



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, October 17, 2022
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, October 17, 2022, 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 MATT PITZER, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member PAT FOWLER, Council Member ANDREA WANER, Council Member ROY LOVELADY, and Council Member NICK FOSTER 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 December 20, 2021 regular council meeting minutes were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

Mayor Buffaloe explained the minutes were not yet complete for January 3, 2022, January 18, 2022, February 7, 2022, February 21, 2022, March 7, 2022, March 21, 2022, April 4, 2022, April 18, 2022 (special and regular), May 2, 2022, May 16, 2022, June 6, 2022, June 21, 2022, and July 5, 2022, July 18, 2022, August 1, 2022, August 13, 2022 (special), August 15, 2022, September 6, 2022, September 19, 2022, and October 3, 2022 meetings.

The agenda, including the consent agenda, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC11-22 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

Old, Terry, 601 Hardin Street, Ward 1, Term to expire November 1, 2027

CITIZENS POLICE REVIEW BOARD

Barnes, Edward, 4903 Steeplechase Drive, Ward 5, Term to expire November 1, 2025

Coleman, Stephanie, 4301 Spring Cress Drive, Ward 3, Term to expire November 1, 2023

Ellis, Reece, 2300 Parker Street, Apt. 12, Ward 2, Term to expire November 1, 2024

Gutierrez Perez, Laura, 3006 Fox Trot Drive, Ward 2, Term to expire November 1, 2024

Scruggs, Xavier, 1160 Cinnamon Hill Lane, Apt. 108, Ward 6, Term to expire November 1, 2025

COLUMBIA VISION COMMISSION

McIntosh, Jay, 5701 Bower Lane, Ward 6, Term to expire December 15, 2022

COMMISSION ON CULTURAL AFFAIRS

Garrison, Lee Ann, 5308 Whitekirk Drive, Ward 5, Term to expire October 31, 2025

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Kasmann, Ross, 108 Dene Drive, Ward 3, Term to expire November 1, 2025

Lambert, Michelle, 5302 Wood Shire Drive, Ward 3, Term to expire November 1, 2025

Ritter, Mitchell, 805 Sandy Court, Ward 2, Term to expire November 1, 2025

SUBSTANCE ABUSE ADVISORY COMMISSION

Leykamp, Paul, 3811 Hermitage Road, Ward 6, Term to expire October 31, 2025

Moore, Linda, 5422 Steeplechase Drive, Ward 5, Term to expire October 31, 2025

Noble, Brad, 5601 Autumn Ridge Court, Ward 5, Term to expire October 31, 2025

WATER AND LIGHT ADVISORY BOARD

Jacobs, Amanda, 108 Yorkshire Drive, Ward 4, Term to expire June 30, 2024

IV. SCHEDULED PUBLIC COMMENT

SPC67-22 Gayle Link and Brittney Eaton - Frostbite and Other Winter Health Concerns from a Medical Perspective.

Gayle Link and Brittney Eaton, members of the volunteer medical team for CoMo Mobile Aid Collective, provided a handout and spoke about the homeless/unhoused.

SPC68-22 Sutu Forte - Save the Trees on Providence and Hickman from Developers.

Sutu Forte provided a handout and spoke about trees.

V. PUBLIC HEARINGS

PH32-22 Proposed construction of improvements on Ash Street between Providence Road and Clinkscales Road.

The public hearing was read by the City Clerk.

Public Works Director Shane Creech and Todd Kempker with Bartlett and West, the City's consultant, provided a staff report, and responded to Council questions.

Mayor Buffaloe opened the public hearing.

Valerie Carroll, a First Ward resident of West Boulevard, indicated she was representing Pedestrians for Ash Street and spoke.

Laura Mitchell, President of the West Ash Neighborhood Association, spoke.

Jordan Parshall, 121 Aldeah Avenue, spoke.

Joe Dino, 121 Aldeah Avenue, spoke.

Nicki Eater-Sprague, the owner of two properties on the north side of Ash Street between Pershing Road and Clinkscales Road, spoke.

Christine Gardener, 112 Anderson Avenue, spoke.

Mary Browning, a resident of Glenwood Avenue two doors down from Ash Street, spoke.

Carrie Gartner, 115 Aldeah Avenue, spoke.

Jon Sessions, 115 Aldeah Avenue, spoke.

Gwen Langland, a resident of 803 W. Ash Street as well as the owner of 806 W. Ash Street, spoke.

Liam Mahoney, 803 and 806 W. Ash Street, spoke.

Tom McNabb, the owner of Montmartre Apartments at 104 Clinkscales Road, spoke.

Tara Cox, a resident of 912 W. Ash Street as well as the owner of 916 W. Ash Street, spoke.

Susan Maze, President of the North Central Neighborhood Association, spoke.
Mary Louise Granfield, owner of four properties around the Ash Street area, spoke.
Johnathon McDowell, 308 Proctor Drive, spoke.
Dee Dokken, 804 Again Street, spoke.
Michael MacMann spoke.
Annette Triplett, a resident of 114 Aldeah Avenue and a member of the Climate and Environment Commission, spoke.
Dani Perez, a resident, spoke.
George Cox, 912 W. Ash Street, spoke.
Lawrence Simonson, 411 McBaine Avenue, indicated he was representing Local Motion and spoke.
There being no further comment, Mayor Buffaloe closed the public hearing.
The Council asked further questions and made comments.
Mayor Buffaloe made a motion to approve the construction of the next stage of improvements along Ash Street between Providence Road and Clinkscapes Road, taking the Council and public feedback into consideration. The motion was seconded by Council Member Pitzer.
The motion was discussed by Council, and further questions were asked by the Council.

The motion made by Mayor Buffaloe and seconded by Council Member Pitzer to approve the construction of the next stage of improvements along Ash Street between Providence Road and Clinkscapes Road, taking the Council and public feedback into consideration was approved unanimously by roll call vote with Council Member Pitzer, Council Member Peters, Mayor Buffaloe, Council Member Fowler, Council Member Waner, Council Member Lovelady, and Council Member Foster.

VI. OLD BUSINESS

B284-22

Approving the Final Plat of "Nowell's Addition, Plat No. 3"; authorizing a performance contract; requiring installation of storm water detention infrastructure (Case No. 228-2022).

The bill was given second reading by the City Clerk.
Community Development Director Tim Teddy provided a staff report, and he and Utilities Assistant Director Erin Keys responded to Council questions.
Phebe La Mar, an attorney with offices at 111 S. Ninth Street, indicated she was representing the applicant, Enrich Construction and Remodeling, Inc., and spoke.
Jesse Stephens, an engineer with Crockett Engineering with offices at 1000 W. Nifong Boulevard, spoke.
Joni Tadzhibayev, 603 N. Sixth Street, spoke.
Susan Maze, President of the North Central Neighborhood Association, spoke.
Mike Martin, 206 N. Glenwood Avenue, provided a handout and spoke.
Laura Mitchell, President of the West Ash Neighborhood Association, spoke.
Jeanne Mihail, a resident of the Fifth Ward, spoke.
Valerie Carroll, a resident of the First Ward, spoke.
Rebecca Shaw, a resident of the Fifth Ward, spoke.
The Council asked further questions to which Eric Westhues of Westhues Architecture and Shan Rich, the owner and developer of the subject property, along with other previous speakers and staff responded, and the Council made comments.

B284-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PITZER, BUFFALOE, FOSTER. VOTING NO: PETERS, FOWLER, WANER, LOVELADY. Bill declared defeated.

B285-22 Approving the Final Plat of “Pepper Tree Estates Block 4” located on the west side of Audubon Drive and approximately 700 feet north of Shepard Boulevard (901 Audubon Drive); authorizing a performance contract (Case No. 210-2022).

The bill was given second reading by the City Clerk.

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

Joe Muscato, President of the Pepper Tree Home Owners Association (HOA), spoke.

Fred Carroz, an engineer with Engineering Surveys and Services with offices 1113 Fay Street, provided a handout and spoke.

The Council asked further questions and made comments.

B285-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PITZER, FOSTER. VOTING NO: PETERS, BUFFALOE, FOWLER, WANER, LOVELADY. Bill declared defeated.

B289-22 Authorizing a right of use license permit with Jailhouse Rock, LLC for construction, installation, maintenance and/or operation of an ADA accessible ramp within the alley right-of-way north of 107 N. Ninth Street.

The bill was given second reading by the City Clerk.

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

Benjamin Ross, an engineer with Engineering Surveys and Services with offices at 1113 Fay Street, spoke.

John Ott, 212 Bingham Road, one of the owners of the property, spoke.

The Council made comments.

B289-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER. 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.

B281-22 Granting a waiver and design adjustment relating to the Final Plat of Grasslands Plat 17 for sidewalk construction on a portion of the north side of Ridgeley Road (105 and 107 E. Ridgeley Road) (Case No. 244-2022).

B282-22 Approving the Final Plat of “Grasslands Plat 17” located on the north side of Ridgeley Road and west of Wayne Road (105 and 107 E. Ridgeley Road) (Case No. 244-2022).

B283-22 Approving the Final Plat of “Mills Estates Plat III” located on the west side of Forum Boulevard and approximately 400 feet north of Chapel Hill Road; authorizing a performance contract (Case No. 226-2022).

B286-22 Approving the Final Plat of “Copperstone Plat 8” located on the south side of Copperstone Creek Drive and the west side of Scott Boulevard; authorizing a performance contract (Case No. 195-2022).

B287-22 Authorizing construction of the Oakland Gravel Road sidewalk project to include construction of a sidewalk on the west side of Oakland Gravel

- Road between Vandiver Drive and Grizzly Court to close sidewalk gaps, reconstruction of two (2) concrete islands and the installation of audible pedestrian system signals at the intersection of Oakland Gravel Road and Vandiver Drive, and reconstruction of several sidewalk ramps and landings to meet ADA requirements; calling for bids through the Purchasing Division.
- B288-22 Authorizing the acquisition of easements for construction of the Oakland Gravel Road sidewalk project to include construction of a sidewalk on the west side of Oakland Gravel Road between Vandiver Drive and Grizzly Court to close sidewalk gaps, reconstruction of two (2) concrete islands and the installation of audible pedestrian system signals at the intersection of Oakland Gravel Road and Vandiver Drive, and reconstruction of several sidewalk ramps and landings to meet ADA requirements.
- B290-22 Authorizing an agreement for professional engineering services with Engineering Surveys & Services for design of improvements along Forum Boulevard between Chapel Hill Road and Woodrail Avenue.
- B291-22 Authorizing an agreement with The Curators of the University of Missouri, on behalf of its University Concert Series, for FY 2023 arts programming funds.
- B292-22 Authorizing a cooperative agreement with the Missouri Department of Conservation for financial support of the community conservationist position within the Office of Sustainability.
- B293-22 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for a DWI enforcement unit.
- B294-22 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for DWI enforcement relating to special traffic enforcements through saturation patrols.
- B295-22 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for dedicated hazardous moving violation enforcement.
- B296-22 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant to conduct special traffic enforcement of hazardous moving violations.
- B297-22 Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a youth alcohol enforcement grant to conduct compliance checks.
- B298-22 Authorizing an intergovernmental agreement with the County of Boone, Missouri relating to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.
- R162-22 Setting a public hearing: proposed annexation of property located at the terminus of Bristol Lake Parkway and east of Bearfield Road (Case No. 01-2023).

- R163-22 Authorizing an amendment to the facility usage agreement with Mortgage Research Center, LLC, d/b/a Veterans United Home Loans, for the use of a portion of City-owned property located on the east side of Oakland Gravel Road (5212 N. Oakland Gravel Road).
- R164-22 Approving and ratifying an agreement with Columbia Mall L.L.C. for the 2022 Fire Prevention Week event.
- R165-22 Authorizing the purchase of five (5) extended range electric buses for the GoCOMO Public Transit System.
- R166-22 Authorizing a purchase agreement with Industrial Defender, LLC for software licenses to identify, monitor and manage the Industrial Control Systems (ICS) and Operational Technology (OT) in the City's Energy Management System.

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

VIII. NEW BUSINESS

- R167-22 Authorizing the offering for sale of approximately \$27,695,000 principal amount of Water and Electric System Revenue Bonds, Series 2022, of the City of Columbia, Missouri.

The resolution was read by the City Clerk.

Finance Director Matthew Lue provided a staff report, and he and Utilities Director David Sorrell responded to Council questions.

R167-22 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

- R168-22 Authorizing the temporary closure of a portion of the parking lane on the south side of Broadway between Tenth Street and Hitt Street, portions of the parking lane and sidewalk along the east side of Tenth Street between Broadway and Cherry Street, and a portion of the alley behind property located at 1000 E. Broadway and east of Tenth Street to facilitate the construction of a new building located at 1000 E. Broadway; setting forth a condition for approval to provide for the repair or replacement of improvements located in the right-of-way damaged by the construction activities.

The resolution was read by the City Clerk.

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

Jesse Stephens, an engineer with Crockett Engineering with offices at 1000 W. Nifong Boulevard, spoke.

Demetria Stephens, a Second Ward resident, spoke.

R168-22 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

R169-22 Approving and ratifying a commercial and industrial sale contract with VFW Post 280 for the acquisition of property located at 1509 Ashley Street.

The resolution was read by the City Clerk.

City Manager De'Carlton Seewood provided a staff report, and responded to Council questions.

Catina Eth, who works for businesses at 12B Business Loop, 200 Business Loop, and Paris Road, spoke.

Marjorie Lewis, an attorney with offices at 501 Cherry Street, Suite 200, indicated she was representing the owners of 1619 and 1717 Mores Boulevard, which included Julie Napier, who resides at one of the properties, and spoke.

Dani Perez, a resident, spoke.

Catherine Armbrust with CoMo Mobile Aid Collective spoke.

Michele Batye, the owner of a business at 801 Business Loop 70 East, a member of the Business Loop Community Improvement District (CID) Board, and the current Chair of the Columbia Chamber of Commerce, spoke.

Jessica Macy, 2401 Oakland Ridge Drive, who helps coordinate the Boone County Coalition to End Homelessness, also known as the Functional Zero Task Force, spoke.

Susan Maze, 902 S. Seventh Street, spoke.

James Gruender, 1108 Business Loop 70 E, Chair of the Business Loop CID, spoke.

Debbie Graham, President of the Columbia Interfaith Resource Center Board, which manages Room at the Inn, spoke.

Rebecca Shaw, a resident, spoke.

John Trapp, a resident of Leslie Lane in the Second Ward, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

The Council asked further questions and made comments.

R169-22 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

R170-22 Authorizing an amendment to the social services provider agreement with Wilkes Boulevard United Methodist Church (d/b/a Turning Point Day Center) for homeless drop-in and overnight warming center services.

The resolution was read by the City Clerk.

Public Health and Human Services Assistant Director Rebecca Rosslett provided a staff report, and she and Human Services Manager Steve Hollis responded to Council questions.

Dani Perez, a resident, spoke.

Catherine Armbrust with CoMo Mobile Aid Collective spoke.

John Trapp, a resident of Leslie Lane in the Second Ward, spoke.

Rebecca Shaw, a resident, spoke.

The Council made comments.

R170-22 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: PITZER, PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER. 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.

B299-22 Approving the Preliminary Plat of "Silver Lakes" located on the northwest corner of Richland Road and Olivet Road (7101 E. Richland Road); authorizing a development agreement; directing the City Clerk to have the

- development agreement recorded (Case No. 196-2022).
- B300-22 Amending Chapter 29 of the City Code to establish revised regulations for the “drive-up facility” accessory use (Case No. 262-2022, #A1).
- B301-22 Amending Chapter 29 of the City Code to establish revised regulations for subdivision standards relating to the dedication of a utility easement in an M-DT zoning district (Case No. 262-2022, #A2).
- B302-22 Amending Chapter 29 of the City Code to correct a section reference relating to subdivision of land procedures (Case No. 262-2022, #A3).
- B303-22 Amending Chapter 29 of the City Code to remove references relating to the C-2 zoning district (Case No. 262-2022, #A4).
- B304-22 Authorizing construction of upgrades to the West Ash Pump Station; calling for bids through the Purchasing Division or authorizing construction of the work using a term and supply contractor.
- B305-22 Authorizing a low income home energy assistance program supplier agreement with the Missouri Department of Social Services - Family Support Division.
- B306-22 Accepting conveyances for underground electric, sewer and utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B307-22 Amending Ordinance No. 024979 to correct a scrivener’s error as it relates to the rezoning of property located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard from District A (Agricultural) to District R-1 (One-family Dwelling), District R-MF (Multi-family Dwelling), and District M-N (Mixed-use Neighborhood).
- B308-22 Authorizing an amendment to the PCS antenna co-location agreement with New Cingular Wireless PCS, LLC for property located at 1400 Ballenger Place (Fire Station No. 5).
- B309-22 Authorizing a second amendment to the facility usage agreement with The Curators of the University of Missouri for the development and construction of a cross country course and associated amenities at the Gans Creek Recreation Area.
- B310-22 Authorizing a memorandum of understanding with The Curators of the University of Missouri, Boone County, Missouri Sheriff’s Department, and University of Missouri-Columbia Police Department to establish and formalize the duties and responsibilities associated with the Mid-Missouri Bomb Squad.
- B311-22 Authorizing a tourism development sponsorship agreement with The Curators of the University of Missouri for the 2023 University Concert Series event.
- B312-22 Authorizing an environmental child care sanitation inspections participation agreement with the Missouri Department of Health and Senior Services.

X. REPORTS

REP84-22 FUSUS System Follow-Up.

Police Chief Geoff Jones and City Manager De'Carlon Seewood responded to Council questions, and Council made comments.

REP85-22 Monthly Finance Report.

Finance Director Matthew Lue stated he was available to respond to questions. The Council did not have any questions.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Dani Perez, a resident, spoke regarding FUSUS.

Jeanne Mihail, a Fifth Ward resident, spoke regarding FUSUS.

Eugene Elkin, 3406 Range Line Street, spoke regarding a couple of topics to include occupants at the Boone County Jail and homeless women.

Council Member Foster made a motion requesting the City Manager prepare an ordinance to consider the vacation of Westwinds Drive subject to a requirement of the property owner to rededicate the right-of-way in the future upon the request of the City. The motion was seconded by Council Member Pitzer and approved unanimously by voice vote.

Mayor Buffaloe noted later this week she planned to issue a proclamation for Buckle Up Phone Down and Do Not Disturb When Driving to discourage distracted driving.

The Council and staff discussed various topics to include the discontinuation of the practice of 4 p.m. comments, which began at the beginning the pandemic, the need for a work session to discuss the next steps with regard to the Citizens Police Review Board (CPRB) in terms of training and onboarding, which might result in a joint session with the CPRB members at a later date, and Council Member Fowler meeting with City staff and the Downtown Community Improvement District (CID) regarding the downtown solid waste master plan.

XII. ADJOURNMENT

The meeting was adjourned without objection at 11:59 p.m.