalet Subdivision, Plat No. 2-A” located on the southwest corner of Grindstone Parkway and Nifong Boulevard (3412 Grindstone Parkway); authorizing a performance contract (Case. No. 108-2024).
- B87-24 Amending the FY 2024 Annual Budget by appropriating funds for repairs to City’s Columbia Terminal Railroad (COLT) locomotives.
- B92-24 Authorizing an agreement with Columbia Public School District No. 93 for academic enrichment services.
- B93-24 Authorizing a subgrantee agreement with The Curators of the University of Missouri, on behalf of University Extension, to assist with data collection, focus group facilitation, and data analysis related to a community food system assessment.
- B94-24 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for HIV case management program services.
- B95-24 Accepting the 2024-2025 STOP Violence Against Women Act (VAWA)

- subaward grants from the Missouri Department of Public Safety; authorizing execution of the subaward grants and certified assurances.
- R90-24 Setting a public hearing: proposed street name change for "Nick Court," located between McKee Street and Ballenger Lane, to "Nick Street" (Case No. 114-2024).
- R91-24 Setting a public hearing: consider proposed amendments to the FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans for CDBG and HOME funds.
- R92-24 Accepting the donations of a butterfly sculpture and five (5) ladybug sculptures designed by Stephen Feilbach to be installed in the Clary-Shy Community Park.
- R93-24 Authorizing an agreement with Phyllis Nichols for the installation of a bee sculpture designed by Stephen Feilbach in the Clary-Shy Community Park.
- R94-24 Authorizing an agreement with Elliott Equipment Company, d/b/a Elliott Sanitation Equipment Company, for the purchase of two (2) automated side loading collection vehicles.
- R95-24 Authorizing an amendment to the master service agreement with PayIt, LLC for implementation of payments for City-related parking ticket, permit, and license fees associated with credit card, e-check, and/or ACH transactions.
- R96-24 Authorizing a facility usage and donation agreement with Columbia Center for Urban Agriculture, Inc. for development and operation of a welcome center and activity room at Clary-Shy Community Park.
- R97-24 Authorizing a first amendment to the allocation agreement with Columbia Community Land Trust, Inc. for the issuance of ARPA funds for affordable housing purposes.

The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: BUFFALOE (Mayor Buffaloe stepped out during the vote on these items). 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.
- B96-24 Calling a special election in the City of Columbia, Missouri, to be held on Tuesday, August 6, 2024, on the question whether to extend the one-fourth of one percent capital improvement sales tax.
- B97-24 Amending Chapter 13 of the City Code to add a new Division 3 to establish business licensing regulations for short-term rentals; amending Chapter 26 relating to taxation of transient guests.

- B98-24 Amending Chapter 22 of the City Code to establish short-term rental provisions in the City's Rental Unit Conservation Law.
- B99-24 Amending Chapter 29 of the City Code relating to the definitions and use-specific standards for short-term rentals (Case No. 123-2024).
- B100-24 Approving the Columbia Sidewalk Master Plan - 2024 Amendment.
- B101-24 Rezoning property located on the west side of Westfall Drive and south of Vandiver Drive (1801 Westfall Drive) from District M-C (Mixed-use Corridor) to District IG (Industrial) (Case No. 111-2024).
- B102-24 Approving the Final Plat of "Ewing Industrial Park, Plat No. 5A" located on the northwest corner of Bollard Road and Cartman Road; authorizing a performance contract (Case No. 117-2024).
- B103-24 Vacating utility easements within Keene Estates Plat No. 1 located on the north and south sides of Keene Court, west of Keene Street; directing the City Clerk to record the ordinance (Case No. 133-2024).
- B104-24 Amending Chapter 21 of the City Code to provide an opportunity for the police chief to obtain an extension of time to reconsider a preliminary determination after receiving findings and a recommendation from the board.
- B105-24 Authorizing an extension of a real estate lease with The Wardrobe, Inc. for property located at the northwest corner of Park Avenue and Eighth Street.
- B106-24 Accepting conveyances for sidewalk purposes; directing the City Clerk to record the conveyances.
- B107-24 Authorizing the Stadium Boulevard Area Customer Transfer Agreement with Consolidated Public Water Supply District No. 1 of Boone County, Missouri.
- B108-24 Authorizing a memorandum of understanding with the Missouri Highways and Transportation Commission relating to the temporary removal of the railroad crossing on Business Loop 70 adjacent to the municipal power plant.
- B109-24 Accepting conveyances for underground electric utility purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.
- B110-24 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for HIV prevention program services.
- B111-24 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for workforce program services.
- B112-24 Authorizing an agreement with The Curators of the University of Missouri for the 2024 Missouri State Senior Games and Show-Me STATE GAMES.
- B113-24 Authorizing an administrative services agreement with the Mid-Missouri Solid Waste Management District for administrative and grant coordination services.
- B114-24 Amending the FY 2024 Annual Budget by appropriating funds for building

- foundation repairs to the Activity and Recreation Center (ARC) facility.
- B115-24 Authorizing a first amendment to the agreement with Columbia Farmers Market, Inc. for the operation of a farmers market at the Clary-Shy Community Park.
- B116-24 Authorizing a second amendment to the agreement with Columbia Center for Urban Agriculture, Inc. for the development and operation of an agriculture park at Clary-Shy Community Park.

## **X. REPORTS**

- REP36-24 North 763 Community Improvement District (CID) - FY 2025 Annual Budget.
- City Clerk Sheela Amin explained this was provided for informational purposes by the North 763 CID as required by State Law.
- REP37-24 Bluegrass Ridge Wind Energy Re-Power Report.
- Utilities Director David Sorrell provided a staff report, and responded to Council questions and comments.

## **XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Chriss Jones, a Second Ward resident, spoke about the Council and City staff not responding to inquiries in a timely or complete manner along with the lack of response by the Columbia Police Department to situations involving at-risk people.

Eugene Elkin, 3406 Range Line Street, agreed with the comments of Chriss Jones and spoke about liability issues and a new development for the homeless.

John Conway, 4902 Thornbrook Ridge, provided a handout and spoke about B79-24, which involved the appropriation of funds for a water project.

The Council and staff discussed various topics to include thanking the Columbia Police Department for helping to keep everyone safe on Stop Day, particularly in the East Campus neighborhood, complimenting the Columbia Police Department for assistance provided to an elderly resident on April 12 who had noticed a tent in her backyard, the ForColumbia event that had taken place on April 27, which had involved 2,300+ volunteers, 85+ project sites, and 57 church partners to improve Columbia with activities, such as picking up litter, cleaning sculptures, etc., and recognizing Shelly Mayer who had organized the event, the fact there would be a website that would include all of the events associated with Juneteenth throughout the City of Columbia, encouraging people to look for opportunities to be beacons of light to help others in the midst of negative situations, such as crime, as these situations were occurring or would occur in all wards within the City of Columbia, appreciation for Homer Smith working for the City of Columbia for over 50 years, Mayor Buffalo's trip to Switzerland, which was not paid for by the City of Columbia, and takeaways from that trip, such as housing studies, the need to thoughtfully invest in needed housing, and including money in the budget to implement their various plans and studies, interviewing the Planning and Zoning Commission applicants at the next pre-council meeting, the employee group issues mentioned during the scheduled public comment section of the agenda, which involved cell phone allowances, hourly rates differences between temporary CDL trainee employees and permanent employees, and binding arbitration versus the City's current complaint process, and an update on various water utility projects, to include the water treatment plant.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 9:43 p.m.