



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, October 2, 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, October 2, 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 DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member NICK KNOTH, Council Member ROY LOVELADY, and Council Member NICK FOSTER were present. Council Member ANDREA WANER was absent. Deputy City Manager Mike Griggs, City Counselor Nancy Thompson, City Clerk Sheela Amin, Deputy City Clerk Holly Alexander, and various Department Heads and staff members were also present.

The minutes of the regular meeting of September 18, 2023 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 Lovelady.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

#### IV. SCHEDULED PUBLIC COMMENT

SPC57-23 Jim Windsor - Citizens and ratepayers need transparency regarding the electric transmission system.

Jim Windsor, 200 Manor Drive, spoke.

SPC58-23 Shantelle Miller - Homeless and Trying to Obtain Housing, Been Trying to Work with HUD and It Has Been Unsuccessful.

Shantelle Miller spoke.

SPC59-23 Lillian Davis - Utilities and the Misuse of Letter of Health.

Lillian Davis spoke.

#### V. PUBLIC HEARINGS

None.

## VI. OLD BUSINESS

B222-23 Approving a major amendment to the PD Plan for “Woodrail Terrace Plat 1 Lots 14B and 14C” located at the south end of Woodrail Terrace; approving a statement of intent (Case No. 222-2023).

The bill was given second reading by the City Clerk.

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

Jay Gebhardt, a civil engineer with A Civil Group, indicated he was representing one of the applicants, Travis McGee, and spoke.

Anthony Willroth, a downtown business owner, spoke.

Chriss Jones, a Second Ward resident, spoke.

Bob Roper, 3404 Woodrail Terrace, spoke.

Tom Bender, President of the Homeowners Association for this area, spoke.

Tracey Atwood indicated she was the owner of subplot 14A and spoke.

Irene Ganjam, 3426 Woodrail Terrace, spoke.

Cameron Dunafon, 3448 Woodrail Terrace, spoke.

Tom McNabb, 3418 Woodrail Terrace, spoke.

Martha Townsend, 3403 Woodrail Terrace, spoke.

Travis McGee indicated he had offices at 308 S. Ninth Street, spoke, and responded to Council questions.

Robin Davison, 3422 Woodrail Terrace, spoke.

Suzanne Price, 3428 Woodrail Terrace, spoke.

The Council made comments.

**Council Member Waterman made a motion to table B222-23 to the November 6, 2023 Council Meeting. The motion was seconded by Council Member Knoth. After discussion, the motion was approved unanimously by voice vote.**

B230-23 Authorizing a financial assistance agreement with the Missouri Department of Natural Resources for the hiring of a consultant to prepare a new historic preservation plan and to establish goals and priorities for the identification and registration of historic properties within the city; amending the FY 2023 Annual Budget by appropriating funds.

The bill was given second reading by the City Clerk.

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

Anthony Willroth, a downtown business owner, spoke.

Chriss Jones, a Second Ward resident, spoke.

**Mayor Buffaloe made a motion to amend B230-23 per the amendment sheet provided via email, which corrected the account numbers and the budget fiscal year. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

**B230-23, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, LOVELADY, FOSTER. VOTING NO: NO ONE. ABSENT: WANER. 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.

B223-23 Rezoning property located on the north side of Broadway (Highway WW)

- and east of Old Hawthorne Drive (6221 E. Broadway) from District PD (Planned District) and District R-1 (One-family Dwelling) to District O (Open Space) (Case No. 220-2023).
- B224-23 Granting the issuance of a conditional use permit to Old Hawthorne Golf, LLC to allow “outdoor recreation and entertainment” uses on property located at 6221 E. Broadway in an O (Open Space) zoning district (Case No. 221-2023).
- B225-23 Rezoning property located on the northwest corner of Highway WW and Rolling Hills Road from District PD (Planned Development) to District M-N (Mixed-use Neighborhood) (Case No. 218-2023).
- B226-23 Accepting a grant of easement for utility purposes located within the platted right-of-way of Keene Court; directing the City Clerk to record the conveyance (Case No. 223-2023).
- B227-23 Vacating a portion of the Keene Court street right-of-way located west of Lots 11 and 12 within Keene Estates Plat No. 1; directing the City Clerk to record the ordinance (Case No. 223-2023).
- B228-23 Rezoning property located on Keene Court and west of Keene Street (3100-3109 Keene Court) from District M-N (Mixed-use Neighborhood) to District PD (Planned Development); approving a statement of intent; approving the PD Plan and Preliminary Plat for “Keene Court Hotel” (Case No. 219-2023).
- B229-23 Approving the Final Plat of “Kinney Point, Plat No. 1” located on the north side of Sexton Road and west of Grand Avenue; authorizing a performance contract (Case No. 214-2023).
- B231-23 Authorizing the acquisition of easements associated with the replacement and improvement of public storm drainage infrastructure on Alan Lane, McKee Street, Oriole Lane, and Boyd Lane.
- B232-23 Accepting conveyances for sewer and utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B233-23 Authorizing a first amendment to the software as a service (SaaS) agreement with Locality Media, Inc. for the “First Due” records management system for the Fire Department.
- B234-23 Authorizing an agreement with the Missouri Department of Elementary and Secondary Education for home visiting services.
- R146-23 Setting a public hearing: proposed installation of traffic calming devices on Garden Drive between I-70 Drive Northwest and Mayflower Drive.
- R147-23 Setting a public hearing: proposed replacement and improvement of public storm drainage infrastructure on Sexton Road and McBaine Avenue.
- R148-23 Authorizing a business associate agreement with DSI Medical Services, Inc. for drug and alcohol testing services.
- R149-23 Authorizing the temporary closure of an alley located south of Walnut Street, between Short Street and Tenth Street, to facilitate the construction

- of The Broadway Tower Two located at 1104 E. Walnut Street.
- R150-23 Authorizing the temporary closure of a sidewalk and vehicular lane shifting along a portion of Fifth Street between Stewart Road and Elm Street to facilitate the removal and replacement of a turbine generator at the University of Missouri power plant.
- R151-23 Approving the Preliminary Plat of "OPR Subdivision Plat 2" located on the south side of Old Plank Road and west of Bethel Church Road (200 W. Old Plank Road) (Case No. 183-2023).
- R152-23 Authorizing Amendment No. 1 to the agreement with Huntington Technology Finance, Inc. for the lease of equipment in support of a solid waste route management system.
- R153-23 Authorizing a third amendment to the 2021 social services provider agreement with Columbia Interfaith Resource Center for additional overnight emergency shelter services and modification of the license for use of the City of Columbia's facility located at 1509 Ashley Street.

**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, LOVELADY, FOSTER. VOTING NO: NO ONE. ABSENT: KNOTH (Council Member Knoth stepped out during the vote on these items), WANER. Bills declared enacted and resolutions declared adopted, reading as follows:**

## VIII. NEW BUSINESS

- R154-23 Allocating \$25,284,624.00 in American Rescue Plan Funds and authorizing the City Manager to negotiate any agreements or other documents consistent with such allocations.

The resolution was read by the City Clerk.

Public Health and Human Services Director Stephanie Browning provided a staff report, and she and Public Health Planning Manager Michelle Shikles responded to Council questions.

Traci Wilson-Kleekamp spoke.

Anthony Willroth, a downtown business owner and a lead organizer of Hold CoMo Accountable, spoke.

Rebecca Shaw, 2615 Vail Drive, spoke.

Chris Jones, a Second Ward resident, spoke.

Andrew Grabau, President and CEO of the Heart of Missouri United Way, spoke.

Annelle Whitt, a Fifth Ward resident, indicated she was a representative of an organization that had not been chosen to receive funding and spoke.

Matt McCormick, President and CEO of the Columbia Chamber of Commerce, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

The Council asked questions and made comments.

**R154-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, LOVELADY, FOSTER. VOTING NO: NO ONE. ABSENT: WANER. 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.

- B235-23 Approving the Final Plat of "Old Hawthorne, Plat No. 11A" located on the south side of Cobble Creek Drive and east of Old Hawthorne Drive; authorizing performance contracts (Case No. 127-2023).
- B236-23 Approving the Final Plat of "Sawgrass Estates, Plat No. 1" located on the west side of Scott Boulevard and approximately 900 feet south of Sawgrass Drive (5025 Scott Boulevard); authorizing a performance contract (Case No. 201-2023).
- B237-23 Approving the Final Plat of "Rock Haven Plat 2" located northeast of Garden Drive and I-70 Drive Northwest; authorizing a performance contract (Case No. 233-2023).
- B238-23 Vacating a portion of the Waco Road street right-of-way and adjacent utility easements located west of Brown Station Road (Case No. 80-2023).
- B239-23 Amending the FY 2024 Annual Budget by appropriating funds for the purchase of roll carts for automated residential curbside refuse collection.
- B240-23 Authorizing construction of one new 69 kV station class transformer and switchgear lineup at the Perche Creek Substation; calling for bids through the Purchasing Division, or authorizing a contract for the work using a term and supply contractor or by utilizing City employees to perform the work; amending the FY 2024 Annual Budget by appropriating funds.
- B241-23 Authorizing construction of the 161 kV bus reconfiguration at the Perche Creek Substation; calling for bids through the Purchasing Division, or authorizing a contract for the work using a term and supply contractor or by utilizing City employees to perform the work; amending the FY 2024 Annual Budget by appropriating funds.
- B242-23 Authorizing the addition of two (2) new 161 kV station class transformer and switchgear lineups at the Bolstad Substation; calling for bids through the Purchasing Division, or authorizing a contract for the work using a term and supply contractor or by utilizing City employees to perform the work; amending the FY 2024 Annual Budget by appropriating funds.
- B243-23 Accepting a conveyance for water purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.

**X. REPORTS**

- REP55-23 Update regarding the Chapel Hill/Fairview Intersection and the Rollins/Fairview Intersection.

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

- REP56-23      Enforcement of Unlicensed Vehicles on Private Property.  
Neighborhood Services Manager Leigh Kottwitz provided a staff report, and responded to Council questions and comments.
- REP57-23      Correspondence from the Bicycle/Pedestrian Commission regarding the MoDOT 1-70/US Highway 63 Interchange Project.  
Mayor Buffaloe understood this was informational as the City Manager had submitted a letter to MoDOT with recommendations similar to those suggested by the Bicycle/Pedestrian Commission.
- REP58-23      Communication from the Disabilities Commission regarding the ADA Symposium Experience.  
Jacqueline Sample, Chair of the Disabilities Commission, provided a report.
- REP59-23      Administrative Public Improvement Project: Wellfield Security Expansion.  
Utilities Director David Sorrell provided a staff report, and responded to Council questions.
- REP60-23      Amendment to the FY 2023 Annual Budget - Intra-Departmental Transfer of Funds.  
Mayor Buffaloe explained this report had been provided for informational purposes, and Assistant Finance Director Jim McDonald responded to Council questions.

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

Anthony Willroth, a downtown business owner, spoke about Mayor Buffaloe's editorial in the Columbia Missourian regarding her intent to ask for a new department focused on community violence, the timing associated with this request, his understanding that the incident prompting this had been a tragic accident, and the statistics showing the disparities involving black people in terms of the felony murder clause within the State of Missouri.

Chriss Jones, a Second Ward resident, spoke about not being provided responses to her questions regarding the budget in August and September, the need to correct the misinformation issued by the Columbia Police Department associated with the recent shooting resulting in the death of a little boy as it had been an accident, and the need for Council Member Knoth to recuse himself from decisions involving real estate due to his new job.

Ed Stansberry, the Executive Director of the Voluntary Action Center (VAC), thanked the Council and spoke about the fact he thought they were on track to create one of the most positive models for homelessness within the United States.

Eugene Elkin, 3406 Range Line Street, spoke about Habitat for Humanity in general and the dedication of homes recently constructed within Columbia through that organization.

Rebecca Shaw, a Fifth Ward resident, spoke regarding the ability of the Housing and Community Development Commission to tour project sites together and the need to make community violence the top priority for a while.

Rose Metro, a Fourth Ward resident, spoke regarding the potential establishment of the office of community violence prevention or intervention, the reasons many were skeptical, and the need for this office to be created intentionally so that it could be successful.

Jason Kane, 2000 Newton Drive, spoke about the need for accountability with not-for-profits in terms of producing what they indicated they would produce with the funding received and Room at the Inn with regard to inexperienced people staffing it and the associated issues, such as police involvement.

The Council and staff discussed various topics to include the ARPA funding process, the Columbia Chamber of Commerce Leadership Visit to Madison, Wisconsin, which a few council members had participated in, the success of private, public, and not-for-profit partnerships and collaborations, the fact that there could sometimes be failure before success in terms of new program, which was okay, the need to define homelessness so people applying for assistance understood the rules that applied, PrideFest, which was held last weekend and the fact it was an economic driver for the community, the Habitat for Humanity Blitz Build that created more affordable housing within the community, the need to address community violence and to focus on violence prevention, roll carts and associated communications, the fact that volunteerism had been key to the success of the Habitat for Humanity Blitz Build and the need for more volunteerism throughout the community, the request for a report from the City Manager regarding a potential office of community violence intervention or prevention, the need for all of those working on community violence intervention/prevention to collaborate, the need to involve the youth in the community violence intervention/prevention work, a statement issued by Council Member Waner indicating she would resign her position effective November 22, 2023, the process for appointing a Ward 2 Council Member to replace Council Member Waner, an event Thursday at 1:00 p.m. to unveil a police car wrapped in pink in recognition of breast cancer awareness, the next pre-council meeting which would include group council photos, potential Citizens Police Review Board (CPRB) candidate interviews, and a personnel issue, a request for staff to follow up on the issue stated by Lillian Davis during scheduled public comments, a request to clarify the issue of boards and commissions participating in site tours together, a request for an update regarding the electric transmission lines, and whether or not to cancel the January 2, 2024 council meeting.

**Council Member Peters made a motion to cancel the January 2, 2024 council meeting. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**

The Council and staff continued to discuss various topics to include the fact the City Manager was attending the International City/County Management Association (ICMA) annual conference.

## XII. ADJOURNMENT

The meeting was adjourned without objection at 9:45 p.m.