



City of Columbia, Missouri

Meeting Minutes

City Council

Tuesday, April 16, 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 Tuesday, April 16, 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 DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, and Council Member NICK FOSTER 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 1, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady. The minutes of the special meeting of April 11, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Peters.

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

SI5-24

Recognition of the U.S.S. Columbia Crew.

Anne Moore, Chair of the Mayor's Task Force on the U.S.S. Columbia, introduced the crew members in attendance as Commanding Officer, Commander Brad Foster, Junior Officer of the Year, Lieutenant Zach Rosen, Junior Sailor of the Year, Petty Officer First Class Electronics Mate-Nuclear Billy Kilmer, and Missouri Native, Chief Petty Officer Electronics Technician-Nuclear Matt Choiniere along with Lauren Foster who represented the families of the submariners. Mayor Buffaloe thanked the crew members for visiting one of their namesake cities and for their service, and she stated she hoped they enjoyed their time here.

SI6-24

Resolution of Appreciation - Mike Griggs, Deputy City Manager.

Mayor Buffaloe asked the recently retired Deputy City Manager Mike Griggs to join her at the podium and presented him with a resolution of appreciation signed by the City Council. Former Deputy City Manager Mike Griggs made some comments.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC4-24

Board and Commission Applicants.

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions.

BOARD OF ADJUSTMENT

Crew, Jefferson, 3902 Foxcreek Way, Ward 5, Term to expire May 1, 2029

DOWNTOWN COLUMBIA LEADERSHIP COUNCIL

Bentley, Clyde, 1863 Cliff Drive, Ward 6, Term to expire May 1, 2027

Smith, Scott, 1115 W. Broadway, Unit B, Ward 1, Term to expire May 1, 2027

MAYOR'S COUNCIL ON PHYSICAL FITNESS AND HEALTH

Nguyen, Michael, 713 Huntridge Drive, Ward 6, Term to expire November 30, 2026

Mayor Buffaloe suggested they delay making appointments and continue accepting applications for the Planning and Zoning Commission since the terms of those currently serving did not end until May 31, 2024, and asked if there were any objections. No one objected.

IV. SCHEDULED PUBLIC COMMENT

SPC21-24 Peter Schneeberger, Columbia Renewable Energy Coalition - Importance of Energy Transition.

Peter Schneeberger withdrew his request to speak.

SPC22-24 Sutu Forte - Columbia's 6th Annual Wild Nature Day.

Sutu Forte provided a handout and spoke.

V. PUBLIC HEARINGS

PH10-24 Proposed construction of roadway, intersection, sidewalk, and bridge improvements along Forum Boulevard between Chapel Hill Road and Woodrail Avenue.

The public hearing was read by the City Clerk.

Public Works Director Shane Creech and Ben Ross, a consultant with Engineering Surveys and Services, provided a report, and both responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

James Dean Abrams, Vice President and part owner and operator of Wilson's Fitness, spoke.

Lawrence Simonson, a representative of Local Motion, spoke.

Matey Kanago, who resided at the corner of Katy Lane and Forum Boulevard, spoke.

Paul Kanago, 1701 Katy Lane, spoke.

Wendy Seaberg, who resided near the intersection of Katy Lane and Limerick Lane, spoke.

Steven Faber, 3004 Woodbine Drive, provided a handout and spoke.

Peggy Canoy, 3005 Woodkirk Drive within Woodrail Homeowners Association No. 4, spoke.

Erin Stevens, part owner of the Georgetown Condominium Association, spoke.

Lisa Varley, a resident of Katy Place Apartments, spoke.

Riley Cole, 603 Glenstone Drive, spoke.

Mark Haim, 1402 Richardson Street, a representative of Mid-Missouri Peaceworks, spoke.

Patrick Ryan, a dentist with offices at 1601 Chapel Hill Road, spoke.

George Gibb, a retired dentist and part owner of an affected property, spoke.

Chimene Schwach, Director of Advocacy, Development and Outreach for Services for Independent Living, spoke.

Adrienne Luther Johnson, 911 Maupin Road, spoke.

Greg Stevens, a dentist within an impacted property, spoke.

Caleb Murray, a dentist with Georgetown Dental, spoke.

Josh Parshall, a Fourth Ward resident, spoke.
 Becky Reed, a Second Ward resident, spoke.
 Elke Boyd, a Second Ward resident, spoke.
 Larry Skaer, 3107 Woodbine Drive, Vice President of the Woodrail Homeowners Association No. 4, spoke.
 Carolyn Amparan, a representative of the Sierra Club Mid-Missouri Group, spoke.
 Nate Smith, a First Ward resident representing Tryathletics at 1605 Chapel Hill Road, spoke.
 Valerie Carroll, a First Ward resident, spoke.
 Kathy Meagher, a First Ward resident and a member of the Public Transit Advisory Commission, spoke.
 Dave Nichols, Co-Chair of the Columbia Chamber of Commerce Transportation and Infrastructure Committee, spoke.
 Barbie Skinner, a Fourth Ward resident, spoke.
 David Mehr, 714 Ingleside Drive, spoke.
 Matt Wright, a First Ward resident, spoke.
 Eugene Elkin spoke.
 Annette Triplett, 114 Aldeah Avenue, spoke.
 Kevan Whitsitt, 2716 Forum Boulevard, spoke.
 Chriss Jones, a Second Ward resident, 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 construction of the Forum Boulevard improvements. The motion was seconded by Council Member Foster and approved unanimously voice vote.

VI. OLD BUSINESS

B68-24 Approving the Final Plat of "Brushwood Lake, Plat No. 1" located on the north and south sides of Brushwood Lake Road and west of Scott Boulevard; authorizing a performance contract (Case No. 60-2024).

The bill was given second reading by the City Clerk.
 Community Development Director Tim Teddy provided a staff report, and responded to Council questions and comments.
 Julie Ryan, a Fifth Ward resident and a representative of the COMO Safe Water Coalition, spoke.
 The Council asked questions and made comments.

B68-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B72-24 Authorizing an amendment to the agreement for professional engineering services with HDR Engineering, Inc. for the McBaine Water Treatment Plant Upgrade - Phase 1 project.

The bill was given second reading by the City Clerk.
 Utilities Director David Sorrell provided a staff report, and he and Engineering Supervisor Shawn Carrico responded to Council questions.
 Julie Ryan, a Fifth Ward resident and a representative of the COMO Safe Water Coalition, spoke.
 Maria Oropallo, a Fourth Ward resident, spoke.
 The Council asked questions and made comments.

B72-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY,

FOSTER. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B73-24 Authorizing an amendment to the agreement for professional engineering services with HDR Engineering, Inc. for design upgrades to the West Ash Pump Station.

The bill was given second reading by the City Clerk.

Utilities Director David Sorrell provided a staff report.

Julie Ryan, a Fifth Ward resident and a representative of the COMO Safe Water Coalition, spoke.

The Council asked questions and made comments.

B73-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B79-24 Amending the FY 2024 Annual Budget for second quarter appropriation of funds.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe made a motion to amend B79-24 per the amendment sheet. The motion was seconded by Council Member Foster and approved unanimously by voice vote.

B79-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. 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.

B65-24 Granting the issuance of a conditional use permit to TKG Storage Mart Partners Portfolio, LLC to allow a "self-service storage facility" use exceeding fourteen (14) feet in height on property located at 3412 I-70 Drive Southeast in an M-C (Mixed-use Corridor) zoning district; approving a waiver of certain conditional use standards relating to self-service storage facilities; providing a severability clause (Case No. 31-2024).

B66-24 Amending Ordinance No. 020013, as amended by Ordinance Nos. 021255 and 025319, establishing permitted uses and allowable on-site signage set forth in the statement of intent for the Crosscreek Center Planned Development located on the east side of Cinnamon Hill Lane and west of Maguire Boulevard (1407 Cinnamon Hill Lane) (Case No. 91-2024).

B67-24 Approving the "Fresh Karma" PD Plan, an amendment to the Lot 108A of Crosscreek Center Plat 1-A PD Plan, located on the west side of Cinnamon Hill Lane and east of U.S. Highway 63 (1407 Cinnamon Hill Lane) (Case No. 91-2024).

B69-24 Approving the Final Plat of "Gordon Farms Plat 1" located on the east and west sides of Fairview Road and north of Worley Street; authorizing a

- performance contract (Case No. 92-2024).
- B70-24 Amending Chapter 29 of the City Code relating to certain accessory dwelling unit standards in R-1 (One-family Dwelling), R-2 (Two-family Dwelling), and R-MF (Multiple-family Dwelling) zoning districts (Case No. 110-2024).
- B71-24 Amending Chapter 2 of the City Code relating to the composition and meetings of the Finance Advisory and Audit Committee.
- B74-24 Authorizing an agreement with Boone Stephens Solar I, LLC and Midcontinent Independent System Operator, Inc. for generator interconnection of the Boone Stephens solar facilities with the Bolstad Substation.
- B75-24 Authorizing a grant of easement for electric transmission line purposes to Boone Stephens Solar I, LLC for the construction of a transmission line across City-owned property to connect to the Bolstad Substation; directing the City Clerk to have the conveyance recorded.
- B76-24 Accepting a conveyance for water utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B77-24 Authorizing a CDBG grant agreement with the Housing Authority of the City of Columbia for renovations to the J.W. Blind Boone Community Center building.
- B78-24 Authorizing a memorandum of agreement with the Missouri Department of Agriculture for the development of agriculture facilities at the Northeast Regional Park to support the Boone County Fair; amending the FY 2024 Annual Budget by appropriating funds.
- B80-24 Amending the FY 2024 Annual Budget by adding a position in the Fire Department; amending the FY 2024 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2024 Annual Budget by appropriating funds.
- B81-24 Amending the FY 2024 Annual Budget by adding positions in the Housing and Neighborhood Services Department; amending the FY 2024 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2024 Classification and Pay Plan to add a classification; amending the FY 2024 Annual Budget by appropriating funds.
- R77-24 Setting a public hearing: 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.
- R78-24 Setting a public hearing: proposed construction of improvements to the exterior of the John William "Blind" Boone Home.
- R79-24 Setting a public hearing: proposed construction of a multi-use indoor facility and 52-car parking lot at Clary-Shy Community Park.

- R80-24 Setting a public hearing: proposed construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive.
- R81-24 Setting a public hearing: consider a proposed second amendment to the 2022 Sidewalk Master Plan.
- R82-24 Authorizing a funding agreement with IN2ACTION for the renovation of a group home for people with substance abuse disorders; approving and authorizing the execution of certain documents; directing the City Clerk to record a deed of trust.
- R83-24 Authorizing an amendment to the agreement for professional engineering services with RRT Engineering, LLC for evaluation of the City's recycling and waste diversion program.
- R84-24 Authorizing a term and supply contract with C&C Sales, Inc. for maintenance of certain City HVAC systems.
- R85-24 Authorizing a special event operations agreement with Columbia Art League for the 2024 Art in the Park event.
- R86-24 Approving the Preliminary Plat of "Vandiver Commercial" located on the north side of Vandiver Drive and the east and west sides of Allen Lane (Case No. 67-2024).
- R87-24 Authorizing a third extension of the temporary closure of a portion of the parking lane on the south side of Broadway between Tenth Street and Hitt Street, portions of the parking lane and sidewalk along the east side of Tenth Street between Broadway and Cherry Street, and a portion of the alley behind property located at 1000 E. Broadway and east of Tenth Street to facilitate the construction of a new building located at 1000 E. Broadway.

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

VIII. NEW BUSINESS

- R88-24 Authorizing the temporary closures of portions of sidewalk on the north side of Broadway between Ninth Street and Tenth Street, and the east side of Ninth Street between Broadway and Walnut Street, to facilitate exterior repairs to the Commerce Bank building.

The resolution was read by the City Clerk.

Public Works Director Shane Creech provided a staff report, and responded to Council questions.

R88-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

- R89-24 Calling a special election to be held in Ward 1 of the City of Columbia on August 6, 2024, to elect a council member to fill the remainder of an unexpired term; establishing a filing period.

The resolution was read by the City Clerk.

City Counselor Nancy Thompson provided a staff report, and she and City Clerk Sheela Amin responded to Council questions and comments.

Chriss Jones, a Second Ward resident, spoke.

R89-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. 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.

- 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).
- 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).
- 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.
- 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.
- B89-24 Authorizing construction of improvements to the exterior of the John William "Blind" Boone Home; calling for bids through the Purchasing Division.
- 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.
- 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.

- 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.

X. REPORTS

- REP32-24 American Rescue Plan Act - Funds for Energy Efficiency Grants to Homeowners.
- Housing and Neighborhood Services Director Becky Thompson provided a staff report, and responded to Council questions and comments.
Mayor Buffaloe asked if there was any objection to staff moving forward as suggested, and no one objected.
- REP33-24 Update on Strategic Plan New Decision Items.
- Assistant City Manager Carol Rhodes provided a staff report.
- REP34-24 Monthly Finance Report.
- Finance Director Matthew Lue provided a staff report.
- REP35-24 Amendment to the FY 2024 Annual Budget - Intra-Departmental Transfer of Funds.
- Mayor Buffaloe understood this had been provided for informational purposes.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Chriss Jones, a Second Ward resident, spoke about the lack of communication within the City and provided a few examples to include one involving her.

Eugene Elkin, 3406 Range Line Street, spoke regarding homeless shelters, the Forum Boulevard roadway improvements, and water issues.

The Council and staff discussed various topics to include appreciation for the volunteers picking up trash throughout the community, the plans for Stop Day in the East Campus area to keep everyone safe, the need for asphalt standards to assist with roadway noise as would be used on Forum Boulevard, the approval of another ARPA project, i.e., funding for In2Action, which meant there were only four projects left to come to Council, the fact a proclamation was issued for Missouri Black Maternal Health Summit Days for today and tomorrow in recognition of doulas and midwives who served the black community to address the disparities of maternal health and infant mortality, the positive movement with regard to hiring police officers, the fact those currently within the Police Department were doing a lot of extra work, the need to address the root causes of violence in the community, the fact they had approved amendments to the zoning code regarding

accessory dwelling units (ADUs), the hope of connecting to the Boone Stephens Solar project for locally generated renewable energy, the terms for the two new members of the Finance Advisory and Audit Committee, and Mayor Buffaloe being one of eight mayors invited to Switzerland by the Swiss Embassy to learn about some best practices along with the fact the City was not paying for that trip.

XII. ADJOURNMENT

The meeting was adjourned without objection at 11:24 p.m.