



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 16, 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, March 16, 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 NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS (arrived at approximately 7:02 p.m.), Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member VERA ELWOOD, and Council Member JACQUE SAMPLE were present. City Manager De'Carlton Seewood, City Counselor Nancy Thompson, Deputy City Clerk Holly Alexander, and various Department Heads and staff members were also present.

The minutes of the regular meeting of March 2, 2026 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Elwood.

Mayor Buffaloe explained the event organizer associated with R53-26 had requested that item not move forward so it would be removed from the agenda.

Mayor Buffaloe understood a constituent had asked Council Member Peters for B58-26 to be moved from the consent agenda to old business.

Mayor Buffaloe stated R43-26 would be moved from the consent agenda to new business because an amendment related to the cost was needed.

The agenda, including the consent agenda with B58-26 being moved to old business, R43-26 being moved to new business, and R53-26 being completely removed from the agenda, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC3-26 Board and Commission Applicants.

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

COMMISSION ON HUMAN RIGHTS

Holcomb, Reese, Ward 1, Term to expire March 1, 2029

PUBLIC TRANSIT ADVISORY COMMISSION

Jacobs, Gabi, Ward 1, Term to expire March 1, 2029

Pinkley, Connor, Ward 6, Term to expire March 1, 2029

IV. SCHEDULED PUBLIC COMMENT

SPC12-26 Devin Kareem Goins - Vidwest Studios.

Devin Goins, a Fourth Ward resident, DJ, video editor, and event organizer, stated he had organized multiple creative events over the last few years, including Cozy Sessions, an event that brought local artists, poets, and musicians together to share their work publicly and build community by providing a platform for local voices and a safe space, explained Vidwest had provided him and others access to the tools, such as cameras, audio equipment, lighting, and space, needed to turn ideas into creative events and experiences, commented that infrastructure sometimes looked like a microphone, camera, or studio, helping people develop skills, launch projects, and share their voices with the community and creating an outward ripple effect, pointed out that supporting media centers meant supporting those who were turning ideas into culture, connection, and opportunity, expressed gratitude for the role these spaces had played in his journey, and encouraged the Council to continue to support access to these types of resources because they were important in empowering residents to create, collaborate, and contribute to Columbia.

SPC13-26 Jim Windsor - Support public safety and fairness for ratepayers.

Jim Windsor, 200 Manor Drive, commented that millions of dollars had been quietly taken from enterprise funds, particularly utilities, over the past decade to support the general fund, provided the fact that five utilities paid 65 percent of the deputy city manager position, which was not within the chain of command of the Utility Department, as an example, noted the most outrageous charges were hidden in intergovernmental fees for which the details were not provided to the Council or the public, including a general administration fee of \$13.9 million that supported the Law, Finance, City Council, City Clerk, and City Manager's offices of which the five utilities paid \$9.9 million, or 71 percent, of that total, understood the Water and Light Advisory Board was provided a document last year indicating the general administration fee was based on each division's share of the total budget, which should have meant the electric utility would have the highest charge followed by the water utility, but this year, solid waste customers were paying \$3.5 million, electric was paying \$2.5 million, sewer was paying \$2.4 million, water was paying \$1.3 million, and stormwater was paying \$93,000, pointed out the current two cent sales use tax was split between dedicated funds and the general fund, noted the Council would soon have to decide whether to put forward a ballot proposal to increase the sales use tax that would go to the general fund by 100 percent and be dedicated to public safety, would receive the cost of service studies for solid waste and sewer, which would likely convey rate increases, and had already been told that the water utility would need another 10 percent rate increase in FY 2027 followed by multiple three percent increases and that small electric rate increases were anticipated, explained that currently a residential customer with the smallest roll cart and the basic stormwater charge paid over \$67 per month before any water, electricity, or sewer service costs, believed now was the time to correct past unfair charges to utility customers, indicated general administration fees based on the number of FTEs and applied to all categories would reduce the annual costs for solid waste by \$2.5 million and sewer by \$1.8 million, encouraged the Council to ask if increases to the utilities were necessary in the coming year if those changes were made, stated he would share this information with the City Council, local media outlets, low-income advocates, and others who had transparency concerns, expressed that he would not support a ballot proposal for dedicated public safety funds until he saw a real effort to relieve the burden on utility ratepayers, and reiterated his request for policy changes and transparency.

SPC14-26 Elizabeth Miller - Homelessness and crime.

Elizabeth Miller, a resident of Columbia, provided examples of a frightening experiences she and her family had experienced, including a man who had chased her and others with a crowbar while yelling threats and curse words at Stephens Lake Park, which made her realize not everyone could relax, feel safe, and enjoy nature while in parks, her brother, who was an avid biker, witnessing an execution style shooting on Geyser Road while riding his bike to a nearby bike trail, decreasing his desire to ride his bike, and someone causing a car crash and threatening her father in front of her and her brother, which had scared her and made her concerned about her safety, explained these experiences had made her think a lot about safety in Columbia and how frightening it could be for families, understood issues such as homeless people and crime were complex as many homeless people needed help and support, but believed families should also be able to use public parks and spaces without feeling afraid, and hoped the City would continue working on solutions to help struggling people while also ensuring public spaces remained safe for families and children.

V. PUBLIC HEARINGS

PH7-26 Consider the 2025 Consolidated Annual Performance Evaluation Report (CAPER).

Discussion shown with R57-26.

R57-26 Approving the 2025 Consolidated Annual Performance Evaluation Report (CAPER).

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

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

Mayor Buffaloe opened the public hearing.

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

The Council made comments.

**R57-26 was read by the Deputy City Clerk, and the vote was recorded as follows:
VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD,
SAMPLE. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

VI. OLD BUSINESS

B53-26 Amending Chapter 2 of the City Code to revise Article X relating to purchasing.

The bill was given second reading by the Deputy City Clerk.

Purchasing Agent Cale Turner provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

B53-26 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B58-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$750,000.00; authorizing an air service agreement with American Airlines, Inc. for roundtrip air service between Columbia Regional Airport and Charlotte Douglas International Airport.

The bill was given second reading by the Deputy City Clerk.

Airport Manager Mike Parks provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

Randa Rawlins, Chair of the Airport Advisory Board, commented that the Airport Advisory Board had unanimously supported this agreement, explained most of the people she had spoken with after the announcement of services by United Airlines to Denver and Chicago and by Allegiant Air to Florida had asked about service to Charlotte, noted she had been a part of the delegation that had communicated community support for service to Charlotte when visiting the American Airlines headquarters in Dallas last year, believed Columbia had the ability to fill those flights, and asked the Council for approval of this on behalf of the Airport Advisory Board.

Les Gray, a First Ward resident, commented that the revenue for this service would likely be generated by her dad, who lived in North Carolina, and asked Council for support of the Charlotte flights.

Susan Hart, a Fourth Ward resident, encouraged the Council to support the \$750,000 appropriation for the revenue guarantee fund as it represented a strategic investment in Columbia's connectivity, economic competitiveness, and long-term growth, pointed out getting to the southeast and south was important to many travelers based on data they had, noted air service was a key factor in economic development, stated strong, reliable air connections helped position Columbia as a competitive regional center for business, healthcare, education, and innovation as companies evaluated how easily executives, employees, and clients could reach cities when considering expansions and renovations, explained this proposal reflected a true community partnership with the private sector participating in the revenue guarantee fund, reiterated this was a targeted investment that could deliver long-term benefits, better travel options, stronger economic development opportunities, and a more-connected Columbia, and thanked the Council for its support for the airport.

Matt Jenne, one of the owners of Addison's and Sophia's restaurants, the incoming Chair of the Chamber of Commerce Board of Directors, and a member of the Airport Advisory Board, stated appreciation for Airport Manager Mike Parks, commented that they were seeing great momentum at the airport, explained there had been zero commercial flights in the month of July fifteen years ago and now there were 200,000-plus people walking in and out of the airport, reiterated the comment of Susan Hart that the airport was important to Columbia's economic vitality, believed they would continue to see growth as they continued to build, expressed support for this revenue guarantee, and hoped the Council would vote favorably.

Mike Grellner, 2905 E. Nashville Church Road, the Chair of the Regional Economic Development Inc. (REDI) Board, spoke in support of the revenue guarantee the Council was contemplating, explained the core mission of REDI focused on job attraction and growth in the region, noted their members and the companies providing jobs were dependent on a thriving local airport with expansive connectivity, stated the additional flight connectivity to Charlotte supported the REDI mission in a number of ways, including having a hub with a new and unique geography, 180 destinations of which 30 were new destinations, and better connectivity to the east and southeast region, understood this had the support of the University of Missouri, one of the airport's biggest customers, pointed out the public and private investments made years ago had paid dividends in a short period of time as their flight connectivity had gone from only St. Louis and Kansas City to national and international connectivity and the terminal had transitioned from a functionally obsolete structure to a vibrant new, safe, and efficient terminal, believed this investment was similar to those past investments, and reiterated the importance of a thriving airport to REDI in order to grow and maintain local jobs.

The Council made comments.

B58-26 was given third reading by the Deputy City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE. 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 Deputy City Clerk.

- B54-26 Amending the FY 2026 Annual Budget by appropriating funds in the total amount of \$9,485,007.67 for second quarter appropriation of funds.
- B55-26 Granting the issuance of a conditional use permit to BVSHSSF COLUMBIA, LLC to allow the of establishment of a spa facility on property located on the northwest corner of University Avenue and S. College Avenue (1205 University Avenue) in a R-MF (Multiple-family Dwelling) zoning district (Case No. 64-2026).
- B56-26 Vacating a drainage easement adjacent to Lot 174 of Old Hawthorne North, Plat No. 1 located at 6409 Crooked Switch Court; directing the City Clerk to have a copy of the ordinance recorded.
- B57-26 Authorizing a transportation alternatives program supplemental agreement with the Missouri Highways and Transportation Commission for construction of a sidewalk project along Broadway, between Maplewood Drive and West Boulevard.
- B59-26 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for disease intervention specialist workforce program services.
- B60-26 Authorizing a third amendment to the affordable housing funding agreement with the Housing Authority of the City of Columbia and Providence Walkway Housing Development Group, LP associated with the Providence Walkway development project.
- B61-26 Authorizing a second addendum to the power purchase agreement with The Curators of the University of Missouri for the sale of wind energy and associated credits produced by Crystal Lake III.
- R39-26 Setting a public hearing: proposed construction of improvements to the north parking lot at the Columbia Regional Airport.
- R40-26 Setting a public hearing: proposed construction of a Terminal Building passenger boarding bridge project at the Columbia Regional Airport.
- R41-26 Setting a public hearing: proposed construction of a deicing pad and containment facility (glycol recovery system) at the Columbia Regional Airport.
- R42-26 Setting a public hearing: proposed construction of the Terminal Building loop road project at the Columbia Regional Airport.
- R44-26 Setting a public hearing: proposed reconstruction of Airport Drive at the Columbia Regional Airport.
- R45-26 Authorizing a fourth amendment to the 2024 agreement with First Last Mile Valet Service for transportation services.
- R46-26 Authorizing a memorandum of understanding and memorandum of agreement with Creative Communities Alliance for membership

- participation associated with the “Sculpture on the Move” rotating public art project.
- R47-26 Authorizing a first amendment to the funding agreement with Burrell, Inc. associated with the construction of a crisis center on property located at 90 E. Leslie Lane and 107 E. Texas Avenue.
- R48-26 Authorizing a first amendment to the agreement with Independent Living Center of Mid-Missouri, Inc. (d/b/a Services for Independent Living) associated with home modifications to provide accessibility improvements for persons with disabilities.
- R49-26 Authorizing a participation agreement with Kansas City CARE Clinic, d/b/a KC CARE Health Center, associated with the Streamlined Protocol for Early Engagement and Delivery (SPEED) project and HIV prevention services.
- R50-26 Authorizing a tourism development sponsorship agreement with Columbia Art League for the 2026 Art in the Park event.
- R51-26 Authorizing submission of a cost share program grant application with the Missouri Department of Transportation associated with construction of a signalized interchange at the intersection of Paris Road (Route B) and the future extension of Starke Avenue.
- R52-26 Authorizing a special event operations agreement with FPC Live, LLC for two (2) outdoor concert events inclusive of temporary street, alleyway, and parking lane closures, and temporary waivers 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; setting forth a condition for approval.
- R54-26 Authorizing Rader Hospitality Company, L.L.C. the temporary closure of a portion of the alleyway located north of Locust Street, 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 associated with “Mom’s Weekend” celebrations.
- R55-26 Authorizing a Cultural Affairs programming grant agreement with Audra Sergel associated with the 2026 artist laureate program.

The bills were given third reading and the resolutions were read by the Deputy City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

- R56-26 Adjusting stipends for City Council members in accordance with Article II, Section 7 of the Home Rule Charter for the City of Columbia, Missouri.

The resolution was read by the Deputy City Clerk.
Finance Director Matthew Lue provided a staff report, and he and City Counselor Nancy

Thompson responded to Council questions.
The Council made comments.

R56-26 was read by the Deputy City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

R43-26 Setting a public hearing: proposed construction of the Terminal Building production kitchen at the Columbia Regional Airport.

The resolution was read by the Deputy City Clerk.
Airport Manager Mike Parks provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

Mayor Buffaloe made a motion to amend R43-26 per the amendment sheet, which corrected the estimated cost from \$413,100.00 to \$828,176.00. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

R43-26, as amended, was read by the Deputy City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

IX. INTRODUCTION AND FIRST READING

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

- B62-26 Amending Chapter 29 of the City Code relating to the definition and zoning designation of a “data center” use (Case No. 74-2026).
- B63-26 Granting the issuance of a conditional use permit to Elena Sass to allow the operation of a short-term rental on property located at 1707 Nelwood Drive; providing a severability clause (Case No.70-2026).
- B64-26 Approving a major amendment to the “Lake Broadway PD Plan” located on the southeast corner of Gary Street and Pershing Road; approving a revised statement of intent (Case No. 68-2026).
- B65-26 Changing the name of “State Farm Parkway” to “E. Green Meadows Road”; directing the City Clerk to record a certified copy of the ordinance (Case No. 329-2025).
- B66-26 Authorizing construction of improvements to the north parking lot at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B67-26 Authorizing construction of a Terminal Building passenger boarding bridge project at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B68-26 Authorizing construction of a deicing pad and containment facility (glycol recovery system) at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B69-26 Authorizing construction of the Terminal Building loop road project at the Columbia Regional Airport; calling for bids through the Purchasing Division.

- B70-26 Authorizing construction of the Terminal Building production kitchen at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B71-26 Authorizing reconstruction of Airport Drive at the Columbia Regional Airport; calling for bids through the Purchasing Division.
- B72-26 Authorizing construction of roadway, intersection, sidewalk, and bridge improvements along Forum Boulevard between Chapel Hill Road and Woodrail Avenue; calling for bids through the Purchasing Division.
- B73-26 Authorizing the acquisition of easements associated with the construction of roadway, intersection, sidewalk, and bridge improvements along Forum Boulevard between Chapel Hill Road and Woodrail Avenue.
- B74-26 Authorizing the acquisition of easements associated with the construction of the Capri Estates Subdivision stormwater improvement project.
- B75-26 Authorizing expanded HIV testing program services and business associate agreements with Saline County Health Department.
- B76-26 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for fetal and infant mortality review program services.
- B77-26 Authorizing a memorandum of understanding with The Curators of the University of Missouri, on behalf of University of Missouri Columbia, and Downtown Community Improvement District associated with the Block by Block Ambassador program; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$168,130.01.
- B78-26 Approving a First Amendment to Redevelopment Agreement with Broadway Lodging Two, LLC and Columbia TIF Corporation Two relating to the Broadway Hotel Phase Two Redevelopment Plan and Project; authorizing the issuance of tax increment revenue notes to provide funds to finance and refinance certain redevelopment project costs.
- B79-26 Authorizing submission of a tennis venue services grant application with the United States Tennis Association Incorporated for the Cosmo-Bethel Park tennis court resurfacing project; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$212,235.00.

X. REPORTS

- REP17-26 Board of Equalization City Representative Appointments.

Finance Director Matthew Lue provided a staff report.

After verifying that Assistant Finance Director Jim McDonald and Council Member Betsy Peters were willing to continue to serve, Mayor Buffaloe made a motion to appoint the Finance Director or his designee, which in this case was the Assistant Finance Director Jim McDonald, along with Council Member Betsy Peters to the Board of Equalization. The motion was seconded by Council Member Elwood, and approved unanimously by voice vote.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Matt, a Columbia resident, believed Missouri was left unprotected with House Bills 2656 and 2388, The Clear Skies Act, sitting in limbo for over 60 days since they were read for the second time on January 8, 2026, referred to a handout he provided, which included a photo of the protected atmosphere in Florida as well as photos of the atmosphere in Missouri depicting an unnatural glare due to the disposal of neurotoxic heavy metals because it was not protected, reiterated his concern for the public health of Missourians, particularly children, and asked the Council to endorse House Bills 2656 and 2388 and initiate independent air quality testing for Columbia in order to protect its citizens.

The Council and staff discussed various topics to include the My Key program, which was a way for people to make one application for all City-provided services needed, the Community Summit, which had been held on Saturday, in terms of thanking those who attended, worked, and provided feedback along with looking forward to a follow-up report on the feedback received, a couple of items on the consent agenda, which included the Sculpture on the Move program as it provided an opportunity for artists to place sculptures in parks for two years as well as the start of the artist laureate program, the joint City-County meeting held last week to continue discussions on the affordable housing survey, the desire to obtain feedback from the development community, i.e., builders, engineers, architects, etc., with regard to barriers and solutions for affordable housing for which staff would bring forward a proposal to obtain that feedback for Council consideration, the desire of staff for Council to provide housing initiative priorities to allow better planning for their workload, recent community events such as the Alpha Kappa Alpha forum, the North Central Columbia Neighborhood Association PIE day event, the inauguration of Shannon Lundeen as the 25th President of Stephens College, and the Columbia Public Schools Partners in Education Breakfast, which showcased how the community supported K-12 students, the desire for a report from staff regarding tools to preserve housing by either adding a layer of oversight on demolition permits and/or with housing rehabilitation programs to address issues involving affordable housing and neighborhoods remaining intact, appreciation for Council Member Peters agreeing to serve on the Board of Equalization, looking forward to the outcome of the homelessness strategic planning process, the plan to discuss of the potential of allowing public comment for first read items at council meetings at the Council Retreat, the desire for additional information regarding the history, reasoning, and scope of quarterly budget amendments, the upcoming Spring Break Jump Off event scheduled by the NOCAP group for Saturday, March 12, from 11:00 a.m. to 3:00 p.m. at Indian Hills Park, applications being accepted for high school students to apply for the Youth Advisory Council, the need to be patient with the interruptions in traffic in the Columbia area due to the MoDOT I-70 project, the disruption in the PayIt utility autopay system last week, appreciation for Elizabeth Miller making comments on a tough issue at such a young age, acknowledging Women's History Month as well as the resilience and leadership of the many women who had played a vital role in making Columbia stronger and more connected, the fact the City used feedback from the City Summit last year in terms of the air service destinations of Charlotte, Denver, and Orlando, and the launch of the rebrand of the City's Strategic Plan.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:13 p.m.