



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, April 20, 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, April 20, 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: Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member VERA ELWOOD, Council Member NICK FOSTER, and Council Member CHRISTINA HARTMAN were present. Council Member JACQUE SAMPLE 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 6, 2026 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Peters.

Council Member Carroll asked that R73-26 be removed from the consent agenda. Mayor Buffaloe understood staff had requested B81-26 be withdrawn from the agenda altogether.

The agenda, including the consent agenda with R73-26 being moved to new business and B81-26 being withdrawn from the agenda completely, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Peters.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC4-26 Board and Commission Applicants.

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

BICYCLE/PEDESTRIAN COMMISSION

Gortmaker, Ann Marie, Ward 3, Term to expire July 31, 2026

Mayor Buffaloe explained they would continue accepting applications for the Planning and Zoning Commission through May 8.

IV. SCHEDULED PUBLIC COMMENT

SPC17-26 Trevor Harris - City of Columbia financial support for Vidwest.

Trevor Harris, 1120 Sunset Lane, asked the Council to consider including support for community media in the FY 2027 budget for a variety of reasons, including the fact that

Vidwest provided media training not available elsewhere, low-cost gear rental, accessible education through low-cost classes, and the opportunity to collaborate with other creatives as well as finding work, explained Vidwest helped him develop his business with the addition of videography, the availability of equipment rental and education, and introducing him to an echelon of local creators, thanked the Council for their prior support of community media as Vidwest served as a critical resource and included over 270 paid members, and requested that the Council consider a service contract for community media along with \$105,000 annually, i.e., \$60,000 for operations and \$45,000 for the hiring of one-full time employee.

SPC18-26 Devon McTye - Campaign finance reform for local elections and the lack of action on it by Council.

Devon McTye, 2507 S. Providence Road, understood a motion made by Council Member Sample to look into municipal campaign contribution reform along with what other cities, such as Kansas City, St. Louis, and Springfield, did with regard to enforcement had passed in May of 2025, but had not moved forward since then, expressed concerns with the fact tens of thousands of dollars were spent on local races decided by only a few thousand people, noted the largest donor in the last city council election had come from a PAC based in Chicago, explained she was not trying to accuse anyone of wrongdoing, suggested they determine if the current system aligned with the scale and values they wanted in local elections, asked that a report regarding the issue be brought forward, to start the conversation again while allowing the public to see the various options, stated they understood this could not be done overnight as there were legal limits and it was a complex issue, believed this was an issue of trust as people wanted to know that they could trust that their local elections had their voice, their neighbors' voices, and their community in mind, and reiterated her request to proceed with the next step in municipal campaign contribution reform.

SPC19-26 Randy Cole - Columbia Housing Authority 70 year anniversary.

Randy Cole, CEO of the Columbia Housing Authority (CHA), commented that since 1956, the CHA, which was a public institution established and defined by City ordinance, had worked to provide affordable housing and supportive services to thousands of residents, noted it continued to evolve and grow alongside the needs of the community, recognized that the history of housing in the country, including Columbia, had been complex, believed their responsibility today was to move forward and ensure access to safe, stable housing while expanding opportunity in a way that was grounded in community, explained residents were active participants in shaping their future and provided Trevonna Cowans, a participant in the Family Self-Sufficiency (FSS) program as an example as she had graduated with \$43,000 in savings, as well as Anthony Allen, a CHA resident commissioner, who traveled to Washington D.C. with him to talk to a Housing and Urban Development (HUD) official in an effort to get an early start on the Providence Walkway project so they could stay on track with ARPA expenditures, stated \$55 million in renovations and expansions were underway, which involved 165 housing units, including 43 new units, understood a study released earlier this year by Raj Chetty with Opportunity Insights regarding a public housing revitalization, similar to what they were doing on Park Avenue, had shown that a child who had grown up in a revitalized unit earned more income as an adult, felt the partnership between the CHA, the City, and the County would have real, transformative, and generational impacts for the families that returned to the Park Avenue homes in June, pointed out the CHA continued to build capacity in order to position itself for further growth to meet and impact community needs as the demand for affordable housing continued to rise, recommended the Council continue building on the strong progress already underway while also thinking in terms of scale and impact, and expressed appreciation for the 70 years of partnership.

V. PUBLIC HEARINGS

None.

VI. OLD BUSINESS

B81-26 Amending Chapter 13 of the City Code relating to fees for temporary business licenses.

This item was withdrawn from the agenda during the adjustment and approval of the agenda portion of the meeting.

VII. CONSENT AGENDA

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

B80-26 Amending Chapter 5 of the City Code relating to animals and fowl.

B82-26 Approving the PD Planned Development Plan and Preliminary Plat of "The Vantage" located on the east and west sides of Rolling Hills Road and south of Richland Road; approving a revised statement of intent; approving a development agreement; directing the City Clerk to record the development agreement (Case No. 49-2026).

B83-26 Rezoning property located on the northeast corner of Hanover Boulevard and Olympic Boulevard from District R-1 (One-family Dwelling) to District R-2 (Two-family Dwelling) (1801 Hanover Boulevard) (Case No. 78-2026).

B84-26 Rezoning property located on the south side of Vandiver Drive and the north side of Bass Pro Drive from District PD (Planned Development) to District M-C (Mixed-use Corridor) (Case No. 76-2026).

B85-26 Approving the Final Plat of "Centerstate Plat 7B" located on the south side of Vandiver Drive and the north side of Bass Pro Drive; authorizing a performance contract (Case No. 77-2026).

B86-26 Approving the Final Plat of "Totolmajac Villages" located on the east side of Oakland Gravel Road and south of Blue Ridge Road; authorizing a performance contract (Case No. 54-2026).

B87-26 Approving the Final Plat of "Crosscreek Center Plat 2" located on the west side of Cinnamon Hill Lane and east of U.S. Highway 63; authorizing a performance contract (Case No. 181-2025).

B88-26 Granting the issuance of a conditional use permit to Dominick and Stephanie Lee to allow the operation of a short-term rental on property located at 202 Old Highway 63 North; providing a severability clause (Case No.84-2026).

B89-26 Vacating a sewer easement adjacent to Lots 2, 3, and 6 within Grindstone Commercial Plat 1 located at 1101 E. Nifong Boulevard; directing the City Clerk to have the ordinance recorded (Case No. 87-2026).

B90-26 Authorizing a financial assistance agreement with the Missouri Department of Natural Resources for the Benton-Stephens Neighborhood Historic Survey - Phase II.

- B91-26 Authorizing construction of a sidewalk improvement project along the south side of West Broadway, between Maplewood Drive and West Boulevard; calling for bids through the Purchasing Division.
- B92-26 Authorizing the acquisition of easements associated with the construction of a sidewalk improvement project along the south side of West Broadway, between Maplewood Drive and West Boulevard.
- B93-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$42,800.00; authorizing Amendment No. 1 to the agreement for professional engineering services with Weaver Consultants Group, LLC for the Columbia Sanitary Landfill Horizontal Expansion Permitting Project - Phase III.
- B94-26 Authorizing the acquisition of easements associated with construction of storm water improvements on Chadwick Drive, between Royal Lytham Drive and Fallwood Court.
- B95-26 Accepting conveyances for underground electric and utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to have the conveyances recorded.
- B96-26 Authorizing a contract with the Missouri Department of Health and Senior Services for local public health agency accreditation assistance program services.
- R69-26 Setting a public hearing: proposed reconstruction of Fire Station #5 located on the east side of Hector Place and south of Ria Street.
- R70-26 Setting a public hearing: consider removal of tracts owned by Burrell, Inc. and Edenton Ridge Apartments, LP from the boundary of the North 763 Community Improvement District.
- R71-26 Authorizing a HOME investment partnership program developer agreement with Show-Me Central Habitat for Humanity for the construction of two (2) owner-occupied affordable housing units on Ramble Drive.
- R72-26 Authorizing a second amendment to the HOME investment partnership program developer agreement with Show-Me Central Habitat for Humanity associated with the construction of an owner-occupied affordable housing unit at 3017 Milkweed Loop.
- R74-26 Authorizing an Aviation Project Consultant Agreement with Burns and McDonnell Engineering Co., Inc. associated with the installation of automated exit lane breach control technology at the Columbia Regional Airport.
- R75-26 Authorizing Aviation Project Consultant Supplemental Agreement No.1 with Burns and McDonnell Engineering Co., Inc. for design services associated with the Terminal Building passenger boarding bridge project at the Columbia Regional Airport.
- R76-26 Authorizing Aviation Project Consultant Supplemental Agreement No. 1 with Burns & McDonnell Engineering Company, Inc. for design services associated with the Airport Drive reconstruction project at the Columbia

- Regional Airport.
- R77-26 Authorizing Amendment No. 1 to the digital management software services agreement with GovernmentJobs.com, Inc. (d/b/a NEOGOV) to add the PowerReady module to the PowerDMS system utilized by the Police Department for policy management, training, and compliance tracking.
- R78-26 Authorizing an agreement with The American National Red Cross to permit certified city employees to deliver instruction in CPR, AED and First Aid Response training courses.
- R79-26 Recognizing the Columbia Police Civilians Association as an appropriate representative unit of employees with a mutually acceptable community of interest separate from other City of Columbia employees.
- R80-26 Authorizing Rader Hospitality Company, L.L.C. the temporary closure of a portion of the alleyway located north of Locust Street and between Sixth Street and Seventh Street, and the temporary closure of a portion of the sidewalk along the east side of Sixth Street; granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages and Section 16-258.1 of the City Code to allow amplified sound exceeding a distance of 300 feet for the area associated with an outdoor event.
- R81-26 Authorizing Rader Hospitality Company, L.L.C. the temporary closure of a portion of the alleyway located north of Locust Street and between Sixth Street and Seventh Street; granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages and Section 16-258.1 of the City Code to allow amplified sound exceeding a distance of 300 feet for the area associated with an outdoor event.
- R82-26 Authorizing Rader Hospitality Company, L.L.C. the temporary closure of a portion of the alleyway located north of Locust Street and between Sixth Street and Seventh Street; granting a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages and Section 16-258.1 of the City Code to allow amplified sound exceeding a distance of 300 feet for the area associated with an outdoor event.
- R83-26 Authorizing a memorandum of understanding with Urban Sustainability Directors Network to implement a focused heat resilience engagement campaign in the Whitegate neighborhood area.
- R84-26 Accepting the Neighborhood Traffic Management Program 2025 Year End Report Summary; authorizing staff to complete the public improvement process for proposed installation of traffic calming devices on Whitegate Drive, pursue traffic calming projects on Hoylake Drive and Highlands Parkway, pursue the reinstallation of traffic calming devices on Bodie Drive, and continue to address Level 1 traffic calming projects per the Neighborhood Traffic Management Program guidelines.

The bills were given third reading and the resolutions were read by the City

Clerk with the vote recorded as follows: **VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, FOSTER, HARTMAN. VOTING NO: NO ONE. ABSENT: SAMPLE. Bills declared enacted and resolutions declared adopted, reading as follows:**

VIII. NEW BUSINESS

R73-26 Authorizing an agreement with Love Columbia Corp. for the lease of City-owned property located at 200 N. Garth Avenue for use as transitional housing for participants in the Homeowner Readiness Residential Program.

The resolution was read by the City Clerk.

Housing and Neighborhood Services Director Bill Rataj provided a staff report, and responded to Council questions.

Marcus Richardson, a representative of the Southern Christian Leadership Conference, stated he was a little perturbed because the home sat on the African-American Heritage Trail in a historically black neighborhood, asked what the process was for getting the information out to the community as to who could utilize the property, explained he respected the work of Love Columbia but felt other organizations could use the property as well if afforded the opportunity, wondered how the property would tie into the historic neighborhood and community if Love Columbia took the property over, felt they were essentially replacing a house with a plaque, and reiterated his belief that the process should have been open to the public and other organizations.

Traci Wilson-Kleekamp, a representative of Race Matters, Friends, commented that she had previously asked for an inventory of housing stock, which included vacant property and rental property along with property characteristics, such as age, if it had a basement, if it had central air, etc., for planning purposes in terms of affordable housing, felt this situation was another kind of urban renewal since the property was within the central city, thought this process was not a good one, believed it was a case of inequity, recommended they start with a process, a strategy, consider who was and was not at the table, etc. to develop a plan if they wanted an equitable process with an equitable outcome, stated no one won tonight except for Love Columbia, an organization that she respected, and suggested the City do better.

The Council asked questions and made comments.

R73-26 was read by the City Clerk, and the vote was recorded as follows: **VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, FOSTER. VOTING NO: HARTMAN. ABSENT: SAMPLE. Resolution declared adopted, reading as follows:**

The Council and staff continued a discussion regarding the evaluation of city-owned property in terms of a process for use, lease, or disposal as well as public involvement, how to include intent, and procurement processes, and staff indicated they would discuss the issues for a future conversation with the Council.

IX. INTRODUCTION AND FIRST READING

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

- B97-26 Amending Chapter 29 of the City Code as it relates to the definition of "family" (Case No. 102-2026).
- 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).
- 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).
- 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.
- 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.
- 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.
- 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.

X. REPORTS

- REP22-26 Downtown Community Improvement District (CID) Board of Directors - Membership Changes Due to Vacancies.
- Mayor Buffaloe asked for the consent of the Council to appoint Glyn Laverick to the term ending February 6, 2027 and Justin Riley to the term ending February 6, 2028 to the Downtown CID Board, and the Council consented without objection.
- REP23-26 Public Transit Advisory Commission (PTAC) Annual Report.
- Public Works Director Shane Creech provided a staff report, and responded to Council comments.
- REP24-26 Citizens Police Review Board 2025 Supplemental Report.
- Contact Center and Engagement Manager Stephanie Brown provided a staff report, and responded to Council comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, a Second Ward resident, referenced the housing across from Oak Towers on Garth Avenue, which included new homes with solar panels whereby the home was owned by individuals but the property belonged to the City, stated the County was relaxing some of their rules to alleviate hindrances to housing, understood the City had a low-income loan for houses but not mobile homes, noted the United Credit Union, which provided six-month 3.99 percent loans for only houses, had \$1 million when it began

years ago, \$100 million in 2010, \$200 million in 2020, and \$310 million now, wondered what the Council and others could do to change the world and lives of people with disabilities, the low-income population, and housing concerns, and suggested the City increase loans to the public and increase revenues instead of considering taxation.

Traci Wilson-Kleekamp, a representative of Race Matters, Friends, believed the situation with 200 N. Garth had been mishandled as there were people in the neighborhood who were concerned with what was happening in their neighborhood, did not feel the \$168,000 that Love Columbia was investing mattered in light of the calculation associated with the neglect that had occurred in the central city area, noted the idea of saying they messed up this time but would correct the situation in the future was bureaucratic bull, commented that if the City really cared about affordable and transitional housing, things should be done on the front end, not the back end, and could start with building the infrastructure for a conversation, i.e., an inventory of housing in a map so everyone could see the problem properties, the vacant properties, etc., and stated she wanted to see transparency, equity, and inclusion.

Renee Carter, a Second Ward resident, stated Race Matters, Friends, would hold a community discussion on Wednesday, April 29 at 6:30 p.m., which would include an interactive presentation by Doug Linkhart, the President of the National Civic League about the *Civic Index*, which was a self-assessment tool used by communities to measure their civic capital, formal and informal relationships, networks, and capacities to solve problems, make decisions, and thrive, and noted she thought it was an important time to look at how to better operate, be equitable, and include the public as a participant versus viewing the public as something that had to be dealt with.

Diane Davis indicated she lived between Holiday Inn East and Sunrise Estates in a neighborhood of 50-60 homes called Highfield Acres, explained everyone in her area was being affected by the I-70 road and intersection closures, noted she found out tonight at 6:00 p.m. that Rolling Hills Road, which was one of the primary ways to get to town, would be encumbered by a great big subdivision called The Vantage, especially when part of the area was in a floodplain, expressed her confusion as to how it could be approved so quickly without infrastructure improvements when it would add much more traffic to two-lane roads without shoulders, stated she had been following the issue as best as she could and had been surprised it had been approved with the floodplain issue, and asked why the Council would approve a development that was partly in the floodplain and whether this would be another development that was completed before the infrastructure was improved, particularly roads.

The Council and staff discussed various topics to include appreciation for the message when calling 874.CITY being changed to help get to a person more quickly, the fact legislation to call an election for a sales tax increase for public safety-related items was on first read and would be discussed at the next council meeting, the understanding that a one-percent increase would generate about \$38 million per year and uses would include rehabilitation for fire stations, new fire stations, more police officers and firefighters, and addressing pension issues, responding to the concerns involving The Vantage development as the City Code allowed for building in the floodplain, the applicant had paid into future road improvements, provided easements for road improvements as well as parks and trails, and the traffic study indicated the roadway system could handle the amount of traffic generated by the development, the understanding that roadway improvements near The Vantage might be able to be done earlier than originally planned due to the monies provided by various developments and communication with the County, being uncertain about the vote on the lease associated with the McAllister house at 200 N. Garth Avenue, wishing for foresight 100 percent of the time, the concern for non-public

improvement processes, the need for the public to have the opportunity to provide input before the item came forward to the Council, the need for fair and transparent processes, the fact human beings were fallible, the need for staff to check-in with the Council prior to moving forward with items outside of normal processes even when trying to meet affordable and transitional housing goals to make the Council happy, appreciation for the comment about the need for mapping and including more voices when discussing affordable housing, excitement for the council retreat so they could discuss the structure of meetings, the possibility of receiving public comment for first read items, etc., welcoming Council Member Hartman, thanking those that attended and/or participated in tonight's meeting as that was the best way to stay informed, the resolution involving traffic calming on the consent agenda, which included traffic calming for Hoylake Drive, the MoDOT Improve I-70 project along with its impacts on Columbia, the understanding that the City was reviewing the timing of various traffic signals, especially as traffic patterns changed with the closing of various roadways, the fact MoDOT controlled many of the traffic signals in Columbia that involved the most frustration along with the fact that MoDOT's priority was to keep traffic from backing up on Highway 63 and I-70 over local roadways, realizing that there were two improve I-70 projects with two different project teams in Columbia, one was from Rocheport to Columbia and the other was from Columbia to Kingdom City, which meant more inconveniences for those traveling in and through Columbia as multiple bridges over I-70 could be down at the same time since the Midway, Stadium Boulevard, Providence Road, and Paris Road bridges would need to be reconstructed in addition to the Lake of the Woods bridge that was currently down, the need to be patient during the Improve I-70 project, the ability to obtain updates from the MoDOT website, and understanding the Council could pass on concerns to the Public Works staff to relay to MoDOT as staff met with MoDOT on a monthly basis.

XII. ADJOURNMENT

The meeting was adjourned without objection at 8:52 p.m.