



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, February 6, 2023  
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, February 6, 2023, 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 NICK FOSTER, Council Member MATT PITZER, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member PAT FOWLER, Council Member ANDREA WANER, and Council Member ROY LOVELADY 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.

Council Member Foster made a motion to amend the December 19, 2022 regular meeting minutes by adding "for unsheltered persons who have died" after "memorial" in the last paragraph of the minutes prior to the sentence regarding adjournment. The motion was seconded by Council Member Waner and approved unanimously by voice vote. The minutes of the regular meeting of December 19, 2022, as amended, were subsequently approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

The minutes of the regular meeting of January 17, 2023 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 B3-23. Council Member Peters noted on the Disclosure of Interest form that (1) she is a member of the governing body of the City of Columbia, Missouri, and is the sole owner of Bowling Street, LLC; (2) the City of Columbia, Missouri receives and distributes Community Development Block Grant ("CDBG") funding from the US Department of Housing and Urban Development ("HUD") and from time to time the City Council considers and approves funding recommendations for CDBG and HUD eligible activities; (3) the Voluntary Action Center ("VAC") is a non-profit agency in Boone County, Missouri providing resources for basic and emergency needs in the areas of health, employment, education and housing to individuals so they can overcome economic hardships and maintain self-sufficiency, and the VAC has announced an initiative to create an Opportunity Campus which has the goal of transitioning homeless neighbors to being sheltered by providing safe temporary shelter, transitional housing, affordable housing, meals, basic daily needs, and wrap-around services to lift people up and out of homelessness and is a qualifying sub-recipient of HUD CDBG funds for qualifying eligible activities; (4) the Opportunity Campus being proposed by VAC includes the construction and operation of a new approximately 25,000 square foot facility and it is anticipated VAC may seek HUD funding for a portion of the construction and/or operation of the VAC Opportunity Campus; (5) Bowling Street, LLC acquired a 5.65 acre tract of property at the northeast corner of Bowling Lane and East Business Loop 70 (the "Property") in December of 2021 for the purchase price of \$600,000; (6) after she acquired the Property, she was contacted by VAC inquiring as to whether she would be willing to

sell the Property to VAC as a site for its planned Opportunity Campus to which she expressed a willingness to allow VAC to obtain the Property and entered into discussions with VAC regarding transfer of the Property, and she also expressed personal support of the Opportunity Campus and told VAC she would be willing to sell the Property for the same amount for which she purchased it in December 2021, and she also communicated a willingness to donate the Property to VAC if the Property was suitable for the Opportunity Campus; (7) VAC considered the options and made the decision to purchase the Property from her for \$600,000, and in keeping with her desire to donate the Property, she signed a written pledge to donate the \$600,000 proceeds back to VAC in the form of \$100,000 per year over the next six years; (8) the real estate contract between Bowling Street, LLC and VAC was executed on April 5, 2022 and VAC is currently in the process of performing its due diligence to determine whether the Property will be suitable for establishment of its Opportunity Campus; (9) as the contract purchaser of the Property from Bowling Street, LLC, VAC has submitted an application for issuance of a conditional use permit to allow the construction and operation of a temporary shelter with associated support services on Lot 1 of E.C. More's Subdivision, Plat 1A, located on the northeast corner of Bowling Street and Business Loop 70, and approval of such conditional use permit is necessary for VAC to be able to use the Property for the VAC Opportunity Campus; (10) she will not make a financial gain on the Property when it is sold to VAC; and (11) she has not participated in any actions that would constitute a conflict of interest or violation under any State or local laws. The motion was seconded by Council Member Pitzer and approved unanimously by voice vote.

Mayor Buffaloe asked that B5-23 be moved from the consent agenda to old business due to the applicant requesting the item be tabled.

Due to multiple requests, Mayor Buffaloe asked that R19-23 be moved from the consent agenda to new business.

The agenda, including the consent agenda with B5-23 being moved to old business and R19-23 being moved to new business, was approved unanimously by voice vote on a motion by Council Member Waner and a second by Council Member Pitzer.

## II. SPECIAL ITEMS

None.

## III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

## IV. SCHEDULED PUBLIC COMMENT

SPC2-23 Traci Wilson-Kleekamp, Race Matters, Friends (RMF) -  
BeHeard.como.gov.arpa vs Authentic Community Engagement.

Traci Wilson Kleekamp provided reading materials and spoke.

SPC6-23 Laura Gutierrez Perez - CPRB - Revisiting a Model Change.

Laura Gutierrez Perez, a Second Ward resident and a Citizens Police Review Board (CPRB) member, spoke and officially resigned from the CPRB.

SPC7-23 Bill Easley - Bus, Phone, Garbage, and Homeless People.

Bill Easley spoke.

SPC8-23 Anthony Willroth - Social Equity as a Pillar of Governance and Columbia's Failure of Imagination.

Anthony Willroth, the owner of The Basement Reef in the downtown, spoke.

- SPC9-23 Susan Renee Carter - CPRB Reboot: A Repeat Performance.  
Susan Renee Carter, a Second Ward resident, spoke.

## V. PUBLIC HEARINGS

- PH4-23 Proposed fabrication and installation of a bridge across Flat Branch Creek as part of the Flat Branch Park expansion project; providing for the fabrication and installation of the proposed improvement using a design/build contract.  
Discussion shown with B19-23.
- B19-23 Authorizing the fabrication and installation of a bridge across Flat Branch Creek as part of the Flat Branch Park expansion park; providing for the fabrication and installation of the improvement using a design/build contract.  
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.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.  
The Council made comments.  
**B19-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

## VI. OLD BUSINESS

- B1-23 Amending Chapter 13 of the City Code to revise Article XIII relating to marijuana business licensing regulations.  
The bill was given second reading by the City Clerk.  
Finance Director Matthew Lue provided a staff report.  
Dan Viets, 15 N. Tenth Street, who indicated he had chaired the advisory board of the campaign that had passed what is now Article 14, spoke.  
The Council asked questions.  
**B1-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**
- B2-23 Amending Chapter 29 of the City Code as it relates to marijuana regulations (Case No. 54-2023).  
The bill was given second reading by the City Clerk.  
Community Development Director Tim Teddy provided a staff report.  
**B2-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. ABSENT: PITZER (Council Member Pitzer stepped out during the vote on this item). Bill declared enacted, reading as follows:**  
Council Member Peters left the meeting room.
- B3-23 Granting the issuance of a conditional use permit to allow the construction and operation of a temporary shelter with associated support services on

Lot 1 of E.C. More's Subdivision, Plat 1A located on the northeast corner of Bowling Street and Business Loop 70 in an M-C (Mixed-use Corridor) zoning district (Case No. 20-2023).

The bill was given second reading by the City Clerk.

Community Development Director Tim Teddy and City Counselor Nancy Thompson provided a staff report, and the two of them along with City Manager De'Carlton Seewood responded to Council questions.

Tim Crockett of Crockett Engineering with offices at 1000 W. Nifong Boulevard spoke.

Erik Miller of PWA Architects with offices at 2120 Forum Boulevard spoke.

Traci Wilson-Kleekamp spoke.

Rebecca Shaw spoke.

Anthony Willroth spoke.

Susan Renee Carter, a Second Ward resident, spoke.

Chriss Jones, a Second Ward resident, spoke.

Barbara Jefferson, a First Ward resident, spoke.

Ed Stansberry, 5001 Whitefish Court, indicated he was the Executive Director of the Voluntary Action Center (VAC) and spoke. He asked those in support of the project to stand and approximately 20 people stood.

Eugene Elkin, 3406 Range Line Street, spoke.

The Council made comments.

**B3-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. ABSTAINING: PETERS. Bill declared enacted, reading as follows:**

Council Member Peters returned to the meeting room.

B12-23

Amending Chapter 27 of the City Code to provide for a delay in the assessment of late charges to eligible residential utility customers.

The bill was given second reading by the City Clerk.

Utilities Director David Sorrell provided a staff report, and he and Assistant Utilities Director Sarah Talbert responded to Council questions.

Chriss Jones, a Second Ward resident, spoke.

Rebecca Shaw, 2316 Vail Drive, spoke.

The Council asked questions and made comments.

**B12-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

B22-23

Amending the FY 2023 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Police Department - Operations Division and Special Services Division; amending the FY 2023 Classification and Pay Plan by reassigning a classification.

The bill was given second reading by the City Clerk.

Police Chief Geoff Jones provided a staff report.

Anthony Willroth, the owner of The Basement Reef in the downtown, spoke.

Traci Wilson-Kleekamp spoke.

**B22-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

- B5-23 Approving an amendment to the "Crosscreek Center - Lot 108A of Crosscreek Center Plat 1-A" PD Plan located on the west side of Cinnamon Hill Lane and east of Highway 63 (1407 Cinnamon Hill Lane (Case No. 280-2022).

The bill was given second reading by the City Clerk.

**Mayor Buffaloe made a motion to table B5-23 to the May 1, 2023 Council Meeting. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**

## VII. CONSENT AGENDA

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

- B4-23 Rezoning property located on the east side of William Street and north of Amelia Street (704 N. William Street) from District R-MF (Multi-family Residential) to District R-2 (Two-family Residential) (Case No. 21-2023).
- B6-23 Approving the Final Plat of "Forest Hills, Plat No. 3" located on the southwest corner of Geyser Boulevard and Lake of the Woods Road; authorizing a performance contract (Case No. 263-2022).
- B7-23 Approving the Final Plat of "Conley Marketplace Plat 2" located west of the intersection of East Business Loop 70 and Conley Road; authorizing a performance contract (Case Non. 10-2023).
- B8-23 Approving the Final Plat of "Ewing Industrial Park, Plat 2A" located on the north side of Peabody Road and east of North Brown Station Road; authorizing a performance contract (Case No. 15-2023).
- B9-23 Approving the Final Plat of "Oakwood Hills Subdivision, Block 6A" located on the northeast corner of Rollingwood Drive and Burrwood Drive (909 Rollingwood Drive); authorizing a performance contract (Case No. 25-2023).
- B10-23 Approving the Final Plat of "Spartan Pointe" located on the south side of Spartan Drive and the east side of Battle Avenue; authorizing a performance contract (Case No. 11-2023).
- B11-23 Approving the Final Plat of "Legacy Farms, Plat No. 1" located on the west side of Sinclair Road and south of Nifong Boulevard; authorizing a performance contract (Case No. 252- 2022).
- B13-23 Authorizing Amendment No. 1 to the software subscription contract with Milsoft Utility Solutions, Inc. for implementation and hosting services for an Interactive Voice Response (IVR) system to manage incoming electrical and outage reports via phone call from City Water and Light customers.
- B14-23 Accepting conveyances for underground electric, sewer, utility and drainage purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B15-23 Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for the epidemiology

- and laboratory capacity community health worker initiative.
- B16-23 Authorizing a program services contract with the Missouri Department of Health and Senior Services for the Monkeypox Response Program.
- B17-23 Authorizing an agreement with Boone County, Missouri for 2023 animal control services.
- B18-23 Authorizing an agreement with Boone County, Missouri for 2023 public health services.
- B20-23 Authorizing a 2022 donation agreement with Veterans United Foundation and Community Foundation of Central Missouri associated with renovations to the basketball courts at Douglass Park.
- B21-23 Authorizing a grant agreement with the State of Missouri - Missouri State Council on the Arts for the 2022-2023 Annual Heritage Festival and Crafts Show managed by the Parks and Recreation Department; amending the FY 2023 Annual Budget by appropriating funds.
- B23-23 Amending the FY 2023 Annual Budget for first quarter appropriation of funds in the Parks and Recreation Department, Vehicle and Equipment Replacement Fund, Public Health and Human Services Department, and Finance Department.
- B24-23 Amending Chapter 2 of the City Code as it relates to the submission schedule of the annual Climate Adaptation and Action Plan (CAAP) progress report and recommendations prepared by the Climate and Environment Commission.
- R11-23 Setting a public hearing: proposed installation of traffic calming devices on Manor Drive between Broadway and Rollins Road.
- R12-23 Setting a public hearing: consider a proposed amendment to the 2022 Sidewalk Master Plan to include Ballenger Lane (State Route PP) on the project list.
- R13-23 Authorizing an FY 2023 social services provider agreement with The Food Bank for Central & Northeast Missouri, Inc. for food acquisition and distribution services.
- R14-23 Authorizing agreements with The Columbia Entertainment Company, Talking Horse Productions, and The Columbia Book Festival, Inc. for FY 2023 arts programming funds.
- R15-23 Authorizing a special event operations agreement with Ragtag Film Society for the 2023 True/False Film Fest.
- R16-23 Approving the Preliminary Plat of "Hidden Haven" located at the western terminus of Westwinds Drive and east of College Park Drive (1607 Westwinds Drive) (Case No. 216-2022).
- R17-23 Affirming the certified facts of the Director of Community Development declaring the structure located at 908 N. Seventh Street is a nuisance; ordering the City Manager to provide for the demolition of such structure; authorizing a special tax bill against the property.
- R18-23 Accepting the Neighborhood Traffic Management Program 2022 Year End

Report Summary; authorizing staff to complete the installation of traffic calming devices on Smith Drive and Louisville Drive; authorizing the installation of traffic calming devices on Ridgefield Road, Ridgemont, Highridge Drive, and South Garth Avenue; authorizing staff to complete the public improvement process for the proposed installation of traffic calming devices on Audubon Drive, Shepard Boulevard, Manor Drive, Russell Boulevard, and Northland Drive; authorizing staff to pursue traffic calming projects on Spencer Avenue, Garden Drive, Hanover Boulevard, and Hulén Drive; authorizing staff to 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 City Clerk with the vote recorded as follows: **VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. VOTING NO: NO ONE.** Bills declared enacted and resolutions declared adopted, reading as follows:

## VIII. NEW BUSINESS

R19-23 Authorizing a settlement and release agreement with 1611 University, LLC, 1615 University, LLC, and 1617 University, LLC as it relates to the Final Plats of “Fyfer Subdivision, Plat No. 2,” “Fyfer Subdivision, Plat No. 3,” and “Fyfer Subdivision, Plat No. 4.”

The resolution was read by the City Clerk.

City Counselor Nancy Thompson provided a staff report.

Council Member Fowler made a motion to table R19-23 to the February 20, 2023 Council Meeting. The motion failed due to the lack of a second.

Marvin Tofle, 1805 Cliff Drive, who indicated he was speaking on behalf of the East Campus Neighborhood Association, provided a handout and spoke.

Peter Norgard, 1602 Hinkson Avenue, spoke.

Chriss Jones, a Second Ward resident, spoke.

Cecile Bentley, 1863 Cliff Drive, spoke.

Ruth Tofle, 1805 Cliff Drive, indicated she was a property owner and landlord in the area and spoke.

Anthony Willroth spoke

Janet Hammen, a Sixth Ward resident, spoke.

Rita Fleischmann, 1602 Hinkson Avenue, spoke.

Barbara Jefferson, a First Ward resident, spoke.

The Council made comments.

**R19-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, WANER, LOVELADY. VOTING NO: FOWLER. 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.

B25-23 Rezoning property located on the east side of Oakland Gravel Road and approximately 500 feet north of Blue Ridge Road (3612 Oakland Gravel Road) from District R-1 (One-family Dwelling) to District R-2 (Two-family Dwelling) (Case No. 8-2023).

B26-23 Approving the Final Plat for “MFL Golf, Plat No. 1” located at the eastern

terminus of Van Horn Tavern Road; authorizing a performance contract; authorizing a development agreement to establish public infrastructure obligations; directing the City Clerk to have the development agreement recorded (Case No. 117-2022).

- B27-23 Vacating electric, sanitary sewer and utility easements on Lot 2 within Conley Marketplace located northwest of the intersection of Conley Road and East Business Loop 70; directing the City Clerk to record the ordinance; accepting a conveyance for underground electric purposes; directing the City Clerk to record the conveyance (Case No. 22-2023).
- B28-23 Accepting conveyances for sewer, and temporary access and construction purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.
- B29-23 Amending Chapter 2 of the City Code as it relates to membership requirements for the Commission on Cultural Affairs.
- B30-23 Amending the FY 2023 Annual Budget by transferring funds in the Public Health and Human Services Department to offset the increased costs associated with the purchase of a health services vehicle.
- B31-23 Amending the FY 2023 Annual Budget by appropriating funds in the Public Health and Human Services Department associated with COVID-19 response activities.

## X. REPORTS

- REP6-23 Board of Equalization City Representative Appointments.
- City Manager De'Carlton Seewood provided a staff report. The Council asked questions, discussed the issue, and asked that it come back to them at the following meeting.
- REP7-23 Columbia Vision Commission Correspondence.
- Assistant City Manager Carol Rhodes and Jay McIntosh, the Chair of the Columbia Vision Commission, provided a report. A handout was also provided to the Council. The Council asked questions and discussed the issue.
- REP8-23 Amendment to the FY 2023 Annual Budget - Intra-Departmental Transfer of Funds.
- Finance Director Matthew Lue offered to answer questions, and the Council did not have any questions.

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

Anthony Willroth, the owner of The Basement Reef in the downtown, spoke about the matrix tool Jay McIntosh presented a few moments ago, the ARPA review commission appointed by the Mayor, the roles of boards and commissions with regard to ARPA, and transparency in the process.

Ritter Krueger spoke regarding the rental crisis in Columbia, the State of Missouri, and the United States, and the associated high cost to rent.

Chriss Jones, a Second Ward resident, agreed with the comments of the prior two speakers and spoke about concerns involving the Citizens Police Review Board (CPRB) along with the lack of communication by staff to one of its members.



Rebecca Shaw spoke regarding concerns involving the CPRB, the recent Operation Homeless Connect event, and issues concerning homelessness and transportation.

Keondre Harrison spoke about utility bills and his experience with a high Ameren utility bill.

Eugene Elkin, 3406 Range Line, spoke regarding the homeless, low income housing, and rental increases.

Barbara Jefferson, a First Ward resident, spoke regarding the constraints of the Building Inclusive Communities (BIC) workshops held by the City.

Sarah Johnson, 11 N. Tenth Street, the owner of The Basement Reef, spoke about people being unable to pay utility bills on time, the high cost of renting, and the homeless crisis.

The Council and staff discussed various topics to include the opportunity campus, the issues associated with the compression of time related to ARPA funding, the March 6 pre-council meeting involving electric rates and the unresolved electric utility issues from prior work sessions, the communication to the Citizens Police Review Board (CPRB) member that was no longer on the Board, appreciation to staff for addressing lighting along Bowling Street, appreciation for the Sigma Phi Epsilon fraternity and their recent volunteer work at Room at the Inn, a requested update on a responsible bidder prevailing wage provision for TIF and other similar projects, the Building Inclusive Communities (BIC) workshops, the CPRB onboarding session held last week, the CPRB onboarding session to be held this week, trying to accommodate earlier onboarding of newly elected council members along with changing the date of the special meeting at which newly elected council members are sworn in, an update with regard to transportation, to include plans for a transit study and the situation with the current bus routes, and the City's domestic violence enforcement (DOVE) unit and their partners.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 10:07 p.m.