



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, February 5, 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, February 5, 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: Mayor BARBARA BUFFALOE, Council Member NICK KNOTH (left the meeting at approximately 10:46 p.m.), Council Member RACHEL PROFFITT, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member DON WATERMAN, and Council Member BETSY PETERS (left the meeting at approximately 7:40 p.m.) 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 January 16, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Upon her request, Mayor Buffaloe made a motion for Council Member Peters to be allowed to abstain from voting on B2-24. Council Member Peters noted on the Disclosure of Interest form that she owns a former bed and breakfast which was now being run as a short-term rental (STR). The motion was seconded by Council Member Knoth and approved unanimously by voice vote.

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

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC4-24 Carrie Gartner - Update on how the Loop CID has successfully used City ARPA funding.

Carrie Gartner indicated she was the Director of the Loop CID and spoke.

SPC5-24 Susan Maze - Council committee and responsibility to the public.

Susan Maze, 902 N. Seventh Street, spoke.

SPC6-24 Sutu Forte - It's Our Wild Nature update.

Sutu Forte with It's Our Wild Nature spoke and provided a handout.

- SPC7-24 Traci Wilson-Kleekamp, Race Matters, Friends - The UnEquity Retreat.
Traci Wilson-Kleekamp with Race Matters, Friends, spoke.
- SPC8-24 Andrew Hutchinson, LiUNA Local 955 Union Representative - Recruitment, compression, retention and grievances at City of Columbia.
Andrew Hutchinson, the union representative for Local 955, Alfea Crenshaw, a solid waste utility employee, and Adam, a water utility employee, spoke.
- SPC9-24 Susan Renee Carter - Doing business in public and strategies for success.
Susan Renee Carter spoke.

V. PUBLIC HEARINGS

- PH3-24 Proposed construction of the Richmond Avenue Private Common Collector Elimination (PCCE) #35 sanitary sewer improvement project.
The public hearing was read by the City Clerk.
Utilities Director David Sorrell 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.
Mayor Buffaloe made a motion to authorize staff to proceed with the final design of the proposed construction of the Richmond Avenue Private Common Collector Elimination (PCCE) #35 sanitary sewer improvement project. The motion was seconded by Council Member Foster and approved unanimously by voice vote.

VI. OLD BUSINESS

- B2-24 Amending Chapter 29 of the City Code to establish use-specific standards governing the operation of short-term rentals (Case No. 45-2023).
The bill was given second reading by the City Clerk.
Council Member Peters left the meeting at approximately 7:40 p.m.
Community Development Director Tim Teddy provided a staff report, and he, Development Services Manager Pat Zenner, and City Counselor Nancy Thompson responded to Council questions.
Traci Wilson-Kleekamp spoke.
Anthony Willroth, a downtown business owner and a representative of Hold CoMo Accountable, spoke.
Edward Brent, 100 W. Briarwood Lane, a retiree and the owner of a few STRs, spoke.
Tanya Heath, a Fourth Ward resident, spoke.
Tom Trabue of Trabue Engineering with offices at 4750 N. Boothe Lane indicated he was representing the Columbia Board of Realtors, spoke, and provided a handout.
Chris Jones, a Second Ward resident, spoke.
Dani Little, a broker owner with offices on W. Broadway, spoke.
Frank Shulse, Bicknell Street, spoke and provided a handout.
Peter Yronwode, a Fourth Ward resident and the owner of one STR in the First Ward, spoke.
Susan Maze, 902 N. Seventh Street, spoke.
Emmy Reeves whose parents own several STRs in the Seven Oaks Neighborhood spoke.
December Harmon, a U.S. Senate candidate, spoke.
Jessie Yankee, W. Parkway Drive, an operator of three STRs and the administrator of a Facebook group of about 90 STR owners, spoke.
Susan Renee Carter, a Second Ward resident, spoke.
Devin Kelley, a First Ward business owner and STR owner, spoke.
Matthew Hawley, a STR owner, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.
Jackie Collings, the owner of three STRs, spoke.
Patrick McCollum, a resident of Benton Stephens and the owner of three STRs, spoke.
Courtney Littrell, a STR owner, spoke.
Kim Watson, a First Ward resident and STR owner, spoke.
David Allen spoke.
Yang Rai, 111 E. Briarwood Lane, spoke.
Valerie Carroll, a First Ward resident, spoke.
Anthony Stanton, 315 La Salle Place, spoke.
Zaria Chaney, a renter, spoke.
Kevin Murphy, 105 Greenwood Avenue, spoke.
Christine Gardener, 112 Anderson Avenue, spoke.
Reese Holcomb spoke.
Jeff Galen, President of the Columbia Apartment Association, spoke.
Rhonda Carlson spoke.

The Council asked questions and made comments.

Council Member Waterman made a motion to amend B2-24 by removing the tiered structure. The motion died from the lack of a second.

Council Member Waterman made a motion to amend B2-24 by reducing the tiered structure to only two tiers by combining Tiers 1 and 2 into one tier and allowing up to 210 nights in that tier, and allowing up to 365 nights for Tier 3, which would then be the second tier. After discussion, the motion died from the lack of a second.

Council Member Waterman made a motion to amend B2-24 by increasing the number of licenses from one to five. The motion died from the lack of a second.

Council Member Waterman made a motion to amend B2-24 by removing the conditional use permit requirement for Tier 1 and Tier 2. After discussion, the motion died from the lack of a second.

Council Member Waterman made a motion to amend B2-24 by increasing the number of licenses from one to three. The motion died from the lack of a second.

Mayor Buffaloe made a motion to amend B2-24 by increasing the number of nights allowed in Tier 2 to 210 nights. After discussion, the motion was seconded by Council Member Knoth. After further discussion, Mayor Buffaloe amended her prior motion to amend B2-24 so that the increase in allowable nights to 210 would only be applicable to Tier 2(B) and would not be applicable to Tier 2(A). The amended motion was seconded by Council Member Knoth. After more discussion, that amended motion was approved by roll call vote with Mayor Buffaloe, Council Member Knoth, Council Member Proffitt, and Council Member Waterman voting yes, Council Member Lovelady and Council Member Foster voting no, and Council Member Peters abstaining.

Assistant City Counselor Becky Thompson pointed out the definition of short-term rental (Tier 2) would need to be amended, and City Counselor Nancy Thompson suggested “an accessory use of a residential dwelling unit that is rented, on occasion, in whole or in part, as set forth in Section 29-3.3(vv)(1)(ii)” as the appropriate wording for the amendment.

Mayor Buffaloe made the motion to amend B2-24 so that the definition of “Short-term rental (Tier 2)” in Section 29-1.11(g) would read “an accessory use of a residential dwelling unit that is rented, on occasion, in whole or in part, as set forth in Section 29-3.3(vv)(1)(ii).” The motion was seconded by Council Member Knoth and approved by voice vote with Mayor Buffaloe, Council Member Knoth, Council Member Proffitt, Council Member Lovelady, Council Member Foster, and Council Member Waterman voting yes and Council Member Peters abstaining.

The Council asked further questions and made comments.

B2-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, KNOTH, PROFFITT, LOVELADY,

FOSTER. VOTING NO: WATERMAN. ABSTAINING: PETERS. Bill declared enacted, reading as follows:

- B6-24 Approving the Final Plat of “Woodrail Terrace Plat 1” located on the east and west sides of Woodrail Terrace and south of Woodrail Avenue; authorizing a performance contract (Case No. 263-2023).

The bill was given second reading by the City Clerk.

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

Caleb Colbert, an attorney representing the applicant with offices at 820 E. Broadway, spoke.

Tracey Atwood, a Fifth Ward resident, spoke.

Chriss Jones, a Second Ward resident, spoke.

B6-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: PETERS. Bill declared enacted, reading as follows:

- B15-24 Amending the FY 2024 Annual Budget by appropriating funds to accommodate retention payments for eligible permanent City employees; providing for retention payments for unrepresented eligible permanent City employees; authorizing memorandums of understanding with Laborers’ International Union of North America, Local 955, Columbia Police Officers Association, Columbia Police Lieutenants’ Association, Columbia Professional Firefighters I.A.F.F. Local 1055, and Water and Light Association; granting a waiver from the requirements of Section 19-85 of the City Code to provide for salary adjustments for employees that exceeds the salary ranges established in the FY 2024 Classification and Pay Plan.

The bill was given second reading by the City Clerk.

Deputy City Manager Mike Griggs provided a staff report.

Eugene Elkin, 3406 Range Line Street, spoke.

Luke Fennewald, an organizer for Local 955, spoke.

The Council made comments.

B15-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: PETERS. 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.

- B3-24 Rezoning property located on the east and west sides of Fairview Road and north of Worley Street (700 N. Fairview Road) from District A (Agriculture) and District R-1 (One-family Dwelling) to District M-C (Mixed-use Corridor) (Case No. 33-2024).

- B4-24 Approving a major amendment to the PD Planned Development and Preliminary Plat of “The Kitchen & Discovery Offices” located on the west side of Discovery Parkway and south of Endeavor Avenue (3701 Discovery Parkway) (Case No. 37-2024).

- B5-24 Approving the Final Plat of "Discovery Park Subdivision, Plat No. 8A" located on the west side of Discovery Parkway and south of Endeavor Avenue (3701 Discovery Parkway); authorizing performance contracts (Case No. 36-2024).
- B7-24 Amending Chapter 14 of the City Code relating to taxi stands, hours of operation for street and off-street metered parking spaces, and the removal of the designation and location of metered time zones.
- B8-24 Authorizing an application and agreement with Boone Electric Cooperative for interconnection and net metering of systems for solar panel installation at Fire Station No. 11 located at 6909 Scott Boulevard.
- B9-24 Authorizing Amendment 9 to the general cooperative agreement with the Boone County Regional Sewer District to remove assignment of sewer service to properties in the Midway area and financial participation for construction of the Henderson Branch sewer extension project.
- B10-24 Authorizing a deed of water utility easement and related agreements with the Eugenia B. Rogers Trust, the Rogers Family Trust, and the Rogers Joint Revocable Trust; directing the City Clerk to record the document.
- B11-24 Accepting a conveyance for underground electric utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B12-24 Authorizing an agreement with the United States of America Department of Transportation - Federal Aviation Administration for lease of antenna and equipment space at the Columbia Regional Airport.
- B13-24 Authorizing an agreement with Boone County, Missouri for 2024 public health services.
- B14-24 Authorizing an agreement with Boone County, Missouri for 2024 animal control services.
- R19-24 Authorizing the temporary closure of a portion of sidewalk on the north side of Veterans United Drive between Providence Road and State Farm Parkway to facilitate the construction of an entrance to the new University of Missouri Thompson Center building.
- R20-24 Authorizing a contract with McClure Engineering for design services relating to the construction of the Oakland Gravel Road (Blue Ridge Road to Smiley Lane) sidewalk project.
- R21-24 Authorizing a contract with McClure Engineering for design services relating to the construction of the Vandiver Drive (Oakland Gravel Road to Parker Street) sidewalk project.
- R22-24 Authorizing an agreement for professional engineering services with Crockett Engineering Consultants for water meter survey and investigation to comply with the U.S. Environmental Protection Act Lead and Copper Rule Revision.
- R23-24 Authorizing an agreement with Columbia Neighborhood Watch to encourage neighborhood involvement and participation relating to crime

prevention.

- R24-24 Authorizing an agreement with Columbia Chamber of Commerce for community collaboration and career exploration services.
- R25-24 Authorizing a first amendment to the agreement with First Last Mile Valet Service for transportation services.
- R26-24 Authorizing a first amendment to the agreement with Destiny of H.O.P.E. for community-based mentoring, positive youth development, site-based mentoring, peer support, and family therapy services.
- R27-24 Authorizing CDBG grant agreements with Central Missouri Community Action and Independent Living Center of Mid-Missouri, Inc. (d/b/a Services for Independent Living), and a HOME agreement with The Housing Authority of the City of Columbia.
- R28-24 Approving the Preliminary Plat of "Gordon Farms" located on the east and west sides of Fairview Road and north of Worley Street (700 N. Fairview Road) (Case No. 34-2024).

The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: BUFFALOE (Mayor Buffaloe stepped out during the vote on these items), PETERS. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

- R29-24 Approving the Preliminary Plat of "Amberton Place" located north of Gibbs Road (3705 W. Gibbs Road); requiring execution and delivery of a development agreement prior to commencement of any development activity; and requiring the installation of certain public improvements prior to issuance of an occupancy permit (Case No. 35-2024).

The resolution was read by the City Clerk.

Council Member Knoth left the meeting at approximately 10:46 p.m.

Community Development Director Tim Teddy provided a staff report.

Tim Crockett, an engineer with Crockett Engineering with offices at 1000 W. Nifong Boulevard, spoke and responded to Council questions.

R29-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, PROFFITT, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: KNOTH, PETERS. Resolution declared adopted, reading as follows:

IX. INTRODUCTION AND FIRST READING

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

- B16-24 Declaring the city as a safe haven for free speech and expression; expressing support for the LGBTQ community; establishing policies for enforcement of laws and participation with other jurisdictions which seek the prosecution or imposition of administrative penalties on an individual or organization for providing, seeking, receiving, or assisting another individual who is seeking or receiving gender-affirming healthcare.

- 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).
- B18-24 Authorizing a development agreement with the Roxie Grant Revocable Trust; accepting a conveyance for street purposes; directing the City Clerk to have the development agreement and conveyance recorded (Case No. 83-2024).
- B19-24 Rezoning property located on the west side of Tenth Street and north of Park Avenue (303 N. Tenth Street) from District R-MF (Multi-family Residential) to District M-OF (Mixed-use Office) (Case No. 44-2024).
- B20-24 Approving the PD Plan of "A Good Start" located on the northeast corner of Richland Road and Grace Lane (5401 E. Richland Road); approving a revised statement of intent (Case No. 41-2024).
- B21-24 Approving a major amendment to the PD Planned Development Plan and Preliminary Plat of "Discovery Business Park" located on the south side of Artemis Drive and west of Discovery Parkway (4900 Artemis Drive) (Case No. 47-2024).
- B22-24 Accepting an award of grants funds from the Missouri Department of Natural Resources for the stormwater pipe lining project; authorizing a financial assistance agreement; amending the FY 2024 Annual Budget by appropriating funds.
- B23-24 Authorizing a grant agreement with the State of Missouri - Missouri State Council on the Arts for the 2023-2024 Annual Heritage Festival and Crafts Show managed by the Parks and Recreation Department; amending the FY 2024 Annual Budget by appropriating funds.
- B24-24 Authorizing a contract of sale with EL Holdings, LLC for City-owned property located at 2810 LeMone Industrial Boulevard.
- B25-24 Authorizing a water line differential payment agreement with Amerco Real Estate Company for construction of a water main along Vandiver Drive serving Centerstate, Plat No. 14A.
- B26-24 Authorizing the acquisition of easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive.
- B27-24 Amending Chapter 22 of the City Code relating to the outdoor storage of refuse and/or recycling carts or other storage containers.
- B28-24 Amending Chapters 2, 6, 22, and 29 of the City Code as it relates to the Housing and Neighborhood Services Department.
- B29-24 Authorizing a cooperative agreement with The Curators of the University Missouri, on behalf of University of Missouri Health Care, to provide clinical experience for firefighters training for emergency medical services certification.

B30-24 Authorizing an agreement with The Curators of the University of Missouri for graduate student internship services.

X. REPORTS

REP9-24 North 763 Community Improvement District (CID) - End of Fiscal Year (FY 2023) Report.

City Clerk Amin provided a staff report.

REP10-24 Citizens Police Review Board 2023 Annual Report.

Mayor Buffaloe understood this report was required by ordinance.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Vera Elwood, a Second Ward resident, spoke in support of a sanctuary city ordinance.

Eugene Elkin, 3406 Range Line Street, spoke regarding the chemicals in the water supply, the homeless, and houses, and suggested each council member be assigned to be an expert on certain confusing topics.

Chriss Jones, a Second Ward resident, spoke about her disappointment with the Council retreat.

Lily White, the Vice President of External Affairs of the Columbia Chamber of Commerce and a Second Ward resident, thanked the Council for funding workforce development programming.

Euri Speir, a Fourth Ward resident and graduate student at the University of Missouri, spoke in support of the safe haven ordinance.

The Council and staff discussed various topics to include the short-term rental legislation that had been passed tonight, appreciation for those that stayed late to voice their opinions, the fact February was Black History Month, the opening of the Shoppes at Sharp End, the need to support minority businesses, notification of a few of the events scheduled at the Orr Streets Arts Districts for Black History Month, the desire of Chair of the Disabilities Commission for the Commission to be able to comment on proposals, such as the First Last Mile, in terms of accessibility in the beginning of the process and prior to approval of funding by the Council, the work of boards and commission, to include the Citizens Police Review Board for the report submitted tonight and the Planning and Zoning Commission for all of their work on the short-term rental ordinance, thanking the Planning and Zoning Commission members and the Community Development Department and Law Department staff for their work on the short-term rental ordinance, thanking those that spoke tonight on the short-term rental ordinance for their input, the appointment of the Mayor's Task Force on McKinney Building Planning members, Clyde Ruffin (Chair), Mary Ratliff, Stephen Bybee, Chris Campbell, Samuel Griffith, Daive Dunkley, Greg Olson, Monica Naylor, S. David Mitchell, Janet Dawson-Threat, Barbra Horrell, Fran Tibbs, Nickie Davis, Donna Clayborne, and Suzanne Bagby, a review of the issues raised in terms of the City's personnel processes, the desire to put employees first and a report recognizing the recent personnel related changes along with the impacts of those changes, and the recommendations of the Citizens Police Review Board, including de-escalation training.

XII. ADJOURNMENT

The meeting was adjourned without objection at 11:18 p.m.

