



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, December 16, 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, December 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 VALERIE CARROLL, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE were present. Council Member DON WATERMAN was absent. City Manager De'Carlon Seewood, City Counselor Nancy Thompson, Deputy City Clerk Holly Alexander, and various Department Heads and staff members were also present.

The minutes of the regular meeting of December 2, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

Upon her request, Mayor Buffaloe made a motion for Council Member Carroll to be allowed to abstain from voting on B300-24 and R219-24. Council Member Carroll noted on the Disclosure of Interest form that her husband's employer has responsibility for the Frank Morris trust, which provided a donation for the project. The motion was seconded by Council Member Meyer 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 Lovelady.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC14-24 Board and Commission Applicants.

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

##### CITIZENS POLICE REVIEW BOARD

Bland Jr., Maurey, 208 Third Avenue, Ward 1, Term to expire November 1, 2027

Hunt, Douglas, 206 Westwood Avenue, Ward 4, Term to expire November 1, 2027

Robinson, Edward, 28 Blue Ridge Road, Apt. 102, Ward 2, Term to expire November 1, 2027

##### CITY OF COLUMBIA NEW CENTURY FUND INC. BOARD

Moore, Megan, 2416 Cimmaron Drive, Ward 5, Term to expire September 30, 2027

##### COLUMBIA SPORTS COMMISSION

Kelly, Elizabeth, 3412 Whitney Court, Ward 4, Term to expire December 31, 2026

Kunz, Kristopher, 6520 E. St. Charles Road, Boone County, Term to expire December 31, 2026

Marcks, Carter, 3611 Blue Cedar Lane, Ward 5, Term to expire December 31, 2026

#### DISABILITIES COMMISSION

Ackerman, Oliver, 4826 E. Prairie Circle, Apt. A, Boone County, Term to expire June 15, 2025

[It was later determined this individual did not meet the qualifications for appointment. An appointment to this Commission will be made at a future council meeting, likely on January 21, 2025.]

#### HUMAN SERVICES COMMISSION

Ford, Stacy, 2701 Andy Drive, Ward 2, Term to expire December 31, 2027

Rivera Chaparro, Gerardo, 309 W. Broadway, Apt. B, Ward 1, Term to expire December 31, 2027

Thorn, Elijah, 5000 Stone Mountain Parkway, Ward 6, Term to expire December 31, 2027

#### MAYOR'S COUNCIL ON PHYSICAL FITNESS AND HEALTH

Dolles, Cathy, 806 Hunt Avenue, Ward 1, Term to expire November 30, 2027

#### POLICE RETIREMENT BOARD

Frede, Benjamin, 2825 Misty Flower Drive, Ward 5, Term to expire December 31, 2026

#### PUBLIC TRANSIT ADVISORY COMMISSION

Fetterly, Matt, 3306 Fox Trot Drive, Ward 2, Term to expire March 1, 2025

Mink, Bryan, 104 E. Stewart Road, Apt. 18, Ward 4, Term to expire March 1, 2026

#### YOUTH ADVISORY COUNCIL

Kang, Xi, Ward 5, Term to expire June 1, 2027

### **IV. SCHEDULED PUBLIC COMMENT**

- SPC65-24      Jim Windsor - The original southern electric transmission path, called Option A, was on schedule and on budget until paused 8 years ago and remains the best route.
- Jim Windsor, 200 Manor Drive, spoke.
- SPC66-24      Sarah Read - Need to approve Option 2 for transmission line, unreasonableness of relying on rolling blackouts as a backup plan.
- Sarah Read, 3802 Bedford Drive, spoke.
- SPC67-24      Matt Wright - Ash Street project.
- Matt Wright, a First Ward resident, spoke on behalf of Pedestrians for Ash Street.
- SPC68-24      Carolyn Amparan, 100% Renewable Energy Coalition - Revisions to the Renewable Energy Ordinance, goals need to be greater than a 40% target.
- Carolyn Amparan spoke on behalf of the 100% Renewable Energy Coalition and provided a handout of her comments.

**V. PUBLIC HEARINGS**

- PH39-24      Proposed construction of the Capri Estates Subdivision stormwater improvement project.
- The public hearing was read by the Deputy City Clerk.  
Utilities Director David Sorrell provided a staff report.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.  
The Council made comments.
- Mayor Buffaloe made a motion authorizing staff to proceed with the final design of the proposed stormwater improvements in the Capri Estates Subdivision. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.**
- PH40-24      Proposed construction of the Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project.
- The public hearing was read by the Deputy 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 authorizing staff to proceed with the final design of the proposed Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**
- PH41-24      Proposed construction of improvements at Stephens Lake Park.
- Discussion shown with B299-24.
- B299-24      Authorizing construction of improvements at Stephens Lake Park; calling for bids for a portion of the project through the Purchasing Division.
- The public hearing was read by the Deputy City Clerk, and the bill was given second reading by the Deputy City Clerk.  
Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions.  
Mayor Buffaloe opened the public hearing.  
Christine Doerr spoke.  
Jacque Sample, a Third Ward resident, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked additional questions.
- B299-24 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: CARROLL, MEYER, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**

**VI. OLD BUSINESS**

- B291-24      Rezoning property located on the south side of Smith Drive and west of Scott Boulevard from District R-1 (One-family Dwelling) to District R-MF (Multiple-family Dwelling) (Case No. 260-2024).
- The bill was given second reading by the Deputy City Clerk.  
Community Development Director Tim Teddy provided a staff report.

Jay Gebhardt, 3401 Broadway Business Park, a civil engineer and land surveyor with A Civil Group, spoke.

Alma Hopkins, 805 Stratford Drive, spoke.

Sonya Germain, 4411 Sussex Drive, spoke.

Jon Weekley spoke on behalf of his mother who resided at 800 Windermere.

Joe Barraco, 602 Nancy Drive, spoke.

The Council made comments.

**B291-24 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: CARROLL, MEYER, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**

## VII. CONSENT AGENDA

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

- B289-24 Amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Office of Sustainability; amending the FY 2025 Classification and Pay Plan to change a classification title.
- B290-24 Amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2025 Classification and Pay Plan by adding, reassigning, consolidating, closing, and changing a classification title.
- B292-24 Approving the Final Plat of Oakwood Hills Subdivision, Block 6B located northeast of the intersection of Burrwood Drive and Rollingwood Drive; authorizing a performance contract (Case No. 256-2024).
- B293-24 Approving the Final Plat of "Westbury Village Plat 2" located on the east side of Dayspring Drive and north of Smith Drive; authorizing a performance contract (Case No. 15-2025).
- B294-24 Approving the Final Plat of "Ice Man, Plat No. 1" located on the north side of St. Charles Road and west of Grace Lane; authorizing a performance contract (Case No. 255-2024).
- B295-24 Accepting a grant from the U.S. Department of Commerce - Economic Development Administration for the Columbia Terminal Railroad (COLT) rail resiliency and connectivity projects; authorizing the filing and execution of documents; amending the FY 2025 Annual Budget by appropriating funds.
- B296-24 Authorizing an agreement with the Mid-Missouri Regional Planning Commission for grant management services associated with the Columbia Terminal Railroad (COLT) rail resiliency and connectivity projects.
- B297-24 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for an officer dedicated to hazardous moving violation enforcement.
- B298-24 Authorizing an agreement with The Housing Authority of the City of Columbia for tenant-based rental assistance services.

- B300-24 Amending the FY 2025 Annual Budget for first quarter appropriation of funds.
- R219-24 Setting a public hearing: declaring the necessity to increase the length of the natural surface trail in the Gans Creek Recreation Area authorized by Ordinance No. 025543; providing for the design and construction of the proposed project using a design/build contract.
- R220-24 Setting a public hearing: proposed annexation of property located on the north side of Prathersville Road and east of Highway 763 (1591 E. Prathersville Road) (Case No. 45-2025).
- R221-24 Authorizing application to the Missouri Division of Tourism - Marketing Platform Development Program associated with the research, design, engineering, material purchase, fabrication, and installation of "welcome" and wayfinding signage.
- R222-24 Authorizing a contract with the Central Missouri Humane Society for 2025 animal control and municipal shelter services.
- R223-24 Authorizing a term and supply contract with Matrix Imaging Solutions, LLC, d/b/a DataProse, LLC, for utility bill printing and mailing services.
- R224-24 Authorizing a tourism development sponsorship agreement with the National Middle School Basketball Association LLC for the 2025 Missouri Middle School Basketball Championship event.
- R225-24 Authorizing a tourism development sponsorship agreement with Ragtag Film Society for the 2025 True/False Film Fest.
- R226-24 Authorizing a tourism development sponsorship agreement with Supreme Tournaments, LLC for the 2025 NXTPRO Hoops Basketball Tournament event.
- R227-24 Authorizing an agreement for professional services with Klingner & Associates, P.C. for design development and construction administration associated with the Municipal Service Center South Phase 1 project.
- R228-24 Authorizing an amendment to the 2023 agreement with Columbia Center for Urban Agriculture associated with veterans urban farm apprentice services.
- R229-24 Authorizing an amendment to the 2023 agreement with Big Brothers Big Sisters of Central Missouri associated with site-based mentoring services.
- R230-24 Authorizing an amendment to the 2024 agreement with COMO Mobile Aid Collective for homeless street outreach program services.
- R231-24 Authorizing an amendment to the 2023 agreement with Fostering Life-Changing Opportunities for case management services.
- R232-24 Authorizing an amendment to the 2024 agreement with Central Missouri Community Action for employment and skills training services.
- R233-24 Authorizing an amendment to the 2024 agreement with First Last Mile Valet Service for transportation services.
- R234-24 Authorizing an agreement for professional architectural services with

- Simon Oswald Associates, Inc. for construction administration related to the Welcome Center to be located in Clary-Shy Community Park.
- R235-24 Authorizing a master services and service level agreements and addendum to agreement with First Arriving, LLC for internal communication software for the Fire Department.
- R236-24 Authorizing a first amendment to the FY 2023 CDBG grant agreement and an FY 2024 CDBG grant agreement with Independent Living Center of Mid-Missouri, Inc. (d/b/a Services for Independent Living) to allow for home modifications to provide accessibility improvements for persons with disabilities.
- R237-24 Authorizing Jake and Anna Rose to pursue access to sanitary sewer services through an annexation agreement for property located on the west side of Cedar Grove Boulevard (1101 S. Cedar Grove Boulevard) contiguous to the city limits (Case No. 50-2025).
- R238-24 Authorizing a third amendment to the collective bargaining agreement with Laborers' International Union of North America, Local 955.
- R239-24 Authorizing an agreement with Burns & McDonnell Engineering Company, Inc. associated with consulting services for architecture, engineering, construction, design, operation and maintenance of Columbia Regional Airport facilities.
- R240-24 Authorizing FY 2025 social services provider agreements.

The bills were given third reading and the resolutions were read by the Deputy City Clerk with the vote recorded as follows: **VOTING YES: CARROLL (except for B300-24 and R219-24 on which she abstained), MEYER, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WATERMAN. Bills declared enacted and resolutions declared adopted, reading as follows:**

## **VIII. NEW BUSINESS**

None.

## **IX. INTRODUCTION AND FIRST READING**

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

- B301-24 Amending Chapter 2 of the City Code as it relates to membership requirements for the Parking Advisory Commission.
- B302-24 Amending Chapter 13 of the City Code relating to the maximum annual business license fee.
- B303-24 Granting design adjustments relating to the proposed PD Plan for Legacy Woods located on the north side of Crabapple Lane and west of Sinclair Road relating to block length and street segment connections; granting a waiver and design adjustment for sidewalk construction along the west side of Athena Drive (Case No. 262-2024).
- B304-24 Rezoning property located on the north side of Crabapple Lane and west of Sinclair Road from District R-MF (Multiple-family Dwelling) to District PD

- (Planned Development); approving a statement of intent; approving the PD Plan for "Legacy Woods" (Case No. 262-2024).
- B305-24 Granting the issuance of a conditional use permit to Massie Holdings LLC to allow the operation of a short-term rental on property located at 806 Boulder Drive; providing a severability clause (Case No. 16-2025).
- B306-24 Approving the Final Plat of Keene Estates - Plat 19 located on the south side of Berrywood Drive and the east side of Portland Street; authorizing a performance contract (Case No. 27-2025).
- B307-24 Authorizing construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive; calling for bids through the Purchasing Division.
- B308-24 Authorizing the acquisition of easements associated with construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive.
- B309-24 Amending the FY 2025 Annual Budget by appropriating funds for capital improvement projects relating to the design/build plan review for the I-70 and US 63 interchange reconstruction project and the I-70 Business Loop corridor study.
- B310-24 Authorizing Amendment No. 3 to the agreement for professional engineering services with Weaver Consultants Group, LLC for the Columbia Sanitary Landfill Horizontal Expansion Permitting Project - Phase II; amending the FY 2025 Annual Budget by appropriating funds.
- B311-24 Authorizing the acquisition of easements associated with a sewer extension project to serve properties along the North Fork of Grindstone Creek located on the east side of Route Z and north of I-70.
- B312-24 Accepting a conveyance for underground electric purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B313-24 Approving a revised Gans Creek Recreation Area Master Plan; determining it is in the public interest to increase the length of the natural surface trail in the Gans Creek Recreation Area; approving the design and construction of the natural surface trail.
- B314-24 Amending the FY 2025 Annual Budget by appropriating funds for exterior improvements to the John William "Blind" Boone Home.
- B315-24 Authorizing a cooperative agreement with Boone County, Missouri for mutual aid law enforcement services.
- B316-24 Amending the FY 2025 Annual Budget by appropriating funds for a parking lot resurfacing project at Columbia Regional Airport.
- B317-24 Approving and ratifying a memorandum of understanding with the Missouri State Council on the Arts in support of 2025 Juneteenth events; authorizing the City Manager, or the Manager's designee, to enter into agreements for sponsorship of Juneteenth community events.
- B318-24 Authorizing a Tourism Development Sponsorship Agreement with The

- B319-24 Curators of University of Missouri for 2024-2025 Concert Series events.  
Authorizing a subrecipient award grant agreement with the State of Missouri Emergency Management Agency (SEMA) for the Medical Reserve Corps program.
- B320-24 Authorizing physician services and business associate agreements with The Curators of the University of Missouri, on behalf of the School of Medicine.

## X. REPORTS

- REP79-24 Board of Health Discussion regarding Chapter 5 - Animals and Fowl of the City Code.  
  
Public Health and Human Services Director Rebecca Roesslet provided a staff report, and responded to Council comments.  
Mayor Buffaloe made a motion to direct the Board of Health to review Chapter 5 of the City Code for code revision recommendations. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.
- REP80-24 Pedestrian Safety Report.  
  
City Counselor Nancy Thompson, City Manager De'Carlton Seewood, Public Works Director Shane Creech, Police Chief Jill Schlude, and Fire Chief Brian Schaeffer provided a staff report, and responded to Council questions and comments.  
After discussion, the Council asked that this item be placed on a future work session agenda, and for staff to develop questions they would like the Council to respond to or provide direction for in this regard.
- REP81-24 Correspondence from the Tree Board on the Ash Street Improvement Project.  
  
Community Development Director Tim Teddy provided as staff report, and he and Public Works Director Shane Creech responded to Council questions and comments.
- REP82-24 Ash Street Improvement Project Summary.  
  
Public Works Director Shane Creech provided a staff report, and he, City Counselor Nancy Thompson, and City Manager De'Carlton Seewood responded to Council questions and comments.  
Council Member Carroll made a motion to reopen the Ash Street Improvement project for additional public input and a public hearing at a future regular city council meeting. The motion was seconded by Council Member Meyer. After discussion, the motion was approved by roll call vote with Council Member Carroll, Council Member Meyer, Council Member Lovelady, Council Member Foster, Council Member Peters, and Mayor Buffaloe voting yes, and Council Member Waterman being absent.
- REP83-24 Park de Ville Condominiums Refuse Collection.  
  
Utilities Director David Sorrell provided a staff report, and the Council made comments.
- REP84-24 Boone County and City of Columbia Housing Study Recommendations.  
  
Housing and Neighborhood Services Director Becky Thompson provided a staff report, and responded to Council comments.
- REP85-24 Mayor's Task Force on the McKinney Building Planning Final Report.  
  
Convention and Visitors Director Amy Schneider provided a staff report.



## REP86-24      Monthly Finance Report.

Finance Director Matthew Lue provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions and comments.

## REP87-24      Amendment to the FY 2025 Annual Budget - Intra-Departmental Transfer of Funds.

Mayor Buffaloe understood this report was provided for informational purposes.

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

Traci Wilson-Kleekamp spoke on behalf of Race Matters, Friends, about her confusion with the difference between pre-council meetings and work sessions, which were not televised and did not allow for public participation, the need for two-way meetings, the community survey comments in terms of the homeless and policing, better communication, the Ash Street project, and the need for better public engagement and processes.

Sam Wright, 1631 Kathy Drive, spoke on behalf of the Tree Board regarding REP81-24 and the fact multiple city projects in the past had failed to meet some of the tree preservation criteria, and suggested involving city arborist staff in the planning and design phase of construction projects.

Eugene Elkin, 3406 Range Line Street, spoke regarding the environment, the weather, and issues involving the homeless.

McKenzie Ortiz, 1619 Wilson Avenue, spoke about the pedestrian safety report and concerns about the public not being able to comment on the reports or during work sessions.

The Council and staff discussed various topics to include thanking the Council for the conversation on the Ash Street project, Council Member Carroll's appreciation of the Council Retreat held last Friday, specifically with regard to set procedures for the Council as a body, the conversation regarding the potential of changing meeting times and the need to allow for staff and public input, thanking Deputy City Manager Matt Unrein and team for promoting the Prairie Hill stormwater area neighborhood meeting, and congratulating staff for the Citizens Academy as participants Council Member Meyer knew had raved about it.

Council Member Meyer made a motion for regular city council meetings to be held on Tuesdays and for them to last a maximum of three hours beginning in April of 2025, and for the start and end times to be determined by March 31, 2025. The motion failed due to the lack of a second.

The Council and staff continued discussing various topics to include the fact that all ARPA funds were now obligated, thanks to the Public Health and Human Services staff who had put in the extra work for that to happen, thanking Housing and Neighborhood Services Director Becky Thompson for the housing study report, the opportunity for collaboration with regard to the housing study recommendations, wishing everyone happy holidays, thanks to those that provided feedback with regard to the citizen survey as to their concerns along with thanks to the staff for taking the initiative to develop potential solutions and the associated resources that would be needed, the growth of the city over the last 25-30 years and the need to manage it, and thanking those, such as first responders, utility workers, etc., who would work during the city holidays.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 10:19 p.m.