



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, February 19, 2024  
7:00 PM

Regular

Council Chamber  
Columbia City Hall  
701 E. Broadway

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#### I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, February 19, 2024, 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 NICK KNOTH, Council Member RACHEL PROFFITT, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE 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.

Mayor Buffaloe asked for a moment of silence for the gun violence experienced in Kansas City this past Wednesday.

The minutes of the regular meeting of February 5, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Mayor Buffaloe explained B24-24 would be moved from the consent agenda to old business per the request of a resident.

The agenda, including the consent agenda with B24-24 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

SI1-24 Swearing in of Matt Unrein as Assistant City Manager for the City of Columbia.

The City Clerk administered the oath of office to Matt Unrein as the Assistant City Manager for the City of Columbia.

SI2-24 Swearing in of Rebecca Thompson as the Director of Housing and Neighborhood Services of the City of Columbia.

The City Clerk administered the oath of office to Rebecca Thompson as Director of the Housing and Neighborhood Services Department for the City of Columbia.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC2-24 Board and Commission Applicants.

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

COLUMBIA AND BOONE COUNTY LIBRARY DISTRICT BOARD

Pringle, Travis, 2908 Burrwood Drive, Ward 5, Term to expire June 30, 2024

COMMISSION ON HUMAN RIGHTS

Kuhns-Knarr, Penny, 4317 Chancellor Circle, Ward 2, Term to expire March 1, 2027  
Townsend Bird, Liz, 7409 Rosedown Drive, Ward 5, Term to expire March 1, 2027

CONVENTION AND VISITORS ADVISORY BOARD

Kunz, Kristopher, 1400 Creekwood Parkway (Business), Boone County, Term to expire September 30, 2025

FOOD COUNCIL

Bernard, Kyra, 1404 Hickory Street, Ward 3, Term to expire February 28, 2027  
Jackson, Donald, 1407 N. Azalea Street, Ward 6, Term to expire February 28, 2027  
Johnson Tish, 4309 Jeana Court, Ward 4, expire February 28, 2026  
Meyer, Anna, 104 Bicknell Street, Ward 1, Term to expire February 28, 2025  
Molitor, Katie, 1310 W. Worley Street, Ward 1, Term to expire February 28, 2025  
Saunders, Adam, 212 Hirth Avenue, Ward 1, Term to expire February 28, 2026  
Smith, Corrina, P.O. Box 10012 (Business), Ward 1, Term to expire February 28, 2027  
Stokes, Shannon, 1109 W. Broadway, Apt. E, Ward 1, Term to expire February 28, 2026  
Weir Vera, Gabriela, 3102 Foxboro Court, Ward 2, Term to expire February 28, 2025

PUBLIC TRANSIT ADVISORY COMMISSION

Meagher, Katharine, 1317 W. Broadway, Ward 1, Term to expire March 1, 2027  
Wright, Matt, 811 Broadhead Street, Ward 1, Term to expire March 1, 2027

**IV. SCHEDULED PUBLIC COMMENT**

- SPC10-24      Jim Windsor - Why 100% intermittent renewable energy by 2030 is a dangerous policy proposal.  
  
Jim Windsor, 200 Manor Drive, spoke.
- SPC11-24      Adrienne Stolwyk and Scott Claybrook - Advocating for minor changes to Accessory Dwelling Unit (ADU) ordinance; share information regarding potential for ADUs to be vehicle for affordable housing and home ownership.  
  
Adrienne Stolwyk and Scott Claybrook withdrew their request to speak.
- SPC12-24      Dick Parker - Global warming and Columbia's response.  
  
Dick Parker, 215 W. Sexton Road, spoke.
- SPC13-24      John Conway - Reflection on the cost of water.  
  
John Conway, 4902 Thornbrook Ridge, spoke.
- SPC14-24      Riley Cole - Addressing how the city has used the community to its advantage in implementing its Climate Action Adaptation Plan (CAAP) goals and how the city is reconciling competing interests within the CAAP.  
  
Riley Cole, 603 Glenstone Drive spoke.

**V. PUBLIC HEARINGS**

None.

**VI. OLD BUSINESS**

B16-24

Declaring the city as a safe haven for free speech and expression; expressing support for the LGBTQ community; establishing policies for enforcement of laws and participation with other jurisdictions which seek the prosecution or imposition of administrative penalties on an individual or organization for providing, seeking, receiving, or assisting another individual who is seeking or receiving gender-affirming healthcare.

The bill was given second reading by the City Clerk.

City Counselor Nancy Thompson provided a staff report, and responded to Council questions.

Reese Holcomb with the Young Democratic Socialists of America (YDSA) spoke.

Oliver Ackerman with the Legal Autonomy Clinic and Education Initiative hosted at The Central Project spoke.

Ryan Rustemeyer with the Transmasc Support Group spoke.

Tom Leuther, 104 Dene Drive, with Family Worship Center, spoke.

Terry Haupt, Shore Acres Loop, spoke.

Joe Jefferies with Mid-Missouri PrideFest spoke.

Patricia Jacques spoke.

Vicki Leuther spoke.

Camaron Nielsen with The Center Project Board of Directors spoke.

Jay Castilow, a Fifth Ward resident, spoke.

May Hall spoke.

Zaria Chaney spoke.

Nathan Gilbert spoke.

Alivia Kimbriel, a First Ward resident, spoke.

Mel Tully spoke.

Bonnie Lee, a Third Ward resident, spoke.

Ben Baumgart, a First Ward resident and the Campus Affairs Chair for the Missouri Student Association (MSA), spoke.

Anthony Willroth, a downtown business owner and a representative of Hold CoMo Accountable, spoke.

Anthony Plogger, a Sixth Ward resident and owner of NclusionPlus, spoke.

Julie Artemova, a Fourth Ward resident, spoke.

Judy, a Fifth Ward resident, spoke.

Rose Metro, a Fourth Ward resident, spoke.

Tanya Heath, a Fourth Ward resident, spoke.

Michele Doolady and Jen Harper with Partents4Parents spoke.

Wayne Brekhus, a Sixth Ward resident, spoke.

Tyler Ludwig, a member of the Mid-Missouri Chapter of the Democratic Socialists of America, spoke.

Mira Basuino with Prism spoke.

Carl, a Second Ward resident, spoke.

Helen Hinnant-Root, Chair of the Youth Advisory Council, spoke.

Alex Renner, a First Ward resident, spoke.

Jacqueline Sample, Chair of the Disabilities Commission, spoke.

Cindy Churchill spoke.

Angelique Karapando spoke.

Brandon Hemmelgarn, a Fifth Ward resident, with the Boone County Democrats spoke.

Roz White spoke.

Logan Carter, a Sixth Ward resident, spoke.

Joshua Huber, a Priest with Calvary Episcopal Church and a Campus Minister with the Episcopal Lutheran Campus Ministry, spoke.

Kelsey, a citizen of Columbia, spoke.  
 Ian DeSmet Fernandez spoke.  
 Sabastian spoke.  
 Amy Boyd, 1514 S. Pickford Place, spoke.  
 Randall Quisenberry, a First Ward resident, spoke.  
 Malcom Gerhardt, a Sixth Ward resident, spoke.  
 Esther Brandwein, a Second Ward resident, spoke.  
 Virgil Worstell, a Second Ward resident, spoke.  
 Eugene Elkin, 3406 Range Line Street, spoke.  
 Parker Ross, a Fourth Ward resident, spoke.  
 Luke Fennewald, a Third Ward resident, spoke.  
 Kristen Johnson, a licensed psychologist, spoke.  
 Dean Andersen, a Fifth Ward resident, spoke.  
 Beth Hager-Harrison-Prado, 3300 Fox Trot Drive, spoke.  
 Rachel Brekhus, 703 Hilltop Drive, spoke.  
 Truman Oaks, a First Ward resident, spoke.  
 Michelle Seat, a Fourth Ward resident, spoke.  
 Luella Oliver, a First Ward resident, spoke.  
 Harry Castilow, a Fifth Ward resident, spoke.  
 Chriss Jones, a Second Ward resident, spoke.  
 Eury Speir, a Fourth Ward resident, spoke.  
 Susan Renee Carter with Race Matters, Friends, spoke.  
 The Council made comments.

Mayor Buffaloe asked for a roll call vote on the amendment sheet associated with B16-24, and the vote was recorded as follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: WATERMAN.  
 B16-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: WATERMAN.

A five minute recess was taken, and the meeting resumed at 11:00 p.m.

B17-24

Granting the issuance of a conditional use permit to TKG St. Peters Shopping Center, LLC to allow the establishment of a drive-up facility (restaurant) on property located at 209 S. Providence Road in an M-DT (Mixed-use Downtown) zoning district; providing a severability clause (Case No. 45-2024).

The bill was given second reading by the City Clerk.  
 Mayor Buffaloe noted the applicant had requested for this item to be tabled to the March 4, 2024 Council Meeting.

**Mayor Buffaloe made a motion to table B17-24 to the March 4, 2024 Council Meeting. The motion was seconded by Council Member Waterman and approved unanimously by voice vote.**

B18-24

Authorizing a development agreement with the Roxie Grant Revocable Trust; accepting a conveyance for street purposes; directing the City Clerk to have the development agreement and conveyance recorded (Case No. 83-2024).

The bill was given second reading by the City Clerk.  
 Community Development Director Tim Teddy provided a staff report.  
 The Council made comments.

**B18-24 was given third reading by the City Clerk with the vote recorded as**

**follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B27-24** Amending Chapter 22 of the City Code relating to the outdoor storage of refuse and/or recycling carts or other storage containers.

The bill was given second reading by the City Clerk.

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

Chriss Jones, a Second Ward resident, spoke.

Dan Viets, 15 N. Tenth Street, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

The Council asked questions.

**Council Member Peters made a motion to amend B27-24 by adding “or an accessory structure on the property” to the end of Section 22-158(b)(11). The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**

The Council made comments.

**B27-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B24-24** Authorizing a contract of sale with EL Holdings, LLC for City-owned property located at 2810 LeMone Industrial Boulevard.

The bill was given second reading by the City Clerk.

Economic Development Director Stacey Button provided a staff report.

Chriss Jones, a Second Ward resident, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

The Council asked further questions.

**B24-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, PROFFITT, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. 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.

**B19-24** Rezoning property located on the west side of Tenth Street and north of Park Avenue (303 N. Tenth Street) from District R-MF (Multi-family Residential) to District M-OF (Mixed-use Office) (Case No. 44-2024).

**B20-24** Approving the PD Plan of “A Good Start” located on the northeast corner of Richland Road and Grace Lane (5401 E. Richland Road); approving a revised statement of intent (Case No. 41-2024).

**B21-24** Approving a major amendment to the PD Planned Development Plan and Preliminary Plat of “Discovery Business Park” located on the south side of Artemis Drive and west of Discovery Parkway (4900 Artemis Drive) (Case No. 47-2024).

**B22-24** Accepting an award of grants funds from the Missouri Department of Natural Resources for the stormwater pipe lining project; authorizing a financial assistance agreement; amending the FY 2024 Annual Budget by

- appropriating funds.
- B23-24 Authorizing a grant agreement with the State of Missouri - Missouri State Council on the Arts for the 2023-2024 Annual Heritage Festival and Crafts Show managed by the Parks and Recreation Department; amending the FY 2024 Annual Budget by appropriating funds.
- B25-24 Authorizing a water line differential payment agreement with Amerco Real Estate Company for construction of a water main along Vandiver Drive serving Centerstate, Plat No. 14A.
- B26-24 Authorizing the acquisition of easements for construction of stormwater improvements on Calvert Drive, Sylvan Lane and Vandiver Drive, and construction of sanitary sewer improvements on Calvert Drive.
- B28-24 Amending Chapters 2, 6, 22, and 29 of the City Code as it relates to the Housing and Neighborhood Services Department.
- B29-24 Authorizing a cooperative agreement with The Curators of the University Missouri, on behalf of University of Missouri Health Care, to provide clinical experience for firefighters training for emergency medical services certification.
- B30-24 Authorizing an agreement with The Curators of the University of Missouri for graduate student internship services.
- R30-24 Setting a public hearing: proposed construction of a single-lane roundabout with splitter islands and sidewalks at the intersection of the Fairview Road and Chapel Hill Road, and construction of a sidewalk along the northeast side of Chapel Hill Road between Fairview Road and Handley Place.
- R31-24 Setting a public hearing: proposed construction of a nine (9) hole disc golf course at Fairview Park.
- R32-24 Setting a public hearing: proposed annexation of property located on the west side of Olivet Road (Case No. 100-2024).
- R33-24 Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the West Broadway and Aldeah Avenue Private Common Collector Elimination (PCCE) Project #42; directing that a public hearing be held upon completion of the preliminary plans.
- R34-24 Authorizing investment of police and fire pension funds in securities managed by Blackstone Private Credit Fund; authorizing execution of any agreements as are necessary for completion of those investments.
- R35-24 Authorizing an agreement with Dr. Taylor Sirois for the installation of a praying mantis sculpture designed by Stephen Feilbach in the Clary-Shy Community Park.
- R36-24 Authorizing application to the U.S. Department of Transportation for the 2024 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) planning grant to study the I-70 Business Loop corridor between Stadium Boulevard and Eastland Circle.
- R37-24 Authorizing an agreement with Central Missouri Community Action for job

readiness training services.

- R38-24 Authorizing an agreement with the City of Refuge for professional, volunteer coordination, and public awareness/education services.
- R39-24 Authorizing an FY 2023 HOME funding agreement with The Housing Authority of the City of Columbia for property located at 207 Lynn Street.
- R40-24 Authorizing a first amendment to the collective bargaining agreement with Laborers' International Union of North America, Local 955.
- R41-24 Authorizing a tourism development sponsorship agreement with Ragtag Film Society for the 2024 True/False Film Fest.
- R42-24 Authorizing a tourism development sponsorship agreement with the National Middle School Basketball Association LLC for the 2024 Missouri Middle School Basketball Championship event.
- R43-24 Authorizing a standard license contract with DNV GL USA, Inc. for maintenance software for the Cascade Electric Substation.

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

- B31-24 Rezoning property located on the northeast corner of Eastwood Drive and Sylvan Lane (2501-2505 Eastwood Drive) from District R-2 (Two-family Dwelling) to District R-MF (Multi-family Dwelling) (Case No. 58-2024).
- B32-24 Granting a design adjustment relating to the proposed Preliminary Plat of Russell Subdivision Plat 7 located on the west side of Russell Boulevard and north of Rollins Road relating to right-of-way dedication and establishment of an irrevocable ingress/egress access easement; requiring execution of an irrevocable ingress/egress access easement; granting a waiver and design adjustment for sidewalk construction along the ingress/egress access easement (Case No. 21-2024).
- B33-24 Approving the Preliminary Plat of "Russell Subdivision Phase 7" located on the west side of Russell Boulevard and north of Rollins Road (Case No. 21-2024).
- B34-24 Approving the Final Plat of "Discovery Park, Plat No. 6A" located on the south side of Artemis Drive and west of Discovery Parkway (4900 Artemis Drive); authorizing a performance contract (Case No. 46-2024).
- B35-24 Approving the Final Plat of "Quail Creek West Plat 8" located on the southwest corner of the intersection of Smith Drive and Louisville Drive; authorizing a performance contract (Case No. 230-2023).

- B36-24 Vacating a portion of a sewer easement on Lot 116 within The Cottages of Northridge, Plat 1 located north of Northridge Drive (Case No. 73-2024).
- B37-24 Authorizing an annexation agreement with Route Z Investments LLC for property located on the south side of I-70 Drive Southeast and the east side of Rangeline Road (8910 I-70 Drive Southeast); directing the City Clerk to have the agreement recorded (Case No. 175-2023).
- B38-24 Authorizing a first amendment to the right of use license permit for north airspace and roof overhang and the right of use license permit for conduits with Broadway Lodging, LLC.
- B39-24 Approving a revised Fairview Park Master Plan; authorizing construction of a nine (9) hole disc golf course at Fairview Park; calling for bids through the Purchasing Division.
- B40-24 Amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Utilities Department - Solid Waste Utility Fund Division by adding and deleting positions; amending the FY 2024 Classification and Pay plan by reassigning a classification; providing for a pay adjustment.
- B41-24 Amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Utilities Department - Water Fund Distribution Division and Electric Fund Transmission and Distribution Division by adding and deleting positions, and changing union representation; amending the FY 2024 Classification and Pay plan by adding classifications, changing titles and union representation, and reassigning classifications.
- B42-24 Authorizing a local agency agreement with the State of Missouri, on behalf of the Missouri Department of Agriculture, for the Missouri WIC Farmers' Market nutrition program.
- B43-24 Authorizing a subrecipient award agreement with the State of Missouri Emergency Management Agency for the Medical Reserve Corps program; amending the FY 2024 Annual Budget by appropriating funds; amending the Annual FY 2024 Annual Budget by adding a position in the Public Health and Human Services Department - Planning and Promotion Division; amending the Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Public Health and Human Services Department - Planning and Promotion Division.
- B44-24 Authorizing a subaward agreement for the Information Technology Department to receive FY 2023 State and Local Cybersecurity Grant Program funding from the Missouri Department of Public Safety; amending the FY 2024 Annual Budget by appropriating funds.

## X. REPORTS

- REP11-24 Communication from the Disabilities Commission regarding FY 2025 budget funding and accessibility-related services.
- Disabilities Commission Chair Jacqueline Sample provided a report, and the Council



understood this along with other board and commission requests would be included in future budget discussions.

REP12-24 North 763 Community Improvement District (CID) - FY 2024 Annual Budget.

Mayor Buffaloe understood this report was provided as required by state statute.

REP13-24 Monthly Finance Report.

Assistant Finance Director Jim McDonald provided a staff report, and responded to Council questions.

## **XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Chriss Jones, a Second Ward resident, spoke about an interaction she witnessed earlier tonight between a photographer and staff person which she did not feel was appropriate.

Susan Renee Carter, a Second Ward resident, spoke regarding the need for clarification regarding service fees associated with the new utility billing system.

Eugene Elkin, 3406 Range Line Street, spoke about the need to assist the homeless, empathy, and education.

The Council and staff discussed various topics to include the fact the use of roll carts would begin on March 4, thanks for passing the safe haven ordinance, events associated with Black History Month, the new Assistant City Manager and new Housing and Neighborhood Services Director positions, the quality of the Food Council applicants, a review of how to handle lengthy meeting issues, the incident mentioned involving a photographer and a staff person, the fact utility bill payers were not charged a credit card service fee, and public comment and community engagement.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 11:44 p.m.