



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, November 18, 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, November 18, 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: Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER (left the meeting at approximately 9:52 p.m.), and Council Member DON WATERMAN were present. Council Member BETSY PETERS 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 November 4, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

Mayor Buffaloe made a motion to add R209-24, which was an MOU with the PedNet Coalition associated with an EPA Community Change Grant application for the Engaging Disadvantage Communities in Climate and Transportation Policy project, to the agenda under new business. The motion was seconded by Council Member Meyer, and approved unanimously by voice vote.

The agenda, including the consent agenda and with the addition of R209-24 to the agenda under new business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

II. SPECIAL ITEMS

SI18-24 Recognition of the City Manager.

Mayor Buffaloe presented City Manager De'Carlton Seewood with a framed certificate recognizing his five-year anniversary with the City of Columbia, of which almost three years was as the City Manager.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC13-24 Board and Commission Applicants.

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

AIRPORT ADVISORY BOARD

Longoria, Edward, 3108 Shoreside Drive, Ward 5, Term to expire December 1, 2027

Messenger, Evan, 4706 McMickle Drive, Ward 2, Term to expire December 1, 2027

BUILDING CONSTRUCTION CODES COMMISSION

Shifley, Dan, 1315 Weaver Drive, Ward 4, Term to expire August 1, 2027

Mayor Buffaloe suggested they delay appointments and readvertise the vacancies on the Citizens Police Review Board, and the Council was agreeable.

CLIMATE AND ENVIRONMENT COMMISSION

Dickinson, Abby, 404 N. Ninth Street, Apt. 1, Ward 1, Term to expire November 30, 2027

Elwood, Nathan, 3700 Armadillo Drive, Ward 2, Term to expire November 30, 2027

Gustafson, Emily, 609 Edgewood Avenue, Ward 4, Term to expire November 30, 2027

Kelley, Cherylyn, 4766 N. Roemer Road, Boone County, Term to expire November 30, 2027

Wozniak, Morgan, 1512 Typhoon Court, Ward 2, Term to expire November 30, 2027

COMMISSION ON CULTURAL AFFAIRS

Jennings, Jennifer, 3614 Yellowwood Drive, Ward 3, Term to expire October 31, 2027

Overeem, Phillip, 106 W. Phyllis Avenue, Ward 2, Term to expire October 31, 2027

FOOD COUNCIL

Martin, Johnna, 3500 Churchill Drive, Ward 6, Term to expire February 28, 2027

HISTORIC PRESERVATION COMMISSION

Parshall, Josh, 916 Maplewood Drive, Ward 4, Term to expire September 1, 2026

MAYOR'S COUNCIL ON PHYSICAL FITNESS AND HEALTH

Jobes, Clair, 809 Richmond Avenue, Ward 1, Term to expire November 30, 2027

Miller, Susan, 412 Maplewood Drive, Ward 4, Term to expire November 30, 2027

Rodman, Candace, 1117 Sunset Lane, Ward 4, Term to expire November 30, 2027

Szabo, Jamie, 8208 W. Trails West Drive, Boone County, Term to expire November 30, 2027

Walker, Robert, 5805 Misty Springs Way, Ward 3, Term to expire November 30, 2027

PARKS AND RECREATION COMMISSION

Young, Ellen, 1016 Maplewood Drive, Ward 4, Term to expire May 31, 2026

IV. SCHEDULED PUBLIC COMMENT

SPC58-24 Traci Wilson-Kleekamp - Peculiar indifference, deferred maintenance at what cost?

Traci Wilson-Kleekamp rescheduled to the December 2, 2024 Council Meeting.

SPC59-24 Shelly Martin and Jennifer Romesburg - Boone County Animal Care homestead narrative.

Shelly Martin introduced Jennifer Romesburg, who was the Founder and President of Boone County Animal Care, and spoke.

SPC60-24 Tonya Kemp and Darren Dawson - Discuss opportunities for the city to partner with Battle High School parents to boost youth academic success and support social-emotional health.

Darren Dawson and Tonya Midgett Kemp, representatives of the Battle High School Family Action Committee, spoke.

SPC61-24 Susan Renee Carter - Collaboration, transparency, competency, and constituent representation required for public service.

Susan Renee Carter spoke.

V. PUBLIC HEARINGS

PH34-24 Proposed construction of storm water improvements on Bernadette Drive.

The public hearing was read by the City Clerk.

Utilities Director David Sorrell provided a staff report, and he and Assistant Utilities Director of Electric Erin Keys responded to Council questions and comments.

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 stormwater improvements on Bernadette Drive. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.

VI. OLD BUSINESS

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).

The bill was given third reading by the City Clerk.

Community Development Director Tim Teddy provided a staff report.

Renee Carter, a Second Ward resident, spoke.

The Council asked questions and made comments.

B246-24 was given fourth reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, CARROLL, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: PETERS. 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.

B261-24 Approving the Final Plat of "Gentry Estates 2" located on the southwest corner of Nifong Boulevard and Aurora Drive; authorizing a performance contract (Case No. 187-2024).

B262-24 Approving the Final Plat of "Russell Subdivision Plat 7" located on the northwest corner of Russell Boulevard and Rollins Road (709 Russell Boulevard); authorizing a performance contract (Case No. 178-2024).

B263-24 Authorizing an agreement with Blue Jay Transit USFM LLC and The Curators of the University of Missouri for shared transportation services associated with deployment of e-scooters and e-bikes.

B264-24 Amending the FY 2025 Annual Budget by appropriating funds to provide for renovations to the Parking Enforcement office space in the Fifth Street and Walnut Street parking structure.

B265-24 Authorizing a first amendment to the sewer extension agreement with KW COU, LLC, successor in interest to Setzer Properties, LLC, to serve property located on the east side of Route Z and north of I-70.

B266-24 Authorizing a grant agreement with the State of Missouri - Missouri State Council on the Arts for the 2024-2025 Annual Heritage Festival and Crafts Show managed by the Parks and Recreation Department.

- B267-24 Authorizing a first amendment to the license agreement with Celco Partnership, d/b/a Verizon Wireless, associated with the installation of fiber optic cable adjacent to Parkside Drive in Columbia Cosmopolitan Recreation Area.
- B268-24 Authorizing a contract with the Missouri Department of Health and Senior Services for rural PrEP clinic program services.
- B269-24 Authorizing a contract with the Missouri Department of Health and Senior Services for teen connection project program services.
- B270-24 Authorizing an equitable sharing agreement and certification with the U.S. Department of Justice and U.S. Department of the Treasury detailing FY 2024 receipts and expenditures of shared funds by the Police Department.
- B271-24 Authorizing a right of use license permit with The Legacy Farms Owners' Association for the construction, installation, maintenance and operation of a private neighborhood identification sign within a portion of the Crabapple Lane right-of-way.
- R194-24 Setting a public hearing: proposed construction of the Capri Estates Subdivision stormwater improvement project.
- R195-24 Setting a public hearing: proposed construction of the Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project.
- R196-24 Setting a public hearing: proposed construction of the Albert-Oakland Park improvement project.
- R197-24 Authorizing Amendment No. 1 to the professional equipment and services agreement with Easy Ice, LLC for the installation, maintenance, and replacement of ice machines in Fire Department facilities.
- R198-24 Authorizing an agreement for professional services with Missouri Life, Inc. for the design, production and distribution of a visitors guide.
- R199-24 Authorizing a tourism development sponsorship agreement with "We Always Swing," Inc. for the "We Always Swing"® Jazz Series - A 30th Anniversary Season-Long Celebration.
- R200-24 Authorizing an interconnection and net metering agreement with The Missouri Conference of the United Methodist Church for a solar power electric generating system on property located at 3601 Amron Court.
- R201-24 Authorizing an agreement with IN2ACTION for vocational training services.
- R202-24 Authorizing a funding agreement with IN2ACTION for a roof replacement project and reentry support services.
- R203-24 Authorizing a subrecipient agreement with Love Columbia, Corp. for rental assistance and eviction relief.
- R204-24 Authorizing a grant agreement with MFA Oil Foundation for the purchase of a 360-degree spherical image camera, accessories, and supporting software for the Fire Department.
- R205-24 Amending Resolution No. 32-16 which established the Mayor's Task Force

on the U.S.S. Columbia to add the City's fire chief as an ex-officio member.

R206-24 Approving the Preliminary Plat of "Fike Subdivision, Plat 1A" located on the north side of Prathersville Road and east of Highway 763 North (Case No. 233-2024).

R207-24 Expressing support for the Historic Survey of the Benton-Stephens Neighborhood Phase II; authorizing submission of an FY 2026 Historic Preservation Fund Grant Program - National Register and Survey Grant Application to the Missouri Department of Natural Resources - Division of State Parks.

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

VIII. NEW BUSINESS

R208-24 Authorizing a contract with Emery Sapp & Sons, Inc. for construction and installation of a pedestrian bridge in Flat Branch Park.

The resolution was read by the City Clerk.
Parks and Recreation Director Gabe Huffington provided a staff report.
The Council asked questions and made comments.

R208-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, CARROLL, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: PETERS. Resolution declared adopted, reading as follows:

R209-24 Authorizing a memorandum of understanding with PedNet Coalition, Inc. associated with an EPA Community Change Grant application for the Engaging Disadvantaged Communities in Climate and Transportation Policy project.

The resolution was read by the City Clerk.
Deputy City Manager Matt Unrein provided a staff report, and he, City Counselor Nancy Thompson, and Engagement and Public Communications Manager Sydney Olsen responded to Council questions and comments.
Chriss Jones, a Second Ward resident, spoke.
Renee Carter spoke on behalf of Race Matters, Friends.
Josh Parshall spoke on behalf of the PedNet Coalition d/b/a Local Motion.
The Council asked questions and made comments.

R209-24 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, CARROLL, MEYER, LOVELADY, FOSTER, WATERMAN. VOTING NO: NO ONE. ABSENT: PETERS. 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.

B272-24 Granting the issuance of a conditional use permit to Jessica Yankee to allow the operation of a short-term rental on property located at 121 N. West Boulevard; providing a severability clause (Case No. 248-2024).

- B273-24 Granting the issuance of a conditional use permit to James and Betsy Waldman to allow the operation of a short-term rental on property located at 316 N. West Boulevard; providing a severability clause (Case No. 249-2024).
- B274-24 Approving the PD Planned Development of "Discovery Hotel - Lot 2" located on the north side of Nocona Parkway and south of Ponderosa Street; approving a revised statement of intent; setting forth a condition for approval to impose construction restrictions (Case No. 242-2024).
- B275-24 Authorizing a first amendment to the annexation agreement with The Boone County Fire Protection District; directing the City Clerk to have the agreement recorded (Case No. 36-2025).
- B276-24 Authorizing an intergovernmental cooperation agreement with The Curators of the University of Missouri for integrated shuttle bus service on campus for the 2025 spring semester.
- B277-24 Accepting the full award of grant funds from the Missouri Department of Natural Resources for the Calvert Drive stormwater detention project; authorizing a financial assistance agreement; amending the FY 2025 Annual Budget by appropriating funds.
- B278-24 Authorizing an intergovernmental cooperative agreement with Boone County, Missouri and The Curators of the University of Missouri for surface water monitoring, sampling, and chloride regression model development as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process.
- B279-24 Authorizing construction of the Albert-Oakland Park improvement project; calling for bids for a portion of the project through the Purchasing Division.
- B280-24 Authorizing application to the United States Department of Transportation Federal Aviation Administration and the Missouri Department of Transportation for airport capital assistance grants in 2025.
- B281-24 Authorizing an FY 2025 grant agreement with the State of Missouri - Missouri Arts Council for community arts programs and services administered by the Office of Cultural Affairs.
- B282-24 Authorizing an agreement with Columbia Community Land Trust, Inc. for administrative services.
- B283-24 Authorizing a contract with the Missouri Department of Health and Senior Services for WIC local agency nutrition program services.
- B284-24 Authorizing a first amendment to the affordable housing funding agreement with the Housing Authority of the City of Columbia and Providence Walkway Housing Development Group, LP for the issuance of ARPA funds relating to the Providence Walkway development project located on the west side of Providence Road.
- B285-24 Authorizing an affordable housing funding agreement with the Housing Authority of the City of Columbia associated with the Blind Boone Apartments project.

- B286-24 Authorizing an intergovernmental agreement with the County of Boone, Missouri relating to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2024 Local Solicitation.
- B287-24 Amending the FY 2025 Annual Budget by appropriating federal asset forfeiture funds associated with the National Integrated Ballistic Information Network (NIBIN) system platform.
- B288-24 Authorizing memorandums of understanding with the U.S. Department of Justice, Bureau of Alcohol, Tobacco, Firearms and Explosives associated with the National Integrated Ballistic Information Network (NIBIN) system platform and correlation reviews of ballistic evidence entered into the NIBIN database.

X. REPORTS

- REP74-24 Correspondence from the Bicycle/Pedestrian Commission regarding future phase of Improve I-70, Rocheport to Columbia.
- Community Development Director Tim Teddy provided a staff report, and he, City Manager De'Carlton Seewood, and Public Works Director Shane Creech responded to Council questions and comments. The Council asked staff to keep them updated on their communications with MoDOT and to notify them when Council input was needed.
- REP75-24 Summary of costs for the Ash Street Improvement project, information and costs for improvements between Garth Avenue and First Street/Park Avenue.
- Public Works Director Shane Creech provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.
- Council Member Carroll made a motion for the two phases of this project to be considered as one individual project phase, i.e., from Clinkscapes Road to First Street/Park Avenue. The motion was seconded by Council Member Meyer. After discussion, the motion was defeated by roll call vote with Council Member Carroll, Council Member Meyer, and Council Member Lovelady voting yes, Mayor Buffaloe, Council Member Foster, and Council Member Waterman voting no, and Council Member Peters being absent.
- The Council asked questions and made comments.
- Council Member Waterman made a motion to execute the project from Clinkscapes Road to First Street/Park Avenue with the understanding that funding for the project would need to be addressed. The motion was seconded by Council Member Carroll. After discussion, the motion was approved by roll call vote with Mayor Buffaloe, Council Member Carroll, Council Member Lovelady, Council Member Foster, Council Member Waterman voting yes, Council Member Meyer voting no, and Council Member Peters being absent.
- REP76-24 Report on Rental Compliance.
- Neighborhood Services Manager Leigh Kottwitz provided a staff report, and she and Housing and Neighborhood Services Director Becky Thompson responded to Council questions and comments. Staff indicated they would provide a future report to Council regarding the housing choice voucher inspection process.
- REP77-24 Annual Report of Volunteer Service to the City.
- Neighborhood Services Manager Leigh Kottwitz provided a staff report.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

McKenzie Ortiz, a Sixth Ward resident, understood the Boone County Housing Study had recommended the establishment of a comprehensive housing preservation inventory to monitor and maintain affordable housing units by compiling data from existing sources, such as rental home inspections, and asked what was being done to develop such an inventory.

Chriss Jones, a Second Ward resident, spoke on behalf of Hold CoMo Accountable regarding a desire for public comment on reports, her disappointment in the vote on the first motion involving the Ash Street improvements, her experience with CHA housing choice and City of Columbia housing inspections, a suggestion for the City to move to the CHA housing choice inspections as they were more extensive, her experience of weatherization inspections not being offered this year by City inspectors, the City not requiring landlords to meet all City Code requirements for their rental units, concerns about retaliation when tenants spoke of issues, and the need for weatherization to be a part of the inspection process.

Eugene Elkin, 3406 Range Line Street, spoke about the homeless not being aware of all of the resources that were available and the need for better communication, concerns with speed humps, especially near Boone Hospital, as they were not helpful to people in pain, and fires associated with electric vehicles, cell phones, and items involving lithium batteries.

Renee Carter spoke on behalf of Race Matters, Friends, regarding her disappointment in not being able to read the items associated with R209-24, the PedNet grant, prior to tonight's meeting since it had not been on the meeting agenda, a request for the City to do better, the hope for a plan to sustain the work that would be done with that grant, and her agreement with Valerie Carroll regarding the Ash Street improvement project being done as one project versus in phases.

Jeanne Van Lengen Taylor, a First Ward resident on Ash Street, thanked the Council for supporting bringing the Ash Street improvement project together because although the portion on which she resided was wider, it did not make it safer as the bike lanes were often used for parking or by pedestrians, and the second phase should not be viewed as an afterthought.

Anthony Johnson spoke on behalf of Columbia Supreme Youth Academy regarding the fact that people tended to come to council meetings indicating they were representing the community when they were not from the community or involved with the community, particularly the black community, along with the fact people did not give the Council and staff credit for the work they did, and suggested the City stay focused on those that were solution based versus those that continued to bash them.

The Council and staff discussed various topics to include staff providing the Council with a report with potential recommendations and/or implementation actions based on the Housing Study and Housing Summit by the December 16, 2024 council meeting, which was prior to the joint City-County meeting on this topic, revisiting the rental inspection process as part of the FY 2026 budget process, the need for staff to provide potential solutions to the Park de Ville neighborhood trash issue, which staff thought they could provide by the December 16, 2024 council meeting, appreciation for the Albert-Oakland Park improvements, the professionalism of the police officer that responded to the break-in at the American Legion facility the day before Veteran's Day, the fact that homelessness was on the rise as there were over fifty evictions on the docket, the need

for a Columbia definition of homelessness so it included those that lived in hotels, on couches, with friends and family, the need to keep additional eyes on evictions and for programs that would assist in keeping people in their homes, attendance at the National League of Cities (NLC) City Summit Conference by three council members along with a description of some of the sessions they attended and what they had learned, the need for innovative collaboration between the public, private, and other sectors as that was key for success as government could not do it all, the three ARPA related agreements on the consent agenda and the fact that some of that funding would help address housing and keeping people in homes, the agreement with the Missouri Conference of the United Methodist Church for a solar power electric generating system on their property and the desire for other organizations and groups to do this same thing, appreciation for volunteers and the fact that participation on the City's various boards and commission was another volunteer opportunity, the fact that cities around the country were experiencing the same issues of community violence, housing, etc. and the opportunity to utilize the resources of the NLC for various approaches and solutions, the fact that the prior week had not been good in terms of safety and optics around safety due to shots being fired and people being injured, wishing the officer that had been hit by a drunk driver a speedy recovery, the use of natural gas as a way to keep energy costs down for disadvantaged communities versus forcing the use of electric, the fact the City of Columbia had been recognized by the Center for Digital Government for the tenth year in a row and received a second place recognition in its population group this year, the acknowledgement of the Information Technology Department for their work in this regard, the collaboration with a variety of groups, including Boone County, Columbia Public Schools, and their partnering agencies along with potential collaborations with the Battle High School Family group that had mentioned the 61 percent attendance rate and discussion around community health partners and workers to help families, appreciation by De'Carlton Seewood for being recognized for his five years of service with the City, thanking the Council for allowing R209-24 to be added to the agenda tonight and acknowledging that last minute additions were not a desire of staff, and the unintended consequences associated with the recently updated business license fees and process.

Mayor Buffaloe made a motion to pause any acceleration associated with business licenses. The motion was seconded by Council Member Foster and approved unanimously by voice vote.

The Council and staff continued discussing various topics to include the fact the pause in the acceleration of the business license process and fees would require an ordinance to be brought forward for approval, the request for a report regarding the business license process that included an evaluation to date along with the process moving forward, an update on the number of outdoor burning incidents, the fact that warming fires were not illegal, and the need for communication and collaboration to identify and help people before they got to the point of requiring a warming fire.

Council Member Foster left the meeting at approximately 9:52 p.m.

The Council and staff continued discussing various topics to include an update on the CALEA accreditation process within the Police Department, an update on the hiring processes of police officers, park rangers and police civilian positions, and the fact the Police Department was working on a report to provide to the City Manager to help address retention.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:00 p.m.

