



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, October 21, 2024
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, October 21, 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 FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member LISA E.A. MEYER, and Council Member ROY LOVELADY were present. City Manager De'Carlon Seewood, Assistant City Counselor Kristin Mengwasser, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

The minutes of the regular meeting of October 7, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

Council Member Meyer asked that B244-24 be removed from the consent agenda. The agenda, including the consent agenda with B244-24 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

SI17-24

Recognition by the American Public Works Association for Achieving a Sixth Re-Accreditation Award for Leadership in the Field of Public Works.

Joe Johnson, the APWA Region VI Director, presented the Re-Accreditation Award for Leadership in the Field to the City of Columbia Public Works, Utilities, Economic Development, and Community Development Departments.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC12-24

Board and Commission Applicants.

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

BOARD OF ADJUSTMENT

Nguyen, Alice, 713 Huntridge Drive, Ward 6, Term to expire May 1, 2029

BUILDING CONSTRUCTION CODES COMMISSION

Noordsy, Andy, 13 E. Craig Street, Ward 2, Term to expire August 1, 2027

Mayor Buffaloe suggested the appointment to the Citizens Police Review Board be delayed and for the vacancies to be readvertised since only one application was received for the three current vacancies, and the Council was agreeable to the delay and readvertisement.

CITY OF COLUMBIA NEW CENTURY FUND, INC. BOARD

Lavelly, Stephen, 1503 Gary Street, Ward 1, Term to expire September 30, 2027

COLUMBIA SPORTS COMMISSION

Kelly, Elizabeth, 3412 Whitney Court, Ward 4, Term to expire December 31, 2024

COMMISSION ON CULTURAL AFFAIRS

Froidl, Molly, 3204 Crestwood Lane, Ward 5, Term to expire October 31, 2027

Gadsden, Kristin, 205 Bright Star Drive, Ward 4, Term to expire October 31, 2027

CONVENTION AND VISITORS ADVISORY BOARD

Lammers, Lori, 3301 Lemone Industrial Boulevard (Business), Ward 4, Term to expire September 30, 2026

FINANCE ADVISORY AND AUDIT COMMITTEE

Schneeberger, Peter, 605 Thilly Avenue, Ward 4, Term to expire December 31, 2025

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Cristal, Scott, 2205 Country Club Drive, Ward 3, Term to expire November 1, 2027

Morgan, Heather, 119 Benton Avenue, Ward 1, Term to expire November 1, 2026

SUBSTANCE USE PREVENTION ADVISORY COMMISSION

Lindner, Molly, 1705 Brookfield Manor, Ward 5, Term to expire October 31, 2027

Morrison, Beth, 5380 S. Rock Quarry Road, Boone County, Term to expire October 31, 2027

YOUTH ADVISORY COUNCIL

Schierding, Eleanor, Ward 5, Term to expire June 1, 2027

IV. SCHEDULED PUBLIC COMMENT

SPC56-24 Steph Yoakum - Human Rights in Columbia.

Stephanie Yoakum, a member of the Human Rights Commission and the Citizens Police Review Board, spoke.

V. PUBLIC HEARINGS

PH32-24 Proposed construction of new Alluvial Well 10A to serve the McBaine Water Treatment Plant.

The public hearing was read by the City Clerk.

Utilities Director David Sorrell provided a staff report, and he and Assistant Utility Director of the Electric Utility Steve Hunt responded to Council questions.

Mayor Buffaloe opened the public hearing.

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

Mayor Buffaloe made a motion authorizing staff to proceed with the construction of Alluvial Well 10A. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.

PH33-24 Consider approval of the FY 2025-2029 Consolidated Plan and FY 2025 Annual Action Plan.

The public hearing was read by the City Clerk.

Housing Programs Manager Jennifer Deaver provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.
 Chriss Jones, a Second Ward resident, spoke.
 There being no further comment, Mayor Buffaloe closed the public hearing.
 The Council made comments.

VI. OLD BUSINESS

B244-24 Authorizing a subrecipient agreement with The Curators of the University of Missouri for implementation of a Boone County community paramedic program.

The bill was given second reading by the City Clerk.
 Public Health and Human Services Director Rebecca Roesslet provided a staff report, and responded to Council questions and comments.
 Brady Dubois, the CEO of Boone Health, spoke.
 The Council made comments.

B244-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, MEYER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

VII. CONSENT AGENDA

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

PR177-24 Establishing a revised Community Development Block Grant and HOME funding policy; establishing a review process for annual CDBG and HOME funding requests.

B237-24 Repealing Division 5 within Article V of Chapter 2 of the City Code, which established the Downtown Columbia Leadership Council.

B238-24 Granting the issuance of a conditional use permit to Oscar and Gloria Ignacio to allow the operation of a short-term rental on property located at 4105 Glenview Court; providing a severability clause (Case No. 200-2024).

B239-24 Granting the issuance of a conditional use permit to Randall F. Kilgore to allow the operation of a short-term rental on property located at 804 Fairway Drive; providing a severability clause (Case No. 203-2024).

B240-24 Approving the Final Plat of "Destiny Worship Center Subdivision" located at the southern terminus of Prairie Ridge Street and south of Weymeyer Drive (4914 Prairie Ridge Street); authorizing a performance contract (Case No. 173-2024).

B241-24 Authorizing assignment of easement rights from Boone County Regional Sewer District relating to a sewer extension project located on the east side of Route Z and north of I-70; directing the City Clerk to record the assignment.

B242-24 Authorizing a first amendment to the HOME funding agreement with the Housing Authority of the City of Columbia for property located at 207 Lynn Street.

B243-24 Authorizing Amendment No. 3 to the contract with the Missouri Department

of Health and Senior Services for local public health disparities initiative program services.

- B245-24 Amending the FY 2025 Annual Budget by appropriating funds for the purchase of fire apparatus.
- R178-24 Setting a public hearing: proposed construction of storm water improvements on Bernadette Drive.
- R179-24 Authorizing Adopt A Spot agreements.
- R180-24 Authorizing FY 2025 agreements with various arts and cultural organizations for arts programming or services.
- R181-24 Authorizing a third amendment to the allocation agreement with Columbia Community Land Trust, Inc. for the issuance of ARPA funds for affordable housing purposes.
- R182-24 Authorizing a third amendment to the 2023 agreement with The Food Bank for Central & Northeast Missouri, Inc. for food distribution services.
- R183-24 Authorizing a memorandum of understanding and addendum to agreement with Great Rivers Council, Incorporated, Boy Scouts of America, a/k/a Learning for Life, associated with the Fire Explorer Post program within the Fire Department.

The policy resolution and bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, MEYER, LOVELADY. 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.

- B246-24 Granting the issuance of a conditional use permit to Matthew Patterson to allow the operation of a short-term rental on property located at 1419 N. Azalea Street; providing a severability clause (Case No. 217-2024).
- B247-24 Granting the issuance of a conditional use permit to Nicholas Hermann to allow the operation of a short-term rental on property located at 210 Bourn Avenue; providing a severability clause (Case No. 218-2024).
- B248-24 Vacating a portion of a utility easement on Lot 3B within The Village of Cherry Hill Plat 3 located on the east side of Corona Road and south of Merchant Street; directing the City Clerk to record the ordinance (Case No. 172-2024).
- B249-24 Vacating a portion of a sewer easement located north of Veterans United Drive and east of Providence Road; directing the City Clerk to record the ordinance (Case No. 180-2024).
- B250-24 Accepting a conveyance for utility purposes associated with the proposed

- vacation of a portion of the Merideth Drive right-of-way; directing the City Clerk to record the conveyance (Case No. 201-2024).
- B251-24 Vacating a portion of the Merideth Drive right-of-way located northwest of the Scott Boulevard and Chapel Hill Road intersection; directing the City Clerk to record the ordinance (Case No. 201-2024).
- B252-24 Authorizing construction of a vehicle wash bay facility at the City of Columbia sanitary landfill; calling for bids through the Purchasing Division.
- B253-24 Authorizing a consent to assignment of a sewer extension agreement with Setzer Properties, LLC and KW COU, LLC serving property located on the east side of Route Z and north of I-70.
- B254-24 Authorizing a development agreement with Jack and Kay Wax to establish public infrastructure obligations relating to the extension of a sanitary sewer to property located at 709 Russell Boulevard and 1811 Rollins Road and associated future construction of City's Oakwood Court Private Common Collector Elimination (PCCE) #31 sanitary sewer improvement project; directing the City Clerk to record the development agreement.
- B255-24 Accepting conveyances for underground electric utility purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.
- B256-24 Authorizing agreements with The Curators of the University of Missouri for FY 2025 arts programming funds.
- B257-24 Authorizing Amendment No. 4 to the contract with the Missouri Department of Health and Senior Services for maternal child health program services.
- B258-24 Amending the FY 2025 Annual Budget by appropriating funds associated with the Sanford-Kimpton Building improvement project.
- B259-24 Authorizing the City of Columbia to participate in the Missouri Firefighters Critical Illness Trust and Pool; further authorizing the City Manager to execute such documents as may be necessary for the City's participation therein.
- B260-24 Authorizing an agreement with the U.S. Department of Transportation - Federal Highway Administration associated with the FY 2022 and FY 2023 charging and fueling infrastructure grant program; authorizing a memorandum of understanding with Daniel Boone Regional Library for installation of an electric vehicle charging station; amending the FY 2025 Annual Budget by appropriating funds.

X. REPORTS

- REP65-24 Request from the Building Construction Codes Commission to review the 2024 International Building Codes.
- Community Development Director Tim Teddy provided a staff report, and responded to Council questions.
- Mayor Buffaloe made a motion to authorize the Building Construction Codes Commission to proceed with the 2024 code review process. The motion was seconded by Council Member Foster and approved unanimously by voice vote.

- REP66-24 Pollinators Beautification Report.
- Cultural Affairs Manager Sarah Dresser and Public Works Engineering and Operations Manager Richard Stone provided a staff report, and responded to Council questions and comments.
- REP67-24 Prairieview Stormwater.
- Utilities Director David Sorrell provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions and comments.
- REP68-24 Utilities Department Project Status Update.
- Utilities Director David Sorrell provided a staff report, and responded to Council questions and comments.
- REP69-24 Strategic Plan New Decision Items (NDI) - Third Quarter Update.
- Constituent Services and Legislative Affairs Administrator Stacey Weidemann provided a staff report, and responded to Council questions and comments.
- REP70-24 Monthly Finance Report.
- Finance Director Matthew Lue provided a staff report, and responded to Council questions and comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Larry Bossaller, 909 Prairieview Drive, provided a handout and spoke regarding flooding in the Creasy Springs Road, Prairieview Drive, and Prairie Lane area, to include his property.

Maurey Bland spoke about concerns with the rising level of crime throughout Columbia, particularly car thefts, break-ins, and burglaries as these incidents were becoming all too common, and asked for swift, concrete, and decisive actions to address this crisis.

Chriss Jones, a Second Ward resident, spoke on behalf of Hold CoMo Accountable regarding concerns about the Citizens Police Review Board, including its membership, the comments of Stephanie Yoakum earlier this evening, and her experience with the police complaint and appeal process, and she made an appeal of her complaint directly to the City Manager.

Jim Windsor, 200 Manor Drive, spoke about his concerns of a City Charter violation with regard to the property tax equivalent charged to the water and electric utilities as he did not believe property taxes were addressed in prior court cases.

John Conway, 4903 Thornbrook Ridge, explained he had contacted the State Auditor on September 20 asking for a performance audit of the Water and Light Department along with the Finance Department, the City Council, and City Manager as it related to the Water and Light Department.

Jacob Owen, 901 W. Prairieview Drive, spoke in support of the drainage report and for the City taking the time to improve the drainage in the neighborhood.

Traci Wilson-Kleekamp spoke on behalf of Race Matters, Friends, regarding Flock and the need for transparency on the positives of that software along with where there could be problems, their meetings with the Boone County Prosecutor, their support of the pollinators program and signage associated with the program, the need for bus shelters, the need to discuss new decision items more robustly, an explanation as to how the \$40 million cost overruns for the water utility would be recovered, and their support of Jim

Windsor and John Conway for trying to get answers about the City's utilities.

Susan Renee Carter, a Second Ward resident, spoke about the comments of Stephanie Yoakum regarding equity as the most vulnerable were in need of housing support, trained mental health professionals within the Police Department, and a robust Citizens Police Review Board, and she wondered what kind of horrible crisis would need to occur before creating a sustainable plan to address these types of issues.

Howard Fenster, 1314 Gary Street, spoke about his concerns regarding the structure of utility rates and the desire for fairer utility rates, the conservation rebate programs. and the payment in lieu of taxes.

The Council and staff discussed various topics to include the fact affordable housing study was now available, the Housing Summit which would be held this Thursday, the opportunity to attend the recap of the Housing Summit on Thursday evening at 6:00 p.m., a bullying prevention proclamation Council Member Foster read on behalf of Mayor Buffaloe at an event this past Saturday hosted by People First, which was an organization of adults with disabilities, the recent incident in Calloway County whereby two deputies were injured in the line of work, support of the Police Department to help them become fully staffed, the fact private entities were required to pay the full seven percent in property taxes and not just the City's portion, support for addressing water rates and property taxes in a public work session, the need for a report regarding the conservation tier utility rate system as it tended to affect certain populations the most, and the Ash Street improvement project.

Council Member Carroll made a motion for staff to evaluate the cost of extending the Ash Street improvement project from Clinkscates Road to Garth Avenue to First Street/Park Avenue. The motion was seconded by Council Member Meyer. After discussion, the motion was approved unanimously by voice vote.

The Council and staff continued discussing various topics to include consideration of a performance audit on utilities in relation to the PILOT along with an open and comprehensive discussion to set a clear and understandable policy as they prepared for the upcoming fiscal year, the need to review and potentially reduce the two space parking requirement per dwelling unit, a status on the review of the number of people allowed to reside in R-1 structures, the allowance of overtime benefits for officers who worked special events, thanking the Columbia police officers that responded to the shooting in Calloway County, a status on Police Department staffing to include the potential of a program to encourage retired officers to come back to the department at desk jobs, the need to come up with a clear solution with regard to the pension situation for the FY 2026 budget, an update on a plan at the City-level to address crime that does not just involve staffing and software programs such as Flock, particularly in terms of preventative measures, the work of the Missouri Foundation for Health in terms of crime prevention, ideas and best practices for planning for growth in terms of infrastructure, the LETI graduation that would be held on Thursday, an example of a positive and life-saving EMS and police interaction that could have ended badly, signage within the Mayor's Garden in front of City Hall that could be an example of signage for the pollinator program, and the Midwest Fall Cricket Challenge Cup that had been held this past weekend.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:25 p.m.