



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, April 1, 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, April 1, 2024, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance, which was led by Boy Scout Troops 706 and 523, was recited, and the roll was taken with the following results: Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member NICK KNOTH, Council Member RACHEL PROFFITT, and Council Member ROY LOVELADY were present. City Manager De'Carlon 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 March 18, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

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

SI4-24

Resolution of Appreciation - Clayton Farr, Jr., Fire Chief.

Mayor Buffaloe asked Fire Chief Clayton Farr, Jr., to join her at the podium and presented him with a resolution of appreciation signed by the City Council.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

#### IV. SCHEDULED PUBLIC COMMENT

SPC19-24

Carolyn Amparan, 100% Renewable Energy Coalition - Energy efficiency programs from Columbia Water and Light more accessible to low income households and city programs focused on and available to renters.

Carolyn Amparan indicated she was representing the 100% Renewable Energy Coalition, provided a handout, and spoke.

SPC20-24

Donna Clayborne - Accountability, transparency, and open communication with the City of Columbia and the Black Community.

Donna Clayborne provided a handout and spoke.

**V. PUBLIC HEARINGS**

PH9-24 Proposed installation of traffic calming devices on Spencer Avenue between Worley Street and I-70 Drive Southwest.

The public hearing was read by the City Clerk.  
Public Works Director Shane Creech provided a staff report.  
Mayor Buffaloe opened the public hearing.  
There being no 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 Spencer Avenue between Worley Street and I-70 Drive Southwest. The motion was seconded by Council Member Waterman and approved unanimously voice vote.**

**VI. OLD BUSINESS**

B59-24 Authorizing construction of a single-lane roundabout with splitter islands and sidewalk at the intersection of Route K and Old Plank Road; calling for bids through the Purchasing Division.

Discussion shown with B60-24.

B60-24 Authorizing the acquisition of easements for construction of a single-lane roundabout with splitter islands and sidewalk at the intersection of Route K and Old Plank Road.

The bills were given second reading by the City Clerk.  
Public Works Director Shane Creech provided a staff report.

**Mayor Buffaloe made a motion to amend B60-24 per the amendment sheet. The motion was seconded by Council Member Peters and approved unanimously by voice vote.**

**B59-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B60-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY. 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.

B55-24 Rezoning property located on the northeast corner of Allen Lane and Vandiver Drive (2000 Allen Lane) from District R-1 (One-family Dwelling) and District M-N (Mixed-use Neighborhood) to District R-MF (Multi-family Dwelling) and District M-C (Mixed-use Corridor) (Case No. 68-2024).

B56-24 Approving the Final Plat of "Cosmo Park Subdivision Plat 1" located on the northeast corner of Stadium Boulevard (Route E) and Business Loop 70 West (Case No. 48-2024).

- B57-24 Vacating a portion of a utility easement on Lot 1 within Columbia Fire Station No. 5, and portions of utility easements on Lots 18, 19, 20, and 21 within Mataora Subdivision - Plat #2, located north of Ria Street and west of Ballenger Lane (Case No. 85-2024).
- B58-24 Authorizing a cost share request agreement with the Missouri Department of Conservation for a tree planting project on City-owned property located near the intersection of Garth Avenue and Sexton Road.
- B61-24 Accepting conveyances for sewer, utility, underground utility, and drainage and utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B62-24 Authorizing an affordable housing funding agreement with the Housing Authority of the City of Columbia and Providence Walkway Housing Development Group, LP for the issuance of ARPA funds relating to the Providence Walkway development project located on the west side of Providence Road; approving certain documents; directing the City Clerk to record a deed of trust.
- B63-24 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for epidemiology and laboratory capacity community health worker initiative program services.
- B64-24 Authorizing a subrecipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2023 Justice Assistance Grant (JAG) Program Award to purchase replacement radios for the Police Department.
- R67-24 Setting a public hearing: proposed installation of traffic calming devices on Hanover Boulevard between Clark Lane and Rice Road.
- R68-24 Authorizing submission of a transportation alternatives funds program grant application with the Missouri Highways and Transportation Commission for construction of sidewalk projects along Broadway, between Maplewood Drive and West Boulevard, and Briarwood Lane and Manor Drive.
- R69-24 Pertaining to the installation of street lights within the City.
- R70-24 Authorizing investment of police and fire pension funds in securities managed by Blue Owl Technology Income Corp.; authorizing execution of any agreements as are necessary for completion of those investments.
- R71-24 Authorizing a funding agreement with Voluntary Action Center for the construction of a nonprofit social service agency to be located at 1300 Bowling Street to provide supportive services to unhoused and low-income persons.
- R72-24 Authorizing an amendment to the CDBG grant agreement with Woodhaven Learning Center for renovation of its residential properties located at 2903 Lake Town Drive, 3711 Chinkapin Court, 113 Albany Drive, 3605 Topanga Drive, 2500 Thornberry Drive, 4508 Shoram Court, and 1610 Carolina Drive.
- R73-24 Authorizing an amendment to the CDBG grant agreement with Job Point

for renovations to the facility located at 400 Wilkes Boulevard.

- R74-24 Authorizing a third cooperative agreement with Community Foundation of Central Missouri to provide for the transition of staffing and operations services.

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

## VIII. NEW BUSINESS

- R75-24 Authorizing a first amendment to the collective bargaining agreement with Columbia Police Officers Association, Fraternal Order of Police Lodge #26.

The resolution was read by the City Clerk.

Deputy City Manager Mike Griggs provided a staff report, and he and Human Resources Director Kathy Baker responded to Council questions.

Chriss Jones, a Second Ward resident, spoke.

The Council asked questions and made comments.

**R75-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY. 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.

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

**X. REPORTS**

- REP22-24      Business Loop Community Improvement District (CID) - Annual Membership.
- Mayor Buffaloe asked for the consent of Council to appoint Jay Rader, Suzi McGarvey, and Ryan Euliss to the Business Loop CID Board of Directors for terms ending April 19, 2027, and the Council with the exception of Council Member Knoth who had stepped out during this discussion, consented.
- REP23-24      Hotels in the M-C (Mixed-Use Corridor) District - Unified Development Code Amendment Request.
- Community Development Director Tim Teddy provided a staff report, and responded to Council questions and comments.
- Mayor Buffaloe made a motion for staff to proceed with processing the review of an amendment for Chapter 29 with regard to the height of hotels in specific locations. The motion was seconded by Council Member Foster and approved by voice vote with the exception of Council Member Knoth who had stepped out during the discussion on this item.
- REP24-24      Communication from the Public Transit Advisory Commission relating to its establishing legislation.
- Public Works Director Shane Creech provided as staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.
- Council Member Lovelady made a motion for staff to review the board attendance requirements across the board for all boards and commissions for consistency purposes. The motion was seconded by Council Member Waterman. After discussion, the motion was approved unanimously by voice vote.
- The Council discussed the specific changes suggested by the Public Transit Advisory Commission (PTAC).
- Council Member Waterman made a motion to move forward with the three recommendations suggested by the PTAC. The motion failed for the lack of a second.
- Council Member Waterman made a motion to move forward with two of the PTAC suggestions, to require an annual report and to change the membership requirements. The motion was seconded by Council Member Knoth. After discussion, the motion was approved unanimously by voice vote.
- REP25-24      Communication from the Substance Abuse Advisory Commission relating to its name, purpose and objectives.
- Public Health and Human Services Director Stephanie Browning provided a staff report, and responded to Council questions.
- Council Member Foster made a motion to make the changes suggested by the Substance Abuse Advisory Commission. The motion was seconded by Council Member Knoth and approved unanimously by voice vote.
- REP26-24      Communication from the Citizens Police Review Board relating to Chapter 21 amendments to provide the police chief an extension of time to reconsider a preliminary determination.
- City Counselor Nancy Thompsons provided a staff report, and she and Police Chief Jill Schlude responded to Council questions and comments.
- Council Member Peters made a motion to make the change to Section 21-52 of the City Code as recommended by the Citizens Police Review Board. The motion was seconded by Council Member Waterman and approved by voice vote with only Council Member Lovelady voting no.

- REP27-24      Communication from the Climate and Environment Commission regarding Community Solar and 100% Renewable Energy.  
Discussion shown with REP28-24.
- REP28-24      Communication from the Finance Advisory and Audit Committee regarding 100% Renewable by 2030.  
Mayor Buffaloe explained the Council had directed the Water and Light Advisory Board to review this issue and that they should receive that feedback by September.
- REP29-24      Juneteenth Grant Evaluation Committee Report.  
Convention and Visitors Bureau Director Amy Schneider provided a staff report, and responded to Council questions and comments.
- REP30-24      Termination of a Memorandum of Understanding with Central Missouri Humane Society relating to the relocation of its facilities from City-owned property located on Big Bear Boulevard to City-owned property located on Strawn Road.  
Mayor Buffaloe understood this report had been provided for informational purposes.
- REP31-24      FY24 Uncollectible Receivables.  
Finance Director Matthew Lue provided a staff report, and responded to Council questions.

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

John Conway, 4902 Thornbrook Ridge, provided a handout and spoke regarding the overall water system project budget as he did not feel all of the costs were being considered.

Chriss Jones, a Second Ward resident, indicated she was representing Hold CoMo Accountable and spoke about welfare checks by the Police Department in terms of priority.

Eugene Elkin, 3406 Range Line Street, spoke regarding the homeless.

The Council and staff discussed various topics to include the fact they had approved two ARPA funded contracts that were related to homelessness and housing, one with the Columbia Housing Authority and the other with the Voluntary Action Center, encouraging people to complete an upward mobility housing survey that was open through April 14 and could be found on the BeHeard site, the fact tomorrow was election day and the need to vote, thanks to the current council members as the composition of the Council would change after the election, appreciation for staff, encouraging people to attend the Youth Advisory Council (YAC) Mini Youth Summit at the ARC from 12-2 p.m. on April 7, the fact there would be a special meeting on April 11 to swear in the Ward 2 and Ward 6 council members and recognize outgoing members, a request for staff to follow up on the some of the public comments, a request for an update on the rental energy efficiency, the need to raise awareness on energy efficiency programs for more participation, and the status of the automated collection process.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 8:40 p.m.