



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, April 17, 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, April 17, 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 ANDREA WANER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, and Council Member NICK KNOTH were present. Council Member DONALD WATERMAN was absent. 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 3, 2023 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

Upon her request, Mayor Buffaloe made a motion for Council Member Peters to be allowed to abstain from voting on PH16-23 and R65-23. 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) she will not make a financial gain on the Property when it is sold to VAC; and (10) 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 Lovelady 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 Foster.

## II. SPECIAL ITEMS

None.

## III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC4-23 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

Norgard, Peter, 1602 Hinkson Avenue, Ward 3, Term to expire May 1, 2028

### DOWNTOWN COLUMBIA LEADERSHIP COUNCIL

Adkins, Jonathan, 804 E. Broadway, Ward 1, Term to expire May 1, 2026

Britt, Jacob, 3002 Cornelia Lane, Ward 5, Term to expire May 1, 2026

Mayor Buffaloe suggested they readvertise the Housing and Community Development Commission vacancy, and asked if there were any objections. No one objected.

### HUMAN SERVICES COMMISSION

Banks, Barbie, 215 W. Ash Street, Ward 1, Term to expire December 31, 2023

Mayor Buffaloe suggested they readvertise the Planning and Zoning Commission vacancies and conduct interviews at the May 15 pre-council meeting. She asked if there were any objections and no one objected.

## IV. SCHEDULED PUBLIC COMMENT

SPC27-23 Susan Renee Carter, Race Matters, Friends - Passing the Baton: Expectations and Responsibilities.

Susan Renee Carter indicated she was representing Race Matters, Friends, and spoke.

## V. PUBLIC HEARINGS

PH15-23 Proposed annexation of property located on the west side of Highway PP and north of Mexico Gravel Road (Case No. 131-2023).

The public hearing was read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Susan Renee Carter, a Second Ward resident, 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.

PH16-23 Consider the FY 2023 Annual Action Plan for CDBG and HOME funds.

Discussion shown with R65-23.

R65-23 Approving the FY 2023 Annual Action Plan for CDBG and HOME funds.

Council Member Peters left the meeting room.  
The public hearing and resolution were read by the City Clerk.  
Housing Programs Manager Jennifer Deaver provided a staff report.  
Mayor Buffaloe opened the public hearing.  
Susan Renee Carter, a Second Ward resident, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.

**R65-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WANER, LOVELADY, FOSTER, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: WATERMAN. ABSTAINING: PETERS. Resolution declared adopted, reading as follows:**

## VI. OLD BUSINESS

B73-23 Amending the FY 2023 Annual Budget for second quarter appropriation of funds.

The bill was given second reading by the City Clerk.  
Council Member Peters returned to the meeting room.

**Mayor Buffaloe made a motion to amend B73-23 per the amendment sheet. The motion was seconded by Council Member Waner and approved unanimously by voice vote.**

**B73-23, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WANER, LOVELADY, FOSTER, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**

B74-23 Authorizing an affordable housing funding agreement with Housing Authority of the City of Columbia and Park Avenue Housing Development Group, LP for the issuance of American Rescue Plan Act (ARPA) funds to replace downtown public housing units on Park Avenue; approving certain documents; amending the FY 2023 Annual Budget by appropriating funds.

The bill was given second reading by the City Clerk.  
City Manager De'Carlton Seewood provided a staff report, and responded to Council questions.

Randy Cole, the CEO of the Columbia Housing Authority, spoke and responded to Council questions.

Eugene Elkin, 3406 Range Line Street, spoke.

Anthony Stanton, 315 LaSalle Place, indicated he was the President of the Community Land Trust, but spoke on behalf of himself.

Susan Renee Carter, a Second Ward resident, spoke.

Kelley Ballenger indicated he resided in the north Columbia and spoke.

Chriss Jones, a Second Ward resident, spoke.

The Council asked questions and made comments.

**B74-23 was given third reading by the City Clerk with the vote recorded as**

**follows: VOTING YES: WANER, LOVELADY, FOSTER, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**

B75-23 Amending Chapter 15 of the City Code as it relates to sessions of the municipal court.

The bill was given second reading by the City Clerk.  
Municipal Judge Cavanaugh Noce provided a staff report.

**B75-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WANER, LOVELADY, FOSTER, PETERS, BUFFALOE, KNOTH. 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 City Clerk.

- B64-23 Rezoning property located northeast of the US 63 and Route B (Paris Road) interchange (4150 Paris Road) from District A (Agriculture) to District M-C (Mixed-use Corridor) (Case No. 59-2023).
- B65-23 Granting the issuance of a conditional use permit to SAP Holdings, LLC to allow a “travel trailer park” use on property located at 4150 Paris Road in an M-C (Mixed-use Corridor) zoning district (Case No. 60-2023).
- B66-23 Vacating right-of-way on Lot 1 within Country Gardens - Block 2 located at the eastern terminus of Country Club Drive; directing the City Clerk to record the ordinance (Case No. 92-2023).
- B67-23 Authorizing a transportation enhancement funds program agreement with the Missouri Highways and Transportation Commission relating to the construction of the St. Charles Road (Clark Lane to Demaret Drive) sidewalk project.
- B68-23 Authorizing construction of a sidewalk on the south side of Sexton Road, between Garth Avenue and Mary Street; calling for bids through the Purchasing Division.
- B69-23 Authorizing the acquisition of easements relating to the construction of a sidewalk on the south side of Sexton Road, between Garth Avenue and Mary Street.
- B70-23 Authorizing a water line differential payment agreement with Legacy Land Development, L.L.C. for construction of a water main along Crabapple Lane serving Legacy Farms, Plat No. 1.
- B71-23 Authorizing a cost share request agreement with the Missouri Department of Conservation for the purchase of materials and equipment for two (2) arboretum projects at Stephens Lake Park.
- B72-23 Authorizing Amendment No. 1 to the contract agreement with the Missouri Department of Elementary and Secondary Education for the Healthy Families Missouri Home Visiting program; amending the FY 2023 Annual Budget by appropriating funds.

- R57-23 Setting a public hearing: proposed installation of traffic calming devices on Northland Drive between Blue Ridge Road and Parker Street.
- R58-23 Setting a public hearing: proposed construction of improvements to Football Fields #5 and #6 at the Columbia Cosmopolitan Recreation Area (Cosmo Park) to include replacement of goal posts and a scoreboard and construction of a new bleacher pad with ADA seating area on Football Field #5, replacement of goal posts and a scoreboard and construction of a new grandstand with ADA seating area on Football Field #6, and renovation of the Urban Wussler shelter/concession facility.
- R59-23 Setting a public hearing: proposed construction of improvements at Whitegate Park to include construction of a playground, shelter, basketball court, handball court, youth activity court, open playfield, walkways, and sidewalks, and the installation of lighting and trees.
- R60-23 Authorizing an agreement with Columbia Mall, LLC for the Connecting the Community Job Fair event to be held on May 18, 2023.
- R61-23 Authorizing an agreement for professional engineering services with Thouvenot, Wade & Moerchen, Inc. for topographic and boundary surveys for the Calvert Drive storm water improvement project.
- R62-23 Authorizing a services agreement with OpenGov Inc. for budgeting software.

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

## VIII. NEW BUSINESS

- R63-23 Authorizing the temporary closure of a portion of the sidewalk and parking lane on the south side of Walnut Street, and vehicular lane shifting on Walnut Street between Orr Street and Hubbell Drive, to facilitate the construction of The Broadway Tower Two located at 1104 E. Walnut Street.

The resolution was read by the City Clerk.

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

Chriss Jones, a Second Ward resident, spoke.

Andy Greene, an engineer with Crockett Engineering at 1000 W. Nifong Boulevard, spoke.

The Council made comments.

**R63-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WANER, LOVELADY, FOSTER, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: WATERMAN. Resolution declared adopted, reading as follows:**

- R64-23 Designating the place where Municipal Court shall be held; authorizing certain circumstances in which the municipal judge may designate an alternate location.

The resolution was read by the City Clerk.

Municipal Judge Cavanaugh Noce provided a staff report.

The Council made comments.

**R64-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WANER, LOVELADY, FOSTER, PETERS, BUFFALOE, KNOTH. VOTING NO: NO ONE. ABSENT: WATERMAN. 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.

- B76-23 Imposing an additional sales tax of three percent (3%) on the retail sale of adult use marijuana.
- B77-23 Establishing an administrative delay on the processing of applications for a building permit to construct new multi-family units and demolition of structures which are at least fifty (50) years old within certain specified areas; providing circumstances under which issuance of building or demolition permits may be approved in such specified area; providing an exception for issuance of permits under certain circumstances.
- B78-23 Voluntary annexation of property located on the west side of Highway PP and north of Mexico Gravel Road; establishing permanent District R-1 (One-family Dwelling) zoning (Case No. 97-2023).
- B79-23 Granting a design adjustment relating to the proposed Preliminary Plat of Fox Creek Subdivision Plat 2 located on the west side of Highway PP and north of Mexico Gravel Road to allow longer block distances (Case No. 94-2023).
- B80-23 Approving the Preliminary Plat of "Fox Creek Subdivision Plat 2" located on the west side of Highway PP and north of Mexico Gravel Road (Case No. 94-2023).
- B81-23 Amending Ordinance No. 020013, as amended by Ordinance No. 021255, to approve an increase in the maximum gross square footage of buildable floor area 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. 112-2023).
- B82-23 Approving the Final Plat of "Discovery Hotel, Plat No. 1" located on the north side of Nocona Parkway and the south side of Ponderosa Street; authorizing a performance contract (Case No. 70-2023).
- B83-23 Approving the Final Plat of "Gerau Farms, Plat No. 1" located on the south side of the Mexico Gravel Road and east of Wyatt Lane (5600 Mexico Gravel Road); authorizing a performance contract (Case No. 107-2023).
- B84-23 Approving the Final Plat of "The Villages at Arbor Pointe Plat 7" located northwest of the intersection of Arbor Pointe Parkway and Meandering Court; authorizing a performance contract (Case No. 111-2023).
- B85-23 Vacating a drainage easement on Lot 174 within the Final Plat of Old Hawthorne North Plat No. 1 located on the north side of Crooked Switch Court (Case No. 110-2023).
- B86-23 Accepting an easement for temporary construction purposes; directing the

- City Clerk to record the conveyance.
- B87-23 Authorizing a new customer service agreement with Plumrose USA, Inc., d/b/a Swift Prepared Foods, for participation in an economic development job creation program.
- B88-23 Authorizing construction of improvements to Football Fields #5 and #6 and renovation of the Urban Wussler Shelter/concession facility at the Columbia Cosmopolitan Recreation Area (Cosmo Park); calling for bids for a portion of the project through the Purchasing Division; amending the FY 2023 Annual Budget by appropriating donated funds.
- B89-23 Naming Whitegate Park; approving the Whitegate Park Proposed Park Development Plan; authorizing construction of Phase I improvements at Whitegate Park; calling for bids for a portion of the project through the Purchasing Division; authorizing a donation agreement with Plumrose USA, Inc., d/b/a Swift Prepared Foods; amending the FY 2023 Annual Budget by appropriating donated funds.
- B90-23 Amending the FY 2023 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Parks and Recreation Department - Park Services Division.
- B91-23 Authorizing a memorandum of understanding with The Curators of the University of Missouri, on behalf of the Missouri Institute of Mental Health and UMSL Addiction Science Team, for implementation of a secondary naloxone distribution pilot program.
- B92-23 Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for the local public health disparities initiative.
- B93-23 Amending the FY 2023 Annual Budget by adding a position in the Public Health and Human Services Department; amending the FY 2023 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2023 Annual Budget by appropriating funds.
- B94-23 Authorizing a program services contract with the Missouri Department of Health and Human Services for HIV prevention services.
- B95-23 Authorizing a program services contract with the Missouri Department of Health and Human Services for HIV case management services; amending the FY 2023 Annual Budget by appropriating funds; amending the FY 2023 Annual Budget by adding and deleting positions in the Department of Public Health and Human Services; amending the FY 2023 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2023 Classification and Pay plan by adding, closing, and reassigning classifications.

**X. REPORTS**

## REP19-23 Youth Advisory Commission Membership Update.

City Clerk Sheela Amin provided a staff report, and responded to Council questions. The Council discussed the Youth Advisory Council and agreed to a total membership of fifteen.

## REP20-23 Columbia Vision Commission - Annual Report to Council.

Assistant City Manager Carol Rhodes provided a staff report, and the Council discussed the Columbia Vision Commission (CVC).

## REP21-23 Monthly Finance Report.

Finance Director Matthew Lue indicated he was available to answer questions, and the Council did not ask any questions.

## REP22-23 Amendment to the FY 2023 Annual Budget - Intra-Departmental Transfer of Funds.

Finance Director Matthew Lue responded to Council questions.

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

Chriss Jones, a Second Ward resident, spoke about the loss of state funds involving the opportunity campus, the Voluntary Action Center, and the HOME-ARP funds, the fact the City of Columbia had not released the ARPA proposals it had received, and the fact the Council held closed meetings, which she felt was not transparent.

Tommy Jackson, a First Ward resident, indicated he was with the Kinder Institute on Constitutional Democracy at the University of Missouri and spoke regarding the establishment of the Kinder Institute Undergraduate Society for students, the fact the students wanted to be more public and involved, and the fact the documents associated with ARPA were closed.

Eugene Elkin, 3406 Range Line Street, spoke about the interest earned on ARPA funding, recycling, and drinking water.

Jim Windsor, 200 Manor Drive, provided a handout and spoke regarding his concerns about the proposed consultant designed electric rate increase.

Mark Haim, 1402 Richardson Street, spoke on behalf of Mid-Missouri Peace Works regarding the electric rates and incentivizing energy efficiency and conservation by keeping the customer charge the same for everyone.

The Council and staff discussed various topics to include the fact the City was moving forward with the OpenGov budgeting software as it would expand capacity and make the financials more accessible to the public, the need for a report regarding the COLT Railroad in terms of what it did for the community and any future plans for it, acknowledging the shooting of Ralph Yarl, a 16 year old in Kansas City, the need for an update on violence intervention programs, moving Tanner Ott, who serves on the Historic Preservation Commission, to the background and expertise in historic preservation position and then advertising the background and expertise as a real estate investor position if Tanner Ott was agreeable, and acknowledging Columbia as a welcoming community to all, including members of the transgender community and their families.



**XII. ADJOURNMENT**

The meeting was adjourned without objection at 8:50 p.m.