



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, May 4, 2026
7:00 PM

Regular

City Hall
Council Chamber
701 E. Broadway
Columbia, MO

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, May 4, 2026, 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: Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member VERA ELWOOD, Council Member JACQUE SAMPLE, Council Member NICK FOSTER, Council Member CHRISTINA HARTMAN, and Council Member BETSY PETERS 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.

The minutes of the special and regular meeting of April 20, 2026 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Mayor Buffaloe stated R96-26 would be added to the agenda in order to discuss calling a special election to fill the remainder of the term for the soon to be vacant Ward 4 council member seat.

Mayor Buffaloe understood Council Member Carroll had asked that B97-26 be removed from the consent agenda, Council Member Peters had asked that B101-26 be removed from the consent agenda, and Council Member Sample had asked that B118-26 be removed from the consent agenda.

The agenda, including the consent agenda with B97-26, B101-26, and B118-26 being moved to old business and R96-26 being added to the agenda under new business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

SI4-26

Recognition of the 2026 Osher Civic Academy Participants.

Mayor Buffaloe recognized the graduates of the Civic Academy Spring 2026 MU Osher Lifelong Learning Institute who were in attendance at the meeting. The graduates recognized were Toni Lynn Allen, Anne Campbell, Lisa Petty, Susan Phillips, and Jan Tucker.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC20-26 Richard Harris - Imperial Progress Report to the Columbia City Council: A Monologue for Vidwest.

Richard Harris provided a handout and spoke in support of Vidwest although his commentary was opposite in nature as he was speaking as the *Star Wars* character of an Imperial Officer.

SPC21-26 Marcus Richardson - African American home ownership in Columbia.

Marcus Richardson, a First Ward resident, President of the Southern Christian Leadership Conference (SCLC) Columbia Chapter, and a representative of the NAACP, understood Columbia was often celebrated as a prosperous top ten college town, believed that prosperity was built on a foundation of systematic exclusion, explained that an intentional destruction of black wealth had occurred 60 years ago when the City used the Federal Housing Act to implement urban renewal, which targeted the Sharp End, a vibrant self-sustaining black business district, and utilized eminent domain to demolish over 300 structures, commented that while people had been compensated for their land, their businesses, customer bases, and community ties were lost, and the removal of people from their own homes forced the transition from homeownership to rental dependency, effectively killing generational wealth for hundreds of Columbia families, stated the data from 2019 and 2021 reports showed the long-term scars of that displacement as black households in Columbia now faced a \$22,000-\$34,000 income gap compared to white and Asian households, and this had increased over \$11,000 in the last five years, pointed out that although black residents only made up a fraction of the City's population, the poverty rate for black people was 36 percent, the black child poverty rate was 44 percent, and the black homeownership rate was at 24 percent while the white homeownership rate was at 60 percent, felt there was a failure among the largest local institutions as the University of Missouri employed about four percent of black staff while the City of Columbia employed about three percent, suggested a unified strategy between the City Council, major employers, and organizations like the SCLC to prioritize livable wage job training as well as expand the down payment assistance programs and hold banks accountable for their lending records, and expressed that closing the gap for the second largest ethnic group was not just about social justice as it was also about restoring the economic validity that had been taken decades ago.

SPC22-26 Traci Wilson-Kleekamp, Race Matters, Friends - Follow-up on 200 N. Garth "Unprocess" (R60-25/R73-26), Emergency Protocol, and Demand for Housing Stock Inventory.

Traci Wilson-Kleekamp expressed concerns with the handling of Dr. L. R. McAllister's former home at 200 N. Garth Avenue, a significant site on the African American Heritage Trail as she felt it represented a modern chapter of urban renewal, believed the use of the consent agenda to approve the acquisition of the property last May for demolition and a roundabout as well as the subsequent lease circumvented public oversight, failed in its duty of competent care to historically marginalized communities, and was contrary to a 2006 survey, which warranted the Garth's Addition as highly eligible for historic preservation, thought the subsequent admission of a flawed process and a lesson learned was insufficient and demonstrated how procedural tactics, even when acknowledged as a failure, could be weaponized to prioritize municipal infrastructure goals over preservation of African American heritage, demanded an immediate creation of a comprehensive, publicly accessible housing stock inventory map with GIS layers to visualize available homes, vacancy rates, and utility infrastructure, asked that the process regarding 200 N. Garth be restarted with full transparency as had been done with Douglass Park, suggested the Council ask the City Manager to define routine and mundane in terms of

what was appropriate for the consent agenda, provided examples of items she did not feel were routine or mundane, and emphasized the need for the right tools in order to make smart decisions with regard to affordable housing, infrastructure, etc.

V. PUBLIC HEARINGS

PH14-26 Proposed replacement and improvement of storm drainage infrastructure along portions of Braemore Road, Highland Drive, Summit Road, and Fairview Road.

The public hearing was read by the City Clerk.

Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

Traci Wilson-Kleekamp commented that she did not have anything to say for or against this project, and only wanted to point out that the type of information illustrated on the map for this project citywide along with the housing stock in GIS layers would be beneficial to understand the needs and issues within the community.

Renee Carter, a Second Ward resident, agreed this project was needed, understood there were many areas within the community with similar issues, such as on Creasy Springs Road and Brown School Road, and felt there was a need to address these types of issues as the community grew and had more impervious surfaces.

There being no further comment, Mayor Buffaloe closed the public hearing.

The Council asked questions and made comments.

Mayor Buffaloe made a motion to proceed with the final design of the proposed Braemore Road storm drainage improvement project. The motion was seconded by Council Member Foster, and approved unanimously by voice vote.

PH15-26 Proposed reconstruction of Fire Station #5 located on the east side of Hector Place and south of Ria Street.

The public hearing was read by the City Clerk.

Public Works Director Shane Creech provided a staff report, and he and Fire Chief Brian Schaeffer responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

Samantha Jones, a First Ward resident, indicated she liked the idea of this fire station project but was concerned about any tax increase.

There being no further comment, Mayor Buffaloe closed the public hearing.

The Council made comments.

Mayor Buffaloe made a motion to proceed with the reconstruction of Fire Station #5 at the intersection of Ballenger Lane and Ria Street. The motion was seconded by Council Member Sample, and approved unanimously by voice vote.

VI. OLD BUSINESS

B119-26 Calling a special election on August 4, 2026, on the question whether to impose an additional sales tax of one percent for the purpose of improving city public safety services.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue, Assistant Director Jim McDonald, Police Chief Jill Schlude, and Fire Chief Brian Schaeffer provided a staff report, and they along with the City Manager De'Carlton Seewood and City Counselor Nancy Thompson responded to Council questions and comments.

Jim Windsor, 200 Manor Drive, stated he had problems with the intergovernmental fees, suggested holding off on the vote to put this item on the ballot until the next council meeting as it would allow them time to hear the results of the cost of service studies for

sewer and solid waste, noted 13 percent of the solid waste revenue was paid to the general administrative fee, which covered the City Clerk's Office, City Manager's Office, City Council, Finance Department, Human Resources Department, and Law Department, pointed out the five utilities as a whole paid 70 percent of the total general administrative fees, which resulted in \$67 at a minimum for citizens with the smallest roll cart, a house less than 750 square feet, and the use of water, electricity, or sewer discharges, understood the Water and Light Advisory Board was recommending water rates be increased another 10 percent and the power cost adjustment be raised by 10 percent and that the solid waste cost of service study would likely recommend a rate increase, commented that transparency and a better allocation of costs was needed as solid waste should not be paying more than electric in general administrative fees, and indicated he wanted to support the public safety tax but could not if this continued.

Traci Wilson-Kleekamp stated she did not feel it was acceptable for the information being presented tonight to not have been available to the public in advance of the meeting, felt systems and structures were missing from this conversation and provided the cost of growth as an example as that cost needed to include the cost of firefighters, police officers, etc., commented that it was wrong to pass losses on to poor people, did not believe it was just about this one percent as there were many other taxes, including TDD taxes, asked for the repair for the cost of growth they had lost and wondered how they would get back on track, understood Boone County was considering a tax increase as well and the State was discussing income taxes, suggested collaborative conversations instead of confusing the voters, and recommended the City deal with the systems and structures, be honest about failures, and fix the issues.

Dani Perez commented that she thought accessibility should be in the forefront as people who could not attend the meeting were unable to see the presentation, stated she did not mind paying sales taxes if those funds went back to her and her community, explained she walked every day, and the streets were crumbling, suggested a sales tax for infrastructure, public transportation, or preserving black history, believed accessibility to walkable, rollable, and drivable streets should be the priority as those types of improvements changed driving behavior and impacted public safety more than police, understood infrastructure costs would continue to increase due to climate change and wear over time, worried that other councils would not prioritize infrastructure, and believed people should be prioritized over paying police more money.

Samantha Jones, a First Ward resident, expressed her opposition to this one percent sales tax increase, believed Columbia already had a lot of sales taxes and this would put Columbia at almost nine percent, noted \$550 was a lot of money that could go towards groceries, explained this would negatively impact the unemployed who were looking for jobs, like her, and the working poor the most, thought there were ways to make Columbia safer without adding police, understood there had been discussion about purchasing drones or additional flock cameras with these funds at a public meeting she had attended in Ward 5, which would be unnecessary and a waste of money, and felt the allocation of current funds should be reviewed before voting on this increase.

Renee Carter, a Second Ward resident, agreed with Jim Windsor about waiting to vote on this until they had the cost of service reports, suggested they consider the costs of trash, streets, cleaning streets, police, fire, etc. when adding new subdivisions along with whether those costs and services could be accommodated before considering expansion, recommended a model similar to that of Kingsport, Tennessee, which had been considered a model city, because homes could not be built until the infrastructure was in place, and believed the poorest would continue to suffer until they addressed the cost of growth.

John Shinn believed the Columbia police and fire personnel were not paid enough as they were about \$10,000 below the national average in middle America, stated staffing was inadequate since they did not have the appropriate staffing now, expressed general support for this ordinance, understood about \$60 million or 49 percent of the general fund

was currently budgeted for police and fire, and suggested a certain percentage of that be maintained in addition to this tax and that the 2.2 personnel per 1,000 residents be included as a statutory goal.

Matthew Schacht, 211 N. Ann Street, commented that the Fire Department was there when the Vidwest building almost burned down due to a fire when a birds nest was sucked in the HVAC system and the Police Department was able to catch the person that had broken into their vehicles in a parking lot allowing them to feel safe in their space again, stated the key was how the City projected resources into communities, suggested projecting the necessary infrastructure of public safety with softer resources, such as a community media center, community programs, Love Your Block grants, etc. as they allowed people to talk and create third spaces, noted communities could solve a lot of their own problems if they were connected, working together, and trusted each other, expressed support for this one percent sales tax because he was unsure of how they could serve the public without more funds, believed that the City could make everyone happen if they could find the right balance when projecting resources, and recommended a holistic package when projecting resources and going into neighborhoods.

Shane Lowe, a Fourth Ward resident, wondered how the one percent was determined over other percentages, if that increase would apply to online sales, if only police and fire related items could be funded with a public safety tax because public safety included welcoming and safe street designs, and whether other tax instruments, such as excise taxes, had been considered, commented that growth did not necessarily pay for growth, expressed concern with being behind on the pension fund, understood the desire to expand, but believed they needed to ensure the core responsibilities were met before hiring more personnel, and suggested considering a results based discussion because if perceptions of public safety were better with less officers, they might not want to lose that with expansion.

The Council asked questions and made comments.

Council Member Sample made a motion to amend B119-26 by adding a new Section 5 reading "If approved by the voters, as a part of the annual budget process the City Manager shall provide a detailed report to the Council on the revenues and expenditures associated with the proceeds generated by the sales tax." and renumbering the current Section 5 to Section 6. The motion was seconded by Council Member Carroll, and approved by voice vote with only Council Member Hartman voting no.

Council Member Sample made a motion to table B119-26A to the May 18, 2026 Council Meeting. The motion was seconded by Council Member Hartman, and approved by roll call vote with Council Member Carroll, Council Member Sample, Council Member Foster, and Council Member Hartman voting yes, and Mayor Buffaloe, Council Member Elwood, and Council Member Peters voting no.

The Council asked questions and made comments.

B97-26

Amending Chapter 29 of the City Code as it relates to the definition of "family" (Case No. 102-2026).

The bill was given second reading by the City Clerk.

Community Development Director Clint Smith provided a staff report, and responded to Council questions and comments.

Samantha Jones, a First Ward resident and representative of IN·TACT, commented that she was not supportive of the wording in this ordinance as every definition of family would be exclusionary in some form, noted she had been annoyed with this definition twelve years ago when she was a student trying to find housing in Columbia in a way that was not expensive, and suggested they base occupancy on the IPMC while also utilizing other factors, such as parking, as this would remove moral issues while providing for safe occupancy for anyone.

Dani Perez indicated she did not understand the car undertones associated with how a

family was defined, wondered why it mattered if there were five people in a home if only two of them drove and the property could accommodate two parking spots, pointed out she was not sure how this benefited those who did not drive or their families, and asked for clarification.

Traci Wilson-Kleekamp felt they were trying to fix an infrastructure problem by defining family, noted they had a parking problem due to an infrastructure problem as well as an expensive housing problem, explained in California, they had four to six people living in a small apartment but did not have parking issues because there was public transportation, understood there could be an impact of a lot of people in one household when there was not public transportation, believed this issue could be resolved by tying it to the number of parking spaces available, and noted she did not understand what the definition of family had to do with those issues.

Keith Winingar, a First Ward resident, agreed a definition of family should not be used, appreciated the intent, which was to provide a better and more expansive definition, and suggested utilizing the IPMC definition and limiting parking.

Renee Carter, a Second Ward resident, felt this wording was not inclusive, provided examples of college students wreaking havoc including parking in unauthorized places, suggested the City find ways to regulate that issue other than excluding who could live together, and recommended occupancy be based on the square footage, number of bedrooms, and how many people could fit the space safely and comfortably.

Shane Lowe, a Fourth Ward resident, felt this was a parking regulation, quoted Jane Jacobs who said "the right to drive anywhere, and to have free readily parking available there, was the right to destroy the city," did not believe they should cut housing in half just to protect parking as that drove up the cost of rent and development and only benefited those who drove, suggested expanding the role of paid parking if there were routine parking problems on the street, stated every member of the community had a part of that resource, not just those with cars, so they should affix a price to it and charge those that burdened the infrastructure with the cost of that infrastructure, and reiterated the need to regulate parking instead of trying to define family to regulate parking.

The Council asked questions and made comments.

Council Member Carroll made a motion to withdraw B97-26, and for the Planning and Zoning Commission to further explore removing the word "relation" from the occupancy calculation and in the process of doing so to refer this to the Commission on Human Rights, the Disabilities Commission, and the Collegiate Advisory Council for their thoughts. The motion was seconded by Council Member Peters. After discussion, the motion was approved unanimously by voice vote.

B101-26 Granting the issuance of a conditional use permit to Hinkson Valleyview LLC to allow the operation of a short-term rental on property located at 2002 Valley View Road; providing a severability clause (Case No.93-2026).

The bill was given second reading by the City Clerk.

Community Development Director Clint Smith provided a staff report.

Russell Boyt, a Sixth Ward resident, neighboring property owner, and a realtor and broker, stated he was a huge proponent of private property rights, noted this property was not considered affordable as it had been purchased for \$450,000, believed this was the perfect short-term rental as the property manager was next door, the subject property was on 1.5 acres, both neighboring properties were over an acre in size, and the other properties were on three-quarter acre lots so there was a lot of separation, and the Planning and Zoning Commission voted in favor of it, explained sixteen neighbors on adjoining streets had spoken in opposition because they were fearful of traffic, parties, etc., and suggested the short-term rental application process be administrative in order to

take the emotion out of the decisions.

Council Member Peters made a motion to table B101-26 to the June 15, 2026 Council Meeting at the request of the property owner. The motion was seconded by Council Member Foster, and approved unanimously by voice vote.

- B118-26 Authorizing agreements with the Kansas City, Missouri Board of Police Commissioners and KC2026 associated with mutual aid support for the 2026 FIFA World Cup events.

The bill was given second reading by the City Clerk.
Police Chief Jill Schlude responded to Council questions.

B118-26 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS. 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.

- B98-26 Approving a major amendment and the PD Plan for “Woodrail Terrace Plat 2” located on the west side of Woodrail Terrace and south of Woodrail Avenue; approving a revised statement of intent (Case No. 82-2026).
- B99-26 Approving the Final Plat of “Woodrail Terrace Plat 2” located on the west side of Woodrail Terrace and south of Woodrail Avenue; authorizing performance contracts (Case No. 81-2026).
- B100-26 Approving the Final Plat of “Spring Brook, Plat No. 2A” located on the east side of Providence Road and south of Veterans United Drive; authorizing a performance contract; approving a second amendment to the development agreement with Mid-Am Development, L.L.C.; directing the City Clerk to record the development agreement (Case No. 61-2026).
- B102-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$140,761.00 associated with the St. Joseph Street and Pershing Street sidewalk improvement projects.
- B103-26 Authorizing Amendment No. 2 to the contract with Boone County, Missouri relating to ongoing maintenance responsibilities of roads along the geographic boundary of the Columbia city limits.
- B104-26 Authorizing agreements with Consolidated Public Water Supply District No. 1 associated with water service in the vicinity of the Columbia Regional Airport.
- B105-26 Authorizing a cooperative agreement with Boone County, Missouri for the ownership transfer of an equipment shelter and a power generator for emergency communication services on City’s Walnut Water Tower property located at 13 E. Walnut Street.
- B106-26 Authorizing an Abatement Order on Consent with the Missouri Department of Natural Resources associated with the Flat Branch Creek clean water violation.

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- B107-26 Authorizing an Abatement Order on Consent with the Missouri Department of Natural Resources associated with storm water discharge violations at the City of Columbia Sanitary Landfill.
- B108-26 Accepting conveyances for utility and sewer purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to have the conveyances recorded.
- B109-26 Amending the FY 2026 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary to reassign a position in the City Utilities Department; amending the FY 2026 Classification and Pay Plan by adding and reassigning classifications.
- B110-26 Amending the FY 2026 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary to add positions in the Regional Airport Fund - Terminal Areas Division; amending the FY 2026 Classification and Pay Plan by adding a classification; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$74,513.00.
- B111-26 Authorizing an agreement with the City of Jefferson, Missouri for utilization of the Hyde Park Road fire training facility.
- B112-26 Authorizing a third amendment to the software as a service (SaaS) agreement with Locality Media, LLC associated with the Fire Department's "First Due" records management system.
- B113-26 Authorizing expanded HIV testing program services and business associate agreements with Bates County Health Center.
- B114-26 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for high impact HIV prevention and surveillance program services.
- B115-26 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for Show Me Healthy Women program services.
- B116-26 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for rural PrEP clinic program services.
- B117-26 Authorizing a memorandum of understanding with the United States Department of Veterans Affairs Harry S. Truman Memorial Veterans' Hospital associated with interagency coordination with City's Police Department.
- R85-26 Setting a public hearing: proposed construction of HVAC and interior lighting improvements at the Armory Sports and Recreation Center; providing for the design and construction of the proposed project using a guaranteed energy cost savings contract.
- R86-26 Setting a public hearing: consider the proposed FY 2026 CDBG and HOME Investment Partnership Annual Action Plan.
- R87-26 Authorizing a CDBG grant agreement with Central Missouri Community Action for technical assistance services to qualifying business owners and businesses.

- R88-26 Authorizing a CDBG grant agreement with Job Point for vocational skills training services.
- R89-26 Authorizing an agreement with Central Bank of Boone County and Central Missouri Community Action for the consent and subordination of an ARPA loan associated with the construction of fourteen (14) affordable housing units within the Providence Landing development located at the intersection of Hickman Avenue and Providence Road.
- R90-26 Authorizing a renewal agreement with Karpel Computer Systems, Inc. for case management software for the Law Department Prosecution Division.
- R91-26 Authorizing a special event operations agreement with Columbia Art League for the 2026 Art in the Park event.
- R92-26 Authorizing a master agreement with Knox Associates AZ, Inc. for subscription to the KnoxConnect™ software to program and manage the Knox eLock System devices for the Fire Department.
- R93-26 Authorizing an agreement with Moberly Area Community College for the lease of ground space at the Columbia Regional Airport.

The bills were given third reading and the resolutions were read by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

- R94-26 Authorizing an airport lease agreement with Allegiant Air LLC.
- The resolution was read by the City Clerk.
Airport Manager Mike Parks provided a staff report.
The Council made comments.
- R94-26 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, HARTMAN. VOTING NO: NO ONE. ABSENT: PETERS (Council Member Peters stepped out during the vote on this item). Resolution declared adopted, reading as follows:**
- R95-26 Authorizing the temporary closure of portions of driving lanes, sidewalk, and parking lanes on Sixth Street and Stewart Road to facilitate construction of the Engineering Innovation Center.
- The resolution was read by the City Clerk.
Public Works Director Shane Creech provided a staff report.
The Council made comments.
- R95-26 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, HARTMAN. VOTING NO: NO ONE. ABSENT: PETERS (Council Member Peters stepped out during the vote on this item). Resolution declared adopted, reading as follows:**
- R96-26 Calling a special election to be held in Ward 4 of the City of Columbia on August 4, 2026, to elect a council member to fill the remainder of an unexpired term; establishing a filing period.
- The resolution was read by the City Clerk.
City Counselor Nancy Thompson provided a staff report.

The Council made comments.

R96-26 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, HARTMAN. VOTING NO: NO ONE. ABSENT: PETERS (Council Member Peters stepped out during the vote on this item). 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.

- B120-26 Authorizing removal of tracts owned by Burrell, Inc. and Edenton Ridge Apartments, LP from the boundary of the North 763 Community Improvement District.
- B121-26 Establishing an administrative delay on the acceptance or processing of applications relating to the establishment or expansion of a data center facility; providing an exception for acceptance and processing of an application under certain circumstances.
- B122-26 Granting the issuance of a conditional use permit to the Cook Family Revocable Living Trust to allow the operation of a short-term rental on property located at 2208 Concordia Drive; providing a severability clause (Case No.106-2026).
- B123-26 Granting the issuance of a conditional use permit to Dirk Mai and Aylva Marzolf to allow the operation of a short-term rental on property located at 802 N. Sixth Street; providing a severability clause (Case No.107-2026).
- B124-26 Designating a portion of Business Loop 70 within The Business Loop Community Improvement District as "Historic Hwy 40."
- B125-26 Authorizing a right of use permit with The Curators of the University of Missouri for construction and maintenance of a hot water distribution pipe, steam pipe, chilled water distribution pipe, storm sewer, control conduit, domestic water pipe, electric duct bank, and or/electric manhole within portions of the Sixth Street right-of-way.
- B126-26 Authorizing an easement agreement with Union Electric Company, d/b/a Ameren Missouri, associated with the rerouting of City's Overton Substation 161 kV electric transmission line to the new Cooper Substation; directing the City Clerk to record the conveyance.
- B127-26 Authorizing an air services agreement with Allegiant Air, LLC; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$82,000.00.
- B128-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$167,641.69 for transmission repair of an aircraft rescue and firefighting vehicle.
- B129-26 Amending the FY 2026 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary to add and eliminate positions in the Police Department; amending the FY 2026 Classification and Pay Plan by adding a classification.

- B130-26 Amending the FY 2026 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2026 Classification and Pay Plan by adding, reassigning, and revising classification titles to designate union representation associated with the recognition of the Columbia Police Civilians Association as a bargaining representative of the Police Department.
- B131-26 Authorizing an agreement with Columbia Community Land Trust, Inc. to transfer City-owned real estate located at 1107 N. Eighth Street and 1109 N. Eighth Street to be used for owner-occupied affordable housing units.
- B132-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$1,425,000.00 associated with development of the North Village Park located at 210 Orr Street.

X. REPORTS

- REP25-26 2026 Community Summit Report.
- REP27-26 Monthly Finance Report.

Mayor Buffaloe made a motion to table REP25-26, which was the 2026 Community Summit Report, and REP27-26, which was the Monthly Finance Report, to the May 18, 2026 Council Meeting. The motion was seconded by Council Member Sample, and approved by voice vote, with everyone voting yes except Council Member Peters who had stepped out of the meeting room during this vote.

- REP26-26 Strategic Plan Project Overview.

Assistant to the City Manager Stacey Weidemann along with Maddi Powers Spencer and Caitlin Phillips of BerryDunn provided a report.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

The Council and staff discussed various topics to include binding arbitration.

Council Member Elwood provided a handout and made a motion to set a public hearing for an ordinance which would amend Chapter 19 of the City Code to include binding arbitration using the exact language in the written document provided today. The motion was seconded by Council Member Sample. After discussion, the motion was approved by roll call vote with Council Member Carroll, Council Member Elwood, Council Member Sample, and Council Member Hartman voting yes, and Mayor Buffaloe, Council Member Foster, and Council Member Peters voting no.

The Council and staff continued discussing various topics to include concerns surrounding 200 N. Garth Avenue, which had been the home of Dr. McAllister, due to the lack of any historical reference and it not being linked to the Ash Street project.

Council Member Carroll made a motion for a list of properties that were owned by the City with their current or anticipated use, if applicable, and to note any historic or cultural significance so that could be flagged in the future. The motion was seconded by Council Member Hartman. After discussion, the motion was approved unanimously by voice vote.

The Council and staff continued discussing various topics to include mapped data related

to the housing inventory.

Council Member Carroll made a motion for JUST data with housing inventory, infrastructure, i.e., sidewalks, roads, and utilities, as well as a housing conditions survey as it would be useful as JUST data in the future, with the understanding this would be phased with data the City currently had to be provided first and for the other data to be added as it became available. The motion was seconded Council Member Hartman. After discussion, the motion was approved unanimously by voice vote.

The Council and staff continued discussing various topics to include the recent resignation announcement of Council Member Foster and the need to make information regarding the public safety tax available if they wanted it to be successful.

XII. ADJOURNMENT

The meeting was adjourned without objection at 11:47 p.m.