



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, April 7, 2025
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 7, 2025, 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 VALERIE CARROLL, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE were present. Council Member LISA E.A. MEYER was absent. City Manager De'Carlon 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 March 17, 2025 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

Mayor Buffaloe asked that B44-25 be moved from the consent agenda to old business at the request of staff.

The agenda, including the consent agenda with B44-25 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC13-25 Lucio Bitoy - Platitudes over policy: How Columbia 'honors diversity.'

Mayor Buffaloe explained Lucio Bitoy had withdrawn his request to speak.

SPC14-25 Doris Lackey - Price increase and hardships for seniors.

Doris Lackey, a resident of Bedford Walk, which was an independent living community, provided a handout, explained their landlord, JES Holdings, planned to increase their rents from 10-24 percent depending on the unit, and asked the Council to consider some type of rent stabilization or rent control for seniors.

SPC15-25 Donald Weaver - Beyond lip service and political talking points - what it means to actually support law enforcement.

Don Weaver, a Fourth Ward resident, believed criminals had become embolden, stated

crime data was not accurate or reliable because it only captured serious crimes that had been reported to law enforcement and not nuisance crimes, and explained he felt supporting law enforcement meant allowing the proactive enforcement of the law, reserving judgement or comments on controversial police actions until the facts were known, insulating police officers from agenda driven activists, and attracting and retaining officers at appropriate staffing levels.

V. PUBLIC HEARINGS

PH10-25 Proposed annexation of property located on the east side of Wyatt Lane and north of Mule Deer Drive (4100 N. Wyatt Lane) (Case No. 126-2025).

The public hearing was read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Jay Gebhardt, an engineer with A Civil Group, indicated he was representing Adam Kapriva, explained the property was basically surrounded by land annexed into the City in 2005, and felt adequate infrastructure existed for the proposed cottage development, which was identified as a desired type of unit in Columbia Imagined.

Denise Ferguson, 5401 Axis Court, stated her opposition to the annexation of 4100 Wyatt Lane due to having to see the backside of three two-story cottages and the fact the distance from her back door to the back door of the cottages would only be 50 feet, which should be a consideration as it impacted her quality of life.

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

The Council asked questions and made comments.

VI. OLD BUSINESS

B48-25 Authorizing a master services and purchasing agreement with Axon Enterprise, Inc. for software, equipment, and technology services for the Police Department; amending the FY 2025 Annual Budget by appropriating funds.

The bill was given second reading by the City Clerk.

Police Chief Jill Schlude provided a staff report, and she and Josh Bowling with Axon Enterprise, Inc., responded to Council questions.

Jeanne Locklear, a Fifth Ward resident, stated she was a proud grandmother of a police officer, asked the Council to support the police department in any way possible, and indicated a positive vote on this issue would reinforce that support.

Renee Carter, a Second Ward resident, indicated she worked with an upstream mapping group with Boone County and wondered if an MOU could be considered for data sharing with the County and other agencies to bring in psychiatrists, psychologists, social workers, etc. during crisis situations.

The Council asked questions and made comments.

B48-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: MEYER. Bill declared enacted, reading as follows:

B50-25 Amending the FY 2025 Annual Budget for second quarter appropriation of funds.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and responded to Council questions and comments.

B50-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: MEYER. Bill declared enacted, reading as follows:

- B44-25 Authorizing a financial assistance agreement with the Missouri Department of Natural Resources for the Benton-Stephens Neighborhood Historic Survey - Phase I.

The bill was given second reading by the City Clerk.
Mayor Buffaloe explained staff had requested this item be tabled.

Mayor Buffaloe made a motion to table B44-25 to the May 5, 2025 Council Meeting. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.

VII. CONSENT AGENDA

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

- B43-25 Approving the Final Plat of "Ewing Place, Plat No. 1" located on the northwest corner of Brown School Road and Highway 763 (1003 E. Brown School Road); authorizing a performance contract (Case No. 30-2025).
- B45-25 Authorizing replacement and improvement of public storm drainage infrastructure on Sexton Road and McBaine Avenue; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.
- B46-25 Authorizing medical directorship and business associate agreements with The Curators of the University of Missouri, on behalf of University of Missouri Columbia School of Medicine Department of Emergency Medicine, associated with services provided to employees of the City's Fire Department.
- B47-25 Authorizing an agreement for professional medical services with The Curators of the University of Missouri, on behalf of University of Missouri Health Care and University Physicians, for the diagnosis and treatment of City employee work-related injuries.
- B49-25 Authorizing Amendment No. 2 to the contract with the State of Missouri - Missouri Department of Corrections to provide tuberculosis screening and testing services.
- R33-25 Setting a public hearing: proposed construction of a parking lot improvement project at the Columbia Regional Airport.
- R34-25 Setting a public hearing: proposed voluntary annexation of property located on the northeast corner of Old Plank Road and Bethel Church Road (Case No. 73-2025).
- R35-25 Authorizing an agreement with Wabash Farm and Art Market for use of the Wabash parking lot to operate a downtown market.
- R36-25 Authorizing a community development block grant subrecipient agreement with Woodhaven Learning Center (d/b/a Woodhaven) for the renovation of certain residential properties for low-income individuals with disabilities.

- R37-25 Authorizing a software license agreement with HSI Workplace Compliance Solutions, Inc. for web-based NERC certified system operating training modules.
- R38-25 Authorizing an agreement for professional engineering services with Trekk Design Group, LLC for sanitary sewer flow monitoring, calibration, and training workshops.
- R39-25 Authorizing a special event operations agreement with Mid-Missouri Peaceworks for the 2025 Columbia Area Earth Day Festival.
- R40-25 Approving the Preliminary Plat of "Crown Center Plaza" located on the southeast corner of Grindstone Parkway and State Farm Parkway (Case No. 91-2025).
- R41-25 Authorizing a fourth amendment to the collective bargaining agreement with Laborers' International Union of North America, Local 955.

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

- B51-25 Voluntary annexation of property located on the east side of Wyatt Lane and north of Mule Deer Drive (4100 N. Wyatt Lane); establishing permanent R-2 (Two-family Dwelling) zoning (Case No. 86-2025).
- B52-25 Granting the issuance of a conditional use permit to Mark Silveria to allow the operation of a short-term rental on property located at 100 Gipson Street; providing a severability clause (Case No. 85-2025).
- B53-25 Granting the issuance of a conditional use permit to KSBF Properties, L.P. to allow the operation of a short-term rental on property located at 1510 Marylee Drive; providing a severability clause (Case No. 93-2025).
- B54-25 Approving the Final Plat of Fellows Addition # 8 located on the south side of Fellows Place and west of Rock Quarry Road (1300 Fellows Place); authorizing a performance contract (Case No. 77-2025).
- B55-25 Authorizing construction of a parking lot improvement project at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B56-25 Authorizing a transportation enhancement funds supplemental agreement with the Missouri Highways and Transportation Commission associated with construction of the St. Charles Road (Clark Lane to Demaret Drive) sidewalk project.

- B57-25 Accepting conveyances for drainage purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to have the conveyances recorded.
- B58-25 Amending the FY 2025 Annual Budget by appropriating grant funds received from the State of Missouri - Missouri State Council on the Arts in support of 2025 Juneteenth events.
- B59-25 Authorizing a cost and licensing agreement for project enhancements with the Missouri Highways and Transportation Commission associated with the Interstate 70 and U.S. Highway 63 connector reconfiguration project; amending the FY 2025 Annual Budget by appropriating funds.

X. REPORTS

- REP17-25 Short-term Rental Regulations Update.
- Community Development Director Tim Teddy provided a staff report, and he and Development Services Manager Pat Zenner responded to Council questions and comments.
- Mayor Buffaloe asked if there was any objection to referring the suggestions in the report to the Planning and Zoning Commission for their review and recommendations. No one objected.
- REP18-25 Arbor Day Foundation Community Tree Distribution Program.
- Sustainability Manager Eric Hempel provided a staff report, and he and Public Works Director Shane Creech responded to Council questions and comments.
- REP19-25 Columbia Police Department 2024 Annual Surveillance Technology Report.
- Police Chief Jill Schlude provided a staff report, and responded to Council questions and comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, stated the bird flu outbreak was spreading, believed the pixels in cell phones had logarithms that were damaging young brains, noted a man that had been homeless for years had recently been given a home, and thanked those involved in that process.

Brian Johnstone, a Sixth Ward resident, indicated he was concerned about the plan to establish a mountain bike trail in the Gans Creek area as it would create traffic issues, the participants would damage the soil, trees, and wildlife, and it was a dangerous and expensive activity, even for beginners.

Christine Doerr, 2510 Brookside Court, explained she traveled to the north side of the Gans Creek Recreation Area on Thursday and Friday and saw a road instead of a trail, noted she understood the trail would be three feet wide but, in some places, the cleared area was eight to ten feet wide, and felt this was not sustainable nor what was intended.

Sutu Forte, Bluff Dale Drive, felt the recent Gans Town Hall had been a success and the beginning of a dialogue, stated her appreciation for those that attended, indicated it would take years to recover from the destruction of what had been found at the Gans Creek Recreation area, and suggested a halt to this troubling situation along with a second town hall meeting in two weeks for further discussions before more damage was done.

The Council and staff discussed various topics to include looking forward to the next steps associated with the Ash Street improvement project along with the consideration for traffic flow as a network between both Ash Street and Worley Street, being supportive of tools, such as the Axon self-activated body worn cameras, that made the work of police officers easier, safer, and more effective while protecting the public as well, hoping to move forward in a way that humanized all populations by encouraging solution-oriented discussions, understanding crime and homelessness, which might be related but were different subjects that likely involved different toolkits, Council Member Lovelady thanking everyone for the opportunity to learn, grow, and serve, the fact there was an election tomorrow along with the need for people to exercise their right, and to some degree, their responsibility to vote, thanking staff for continuing to negotiate with the Laborers' International Union to address some inequities in pay, stating appreciation for the surveillance report and the work the Police Department was doing to become more transparent by providing information the community wanted as it would help build trust, the fact they were hearing more and more stories similar to those of the residents of Bedford Walk whose rents were increasing along with the fact that there was little to nothing the Council could do since the increases were subject to market forces, the fact people along the income spectrum were struggling to find desired housing due to the lack of availability or because it was beyond their ability to afford, the need to address this issue with a sense of urgency, the fact they were living in chaotic times along with the need to extend grace during potentially emotional and charged conversations, the fact Council Member Lovelady would be missed as they had learned a lot from him, a request for a report for a comparison between the LAGERS pension plan and the fire and police pension plans to determine if it was an option to consider for new police and fire personnel, the fact state law prohibited municipalities from regulating rents on private property, the power of telling stories similar to the Bedford Walk situation to the community and state representatives as state laws impacted municipalities' from governing locally and supporting their community, the fact \$800,000 in health related grant funding had been lost at the local level due to cuts at the federal level, the importance of advocating for communities and working in partnership with state and federal partners to ensure the needs of people were being met, appreciation for the local candidates maintaining good public discourse as that was not the case online, the need to remember to treat one another with respect as we were all neighbors and to not let the fear of things happening at the federal and state level affect their relationships with fellow Columbians, continuing to accept Planning and Zoning Commission (PZC) applications with the next round of vacancies, and conducting interviews for PZC applicants prior to appointments being made at the second meeting in May.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:12 p.m.