



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, August 15, 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 approximately 7:00 p.m. on Monday, August 15, 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 PAT FOWLER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member MATT PITZER, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE were present. Council Member ANDREA WANER 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 December 6, 2021 were approved unanimously by voice vote on a motion by Council Member Buffaloe and a second by Council Member Pitzer.

Mayor Buffaloe explained the minutes were not yet complete for the December 20, 2021, January 3, 2022, January 18, 2022, February 7, 2022, February 21, 2022, March 7, 2022, March 21, 2022, April 4, 2022, April 18, 2022, May 2, 2022, May 16, 2022, June 6, 2022, June 21, 2022, July 5, 2022, July 18, 2022, and August 1, 2022 regular council meetings, and the April 18, 2022 and August 13, 2022 special council meetings.

Mayor Buffaloe made a motion to remove R123-22 from the agenda. The motion was seconded by Council Member Peters and approved unanimously by voice vote.

Mayor Buffaloe made a motion to add Jim Windsor to Scheduled Public Comments and to remove Kristen Brown from Scheduled Public Comments. The motion was seconded by Council Member Fowler and approved unanimously by voice vote.

Upon her request Mayor Buffaloe made a motion for Council Member Peters to be allowed to abstain from voting on SI9-22, PH29-22, R124-22, and those portions of PH27-22 and B214-22 which might be related to allocation of HUD and/or CDBG funding to VAC or any other entity providing the same or similar services as VAC. 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 U.S. 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 Foster and approved unanimously by voice vote.

The agenda, including the consent agenda along with the removal of R123-22 from the meeting agenda, the addition of Jim Windsor as a scheduled public comment, and the removal of Kristen Brown as a scheduled public comment, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Pitzer.

II. SPECIAL ITEMS

SI9-22

Columbia Housing Authority Comprehensive Homeless Service Center Plan Update.

Council Member Peters left the meeting room.

Randy Cole indicated he was CEO of the Columbia Housing Authority, provided the Council with an update regarding a potential homeless service center, and he and City of Columbia City Counselor Nancy Thompson responded to Council questions.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC9-22

Board and Commission Applicants.

Council Member Peters returned to the meeting room.

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

BOARD OF HEALTH

Geiser, Rosann, 1710 Riback Road, Ward 6, Term to expire August 31, 2025

McKinney, Kathleen, 5003 Geetha Drive, Ward 3, Term to expire August 31, 2025

BUILDING CONSTRUCTION CODES COMMISSION

Saunders, Kyle, 1603 N. Pin Oak Boulevard, Boone County, Term to expire August 1, 2025

Tipton, Austin, 3203 Northland Drive, Lot 20, Ward 2, Term to expire August 1, 2025

Mayor Buffaloe suggested they not make appointments to the Citizens Police Review Board this evening and continue to accept applications through October 7, 2022 since additional vacancies would be advertised between now and then, and the Council was agreeable to that suggestion.

HISTORIC PRESERVATION COMMISSION

Ott, Tanner, 12 E. Ridgely Road, Ward 4, Term to expire September 1, 2025

Travers, Tyler, 106 McBaine Avenue, Ward 1, Term to expire September 1, 2025

SUBSTANCE ABUSE ADVISORY COMMISSION

Iverson, Taylor, 502 Kentucky Boulevard, Ward 1, Term to expire October 31, 2023

TAX INCREMENT FINANCING COMMISSION

Mendenhall, Tom, 7300 S. Quantrill's Pass, Boone County, Term to expire September 1, 2026

YOUTH ADVISORY COUNCIL

Hiles, Alex, Ward 5, Term to expire June 1, 2025

Schatz-Mitchell, Langston, Ward 4, Term to expire June 1, 2025

Mayor Buffaloe understood Council Member Peters was currently serving as the liaison to the Youth Advisory Council (YAC), and with the support of Council, she suggested that Council Member Lovelady take over that role for the YAC and that Council Member Peters serve on the Collaborative Adaptive Management Stakeholder Committee, which former Council Member Skala previously served on. Council Member Lovelady and Council Member Peters were agreeable, and the remaining Council Members did not object to those suggestions.

IV. SCHEDULED PUBLIC COMMENT

SPC55-22 Bill Easley - Garbage, Condition of Sidewalks for Busses from Curb, and Phone Tree System Improvement.

Bill Easley, 705 Cook Avenue, spoke.

SPC56-22 Christine Gardener - Ash Street Improvement Project.

Christine Gardner, 112 Anderson Avenue, indicated she was representing Pedestrians for Ash Street and spoke.

SPC57-22 Jim Windsor - Our Critical Infrastructure is Too Important to do Nothing; It is Time to Un-Pause the Option A Transmission Line.

Jim Windsor, 200 Manor Drive, spoke.

V. PUBLIC HEARINGS

PH26-22 Setting property tax rates for 2022 for the City of Columbia.

Discussion shown with B213-22.

B213-22 Setting property tax rates for 2022; directing the City Clerk to give notice of the property tax rate.

The public hearing was read by the City Clerk, and the bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions.

Mayor Buffaloe opened the public hearing.

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

B213-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, LOVELADY, FOSTER, PITZER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WANER. Bill declared enacted, reading as follows:

PH27-22 FY 2023 Annual Budget for the City of Columbia.

Discussion shown with B217-22.

B214-22 Adopting the FY 2023 Annual Budget for the City of Columbia.

Discussion shown with B217-22.

B215-22 Amending Chapter 13 of the City Code relating to the license fee schedule for businesses and occupations.

Discussion shown with B217-22.

B216-22 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.

Discussion shown with B217-22.

B217-22 Amending Chapter 27 of the City Code as it relates to water rates.

The public hearing was read by the City Clerk, and the bills were given second reading by the City Clerk.

Finance Director Matthew Lue and Budget Officer Andrea Greer provided a staff report, and they along with City Manager De'Carlton Seewood, Economist Deepayan Debnath, Public Health and Human Services Director Stephanie Browning, and Interim Fire Chief Randy Wyatt responded to Council questions.

Mayor Buffaloe opened the public hearing.

Council Member Peters left the meeting room.

Paul Whatley, 1900 Potomac Drive, indicated he was the Chair of the Housing and Community Development Commission, spoke, and he along with Community Development Director Tim Teddy responded to Council questions.

Stacy Ford indicated she was Chair of the Human Services Commission, spoke, and she along with Human Services Manager Steve Hollis responded to Council questions.

Council Member Peters returned to the meeting room.

James Melton, 5007 Bates Creek Court, indicated he was Chair of the Commission on Cultural Affairs and spoke.

David Switzer indicated he was a member of the Water and Light Advisory Board but was representing himself and spoke.

Aida Gulincozzi spoke.

Jim Windsor, 200 Manor Drive, spoke.

Rebecca Shaw, 2615 Vail Drive, spoke.

Julie Ryan, 5301 Regal Way, indicated she was representing the COMO Safe Water Coalition and spoke.

Susan Renee Carter, a Second Ward resident, spoke.

Traci Wilson-Kleekamp indicated she was representing Race Matters, Friends, and spoke.

Barbara Jefferson, 305 N. Fifth Street, spoke.

Jaqueline Sample, 5000 Maple Leaf Drive, indicated she was the Chair of the Disabilities Commission and spoke.

Kate Graham, a Fifth Ward resident, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

There being no further comment, Mayor Buffaloe continued the public hearing to the

September 6, 2022 Council Meeting.

The Council asked questions and made comments.

PH28-22 Proposed construction of the McBaine Water Treatment Plant Upgrade - Phase 1 project.

The public hearing was read by the City Clerk.

Utilities Director David Sorrell, Engineering Supervisor Shawn Carrico, and Trent Stober and Ryan Saffels with HDR, the company hired to assist with the project, provided a staff report, and they along with other HDR employees responded to Council questions.

Mayor Buffaloe opened the public hearing.

Jack Meizenbach, a resident of the Old Hawthorne subdivision, spoke.

Julie Ryan indicated she was representing the COMO Safe Water Coalition and spoke.

Traci Wilson-Kleekamp spoke.

David Switzer spoke.

Marie Brown, Teakwood Drive, indicated she was with the COMO Safe Water Coalition and spoke.

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

The Council asked questions and made comments.

Mayor Buffaloe made a motion authorizing staff to proceed with the construction of the McBaine Water Treatment Plant Upgrade - Phase 1 project. The motion was seconded by Council Member Pitzer and approved by voice vote with only Council Member Fowler voting no.

Council Member Peters left the meeting room.

PH29-22 Consider the FY 2022 Annual Action Plan for CDBG and HOME funds.

Discussion shown with R124-22.

R124-22 Approving the FY 2022 Annual Action Plan for CDBG and HOME funds.

The public hearing was read by the City Clerk, and the resolution 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.

Barbara Jefferson spoke.

Traci Wilson-Kleekamp spoke.

Ian Kleekamp spoke.

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

R124-22 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: FOWLER, LOVELADY, FOSTER, PITZER, BUFFALOE. VOTING NO:

NO ONE. ABSTAINING: PETERS. ABSENT: WANER. Resolution declared adopted, reading as follows:

VI. OLD BUSINESS

Council Member Peters returned to the meeting room.

B220-22 Authorizing a waiver of claim and indemnity agreement with Quaker Manufacturing, LLC to allow construction of a driveway, retaining wall and storm water detention system in an electric easement adjacent to the COLT Railroad right-of-way located on the west side of Paris Road (4501 Paris Road).

The bill was given second reading by the City Clerk.

Utilities Director David Sorrell provided a staff report, and responded to Council questions.

B220-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOWLER, LOVELADY, FOSTER, PITZER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WANER. 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.

- B212-22 Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures.
- B218-22 Approving the PD Planned Development of "Lot 404 of Spring Creek Plat 4" located on the north side of Vawter School Road and east of Scott Boulevard; approving a revised statement of intent (Case No. 194-2022).
- B219-22 Approving the Final Plat of "Sheltered Workshop Plat No. 2A" located on the east side of Bearfield Road and south of Nifong Boulevard; authorizing performance contracts (Case No. 181-2022).
- B221-22 Authorizing a third supplemental agreement to an airport aid agreement with the Missouri Highways and Transportation Commission relating to air service promotion for the Columbia Regional Airport.
- B222-22 Authorizing a memorandum and amendment to PCS Antenna Agreement with SBA Structures, LLC relating to the lease of City-owned property located at 3112 Chapel Hill Road (Fire Station No. 6).
- B223-22 Amending the FY 2022 Annual Budget by appropriating funds for security upgrades to the City Hall lobby reception area.
- B224-22 Adopting the Missouri Local Government Employees Retirement System (LAGERS) "Rule of 80" retirement age provision for current and future eligible City employees.
- B225-22 Authorizing an amended and restated intergovernmental cooperation agreement for the investment of public funds through the Missouri Securities Investment Program (MOSIP); directing the City Clerk to have the agreement recorded.
- R117-22 Declaring the results of the special municipal election held in the City of Columbia on August 2, 2022.
- R118-22 Authorizing a tourism development sponsorship agreement with Great Rivers Council, Inc., Boy Scouts of America for the Scouting Adventure Center.
- R119-22 Authorizing application and acceptance of freight enhancement funds from the Missouri Department of Transportation for the tie and rail replacement project on the Columbia Terminal Railroad (COLT).
- R120-22 Authorizing a government product lease agreement with Quadient Leasing USA, Inc. for a mail folder inserter machine.
- R121-22 Authorizing a supplemental agreement with U.S. Bank National Association for escrow agent investment services associated with the

City's self-insurance program for the administration and payment of workers' compensation benefits.

- R122-22 Authorizing a first amendment to the agreement with Midwest ATC Service, Inc. for the temporary extension of operations and an increase in air traffic controller staffing at the Columbia Regional Airport.

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

- B226-22 Granting partial design adjustments relating to the proposed Final Plat of Bluff Creek Estates, Plat No. 10 located on the west side of Bluff Creek Drive and north of Pebble Creek Court relating to sidewalk construction and roadway grading (Case No. 115-2022).
- B227-22 Approving the Final Plat of "Bluff Creek Estates, Plat No. 10" located on the west side of Bluff Creek Drive and north of Pebble Creek Court; authorizing a performance contract (Case No. 115-2022).
- B228-22 Approving the Planned Development Site Plan of "Overland DG #24012," Landscape Plans for "Dollar General" and sidewalk exhibit for property located on the north side of St. Charles Road and approximately 250 feet west of Lake of the Woods Road (Case No. 140-2022).
- B229-22 Approving the Final Plat of "Oakland Plaza Subdivision Block 1 Plat 2" located on the southwest corner of Vandiver Drive and Wabash Drive (Case No. 200-2022).
- B230-22 Vacating a drainage easement on Lots 710 and 711 within the Final Plat of The Gates, Plat No. 7 located on the south side of Rivington Drive and approximately 1,200 feet east of Abbotsbury Lane (Case No. 198-2022).
- B231-22 Vacating a sidewalk easement on Lots 123 and 124 within Copperstone Plat 1 and Lot C101A within Copperstone Plat 7 located south of Copperstone Court (Case No. 195-2022).
- B232-22 Authorizing a cost share agreement with the Missouri Highways and Transportation Commission for design and construction of the Route K and Old Plank Road intersection improvement project.
- B233-22 Authorizing a transportation alternatives funds program agreement with the Missouri Highways and Transportation Commission for construction of the Scott Boulevard/Broadway (Christian Fellowship Road to Silvey Street) sidewalk project.
- B234-22 Authorizing a transportation alternatives funds program agreement with the

- Missouri Highways and Transportation Commission for construction of the North Stadium Boulevard (I-70 to Primrose Drive) sidewalk project.
- B235-22 Authorizing Amendment No. 1 to the agreement with Horizons Energy LLC for an electric cost of service study.
- B236-22 Accepting conveyances for temporary construction, utility, sewer, drainage, and underground electric utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B237-22 Amending the FY 2022 Annual Budget by transferring funds for the reimbursement of costs associated with water main relocations as part of the Nifong Boulevard corridor improvement project.
- B238-22 Authorizing a grant of easement for outdoor recreation purposes to record stewardship requirements and declaration of dedication as part of the Clary-Shy Community Park Outdoor Recreation Legacy Program (ORLP) grant agreement with the Missouri Department of Natural Resources; directing the City Clerk to record the easement.
- B239-22 Amending Ordinance No. 018197 that established an archery deer hunting program.
- B240-22 Amending the FY 2022 Annual Budget by appropriating funds from the Park Sales Tax - Fund Balance account for the acquisition and preservation of land for future park and trail development associated with the 2015 Parks Sales Tax Implementation Schedule.
- B241-22 Authorizing an agreement with the Missouri Family Health Council, Inc. for Title X family planning services; authorizing Title X Family Planning Services and Business Associate agreements with Lewis County, Missouri, Randolph County, Missouri, and Clark County, Missouri; amending the FY 2022 Annual Budget by appropriating funds.
- B242-22 Authorizing an agreement with J Taylor Farms, LLC for the lease of farm land adjacent to the Columbia Regional Airport.

X. REPORTS

- Mayor Buffaloe asked the Council if they might want to continue some of the reports to the next Council Meeting due to how late it was, and suggested they continue REP69-22 and REP70-22. Council Member Fowler asked that they not delay REP69-22 since members of the public who were still in attendance were likely interested in that report. The Council agreed to delaying REP70-22 to the September 6, 2022 Council Meeting.
- REP68-22 Appropriations Request for Citizens Police Review Board.
- The Council discussed the report.
- Mayor Buffaloe made a motion to authorize the appropriation and transfer of funds that would allow for four members of the Citizens Police Review Board to attend the September NACOLE conference. The motion was seconded by Council Member Peters and approved unanimously by voice vote.
- REP69-22 Virtual Meeting Report for Boards, Commissions and Task Forces.
- Acting Information Technology Director Mark Neckerman provided a staff report, and he, Communications and Creative Services Manager Brian Adkisson, and City Manager

- De'Carlton Seewood responded to Council questions.
- REP70-22 Presentation of the 2022 City of Columbia Municipal Building Energy Benchmarking Report.
- The Council delayed discussion on this report to the September 6, 2022 Council Meeting.
- REP71-22 Monthly Finance Report.
- Finance Director Matthew Lue provided a staff report.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Jack Meizenbach, a resident of the Old Hawthorne subdivision, spoke about the fact that the Missouri Department of Natural Resources (DNR) would need to develop new plans to address the toxic impacts of coal ash and regional smog within the State since their original plans were not accepted along with the need for the City to identify a champion for 100 percent renewables by 2030.

Jacqueline Sample, 5000 Maple Leaf Drive, spoke regarding REP69-22 which addressed virtual meetings for boards, commissions, and task forces.

Traci Wilson-Kleekamp spoke regarding virtual meetings in terms of the Zoom webinar software program, the lack of responses to the housing programs community needs survey, the potential of meetings being held during the 8:00 a.m. to 5:00 p.m. time frame in terms of the ability for people to participate, and the Citizens Police Review Board meetings, trainings, and effectiveness.

Laura Gutierrez Perez indicated she was a member of the Citizens Police Review Board and spoke about her frustrations with regard to communication from City staff in terms of the NACOLE training along with the relationships and interactions of members within the Board.

December Harmon, a member of the Citizens Police Review Board, spoke about her frustrations with the vote of the Council on REP68-22 and the fact she would no longer attend the NACOLE conference.

Kate Graham, a Fifth Ward resident, spoke regarding REP69-22 and her feelings of the staffing issues being overblown in order to create more barriers to participation in meetings.

Barbara Jefferson suggested the Council review the applications submitted to the Housing and Development Commission in 2022 as she felt they were lacking and spoke about the Citizens Police Review Board meeting she recently attended which she felt was pro-police and ineffective.

Susan Renee Carter, a Second Ward resident, spoke regarding the recent Citizens Police Review Board meeting in terms of the interplay and discrimination within the Board.

Ian Kleekamp spoke regarding the different experiences people had with the police and the actions of police.

The Council and staff discussed various items to include the Citizens Police Review Board (CPRB) in terms of their meetings, the training needs of new and existing members along with allocating the resources to build that capacity, and the potential of a task force to review whether the current activities of the CPRB met the intent of its

founding legislation or whether the existing model of oversight needed to be modified for today's environment.

Mayor Buffaloe made a motion to suspend the regular monthly meetings of the Citizens Police Review Board and to authorize the Board to meet only for the purpose of reviewing appeals and handling the associated tasks needed for the appeal review. The motion was seconded by Council Member Fowler and approved unanimously by voice vote.

Mayor Buffaloe made a motion for staff to provide a compilation of potential task force models to allow for a resolution to be drafted that would create a new task force for the review of citizen oversight along with providing a cost estimate of professional facilitation by someone with specific expertise in the area. The motion was seconded by Council Member Fowler and approved unanimously by voice vote.

The Council and staff continued discussing various items to include appreciation of the nice things people had sent to Mayor Buffaloe with regard to the passing of her father, the fact they could not limit meetings from 8:00 a.m. to 5:00 p.m., the potential of providing mentorship for newer and smaller organizations to develop the capacity to effectively utilize CDBG funding, and the budget process along with the need for Council to submit any potential budget amendments to staff by August 29 to ensure discussion at the September 6 meeting.

XII. ADJOURNMENT

The meeting was adjourned without objection at 12:26 a.m.