

**CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
701 E. BROADWAY, COLUMBIA, MISSOURI  
OCTOBER 3, 2022**

**INTRODUCTORY**

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, October 3, 2022, 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 MATT PITZER, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member PAT FOWLER, and Council Member ROY LOVELADY were present. Council Member ANDREA WANER 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.

**APPROVAL OF THE MINUTES**

Mayor Buffaloe explained the minutes were not yet complete for December 20, 2021, January 3, 2022, January 18, 2022, February 7, 2022, February 21, 2022, March 7, 2022, March 21, 2022, April 4, 2022, April 18, 2022 (special and regular), May 2, 2022, May 16, 2022, June 6, 2022, June 21, 2022, and July 5, 2022, July 18, 2022, August 1, 2022, August 13, 2022 (special), August 15, 2022, September 6, 2022, and September 19, 2022 meetings.

**APPROVAL AND ADJUSTMENT OF THE AGENDA INCLUDING CONSENT AGENDA**

Upon her request Mayor Buffaloe made a motion for Council Member Peters to be allowed to abstain from voting on PH31-22, R161-22, and B268-22. Council Member Peters noted on the Disclosure of Interest form that (1) she is a member of the governing body of the City of Columbia, Missouri, and is the sole owner of Bowling Street, LLC; (2) the City of Columbia, Missouri receives and distributes Community Development Block Grant ("CDBG") funding from the US Department of Housing and Urban Development ("HUD") and from time to time the City Council considers and approves funding recommendations for CDBG and HUD eligible activities; (3) the Voluntary Action Center ("VAC") is a non-profit agency in Boone County, Missouri providing resources for basic and emergency needs in the areas of health, employment, education and housing to individuals so they can overcome economic hardships and maintain self-sufficiency, and the VAC has announced an initiative to create an Opportunity Campus which has the goal of transitioning homeless neighbors to being sheltered by providing safe temporary shelter, transitional housing, affordable housing, meals, basic daily needs, and wrap-around services to lift people up and out of homelessness and is a qualifying sub-recipient of HUD CDBG funds for qualifying eligible activities; (4) the Opportunity Campus being proposed by VAC includes the construction and operation of a new approximately 25,000 square foot facility and it is anticipated VAC may seek HUD funding for a portion of the construction and/or operation of the VAC Opportunity Campus; (5) Bowling Street, LLC acquired a 5.65 acre tract of property at the northeast corner of Bowling Lane and East Business Loop 70 (the "Property") in December of 2021 for the purchase price of \$600,000; (6) after she acquired the Property, she was contacted by VAC inquiring as to whether she would be willing to sell the Property to VAC as a site for its planned Opportunity Campus to which she expressed a willingness to allow VAC to obtain the Property and entered into discussions with VAC regarding transfer of the Property, and she also expressed personal support of the Opportunity Campus and told VAC she would be willing to sell the Property for the same amount for which she purchased it in December 2021, and she also communicated a willingness to donate the Property to VAC if the Property was suitable for the Opportunity Campus; (7) VAC considered the options and made the decision to purchase the Property from her for \$600,000, and in keeping with her desire to donate the Property, she signed a written pledge to donate the \$600,000 proceeds back to VAC in the form of \$100,000 per year over the next six years; (8) the real estate contract between Bowling Street, LLC and VAC was executed on April 5, 2022 and VAC is currently in the process of performing its due diligence to determine whether the Property will be suitable for establishment of its Opportunity Campus; (9) she will not make a financial gain on the Property when it is sold to VAC; and (10) she has not participated in any actions that would constitute a conflict of interest or violation under any State or local laws. The motion was seconded by Council Member Pitzer and approved unanimously by voice vote.

Council Member Fowler asked that B271-22, B272-22, R152-22, and R156-22 be moved from the consent agenda to old business and new business respectively.

The agenda, including the consent agenda with B271-22 and B272-22 being moved to old business and R152-22 and R156-22 being moved to new business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Pitzer.

## **SPECIAL ITEM**

### **SI12-22** Swearing in of Mike Griggs as the Deputy City Manager for the City of Columbia.

The City Clerk administered the oath of office to Mike Griggs as the Deputy City Manager for the City of Columbia.

### **SI13-22** Swearing in of Shane Creech as the Director of Public Works for the City of Columbia.

The City Clerk administered the oath of office to Shane Creech as the Director of Public Works for the City of Columbia.

### **SI14-22** Swearing in of Mark Neckerman as the Director of Information Technology for the City of Columbia.

The City Clerk administered the oath of office to Mark Neckerman as the Director of Information Technology for the City of Columbia.

## **APPOINTMENTS TO BOARDS AND COMMISSIONS**

None.

## **SCHEDULED PUBLIC COMMENT**

### **SPC64-22** Susan Maze - A Recent Night in North Central.

Susan Maze spoke regarding the homeless/unhoused.

### **SPC65-22** Jim Windsor - Getting Around to It.

Jim Windsor, 200 Manor Drive, spoke about the electric utility and electric transmission lines.

### **SPC66-22** Laura Gutierrez Perez & Chriss Jones - Citizens Police Review Board and the Complaints Process.

Laura Gutierrez Perez, a Second Ward resident, and Chriss Jones, a Second Ward resident, spoke about the Citizens Police Review Board.

## **PUBLIC HEARINGS**

### **PH31-22** Consider the FY 2022 Annual Action Plan for CDBG and HOME funds.

### **R161-22** Approving the FY 2022 Annual Action Plan for CDBG and HOME funds; authorizing resubmittal of the FY 2022 Annual Action Plan for CDBG and HOME funds to the U.S. Department of Housing and Urban Development (HUD).

Council Member Peters left the meeting room.

The public hearing and resolution were read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Rebecca Shaw, a Housing and Community Development Commission member, spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

Barbara Jefferson, a First Ward resident and a Housing and Community Development Commission member, spoke.

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

The Council made comments.

Mayor Buffaloe amended R161-22 per the amendment sheet. The motion was seconded by Council Member Fowler and approved unanimously by voice vote.

R161-22, as amended, was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, PITZER, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSTAINING: PETERS. ABSENT: WANER. Resolution declared adopted, reading as follows:

## **OLD BUSINESS**

### **B268-22** Approving the Final Plat of "E.C. More's Subdivision, Plat 1A" located on the northeast corner of Business Loop 70 and Bowling Street; authorizing a performance contract.

The bill was given second reading by the City Clerk.

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

Marjorie Lewis, an attorney with Evans and Dixon with offices at 501 Cherry Street, Suite 200, indicated she was representing Simmons Bank, the Trustee of the Juliet Rollins Bowling Rollins Trust and Julie Napier, the Trustee of the Juliet Bowling Napier, and the Laura Rollins Napier Trust, and spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

Austin Rucker, 4110 Monsson Lane, spoke.

Mark Thomas, a Second Ward resident and the Chairman of the Board of the Voluntary Action Center (VAC), spoke.

Stephanie Yoakum, a volunteer with the CoMo Mobile Aid Collective, spoke.

Dawn Heston, a representative of Heartwood Enterprises, spoke.

Barbara Jefferson spoke.

The Council asked further questions and made comments.

B268-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSTAINING: PETERS. ABSENT: WANER. Bill declared enacted, reading as follows:

**B271-22** Authorizing an agreement with the Missouri Highways and Transportation Commission for freight enhancement program funds for construction of the tie and rail replacement project on a portion of the Columbia Terminal Railroad (COLT) between CT mile marker 136.37 and CT mile marker 136.87; amending the FY 2022 Annual Budget by appropriating funds.

Council Member Peters returned to the meeting room.

The bill was given second reading by the City Clerk.

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

B271-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSENT: WANER. Bill declared enacted, reading as follows:

**B272-22** Authorizing a joint funding agreement for water resources investigations with the U.S. Geological Survey, United States Department of the Interior for groundwater monitoring of well sites in the vicinity of the wetland treatment units and the Eagle Bluffs Conservation Area.

The bill was given second reading by the City Clerk.

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

Julie Ryan, a Fifth Ward resident and a representative of the COMO Safe Water Coalition, spoke.

The Council asked further questions and made comments.

B272-22 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSENT: WANER. Bill declared enacted, reading as follows:

## **CONSENT AGENDA**

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

**B266-22** Approving the Final Plat of "Ewing Industrial Park, Plat 1A" located on the northeast corner of Brown Station Road and Peabody Road; authorizing a performance contract.

**B267-22** Approving the Final Plat of "Legacy City, Plat No. 1" located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard; authorizing a performance contract.

**B269-22** Approving the Final Plat of "The Villages at Arbor Pointe Plat 6" located on the west side of Arbor Pointe Parkway; authorizing a performance contract.

**B270-22** Approving the Final Plat of "Vintage Falls, Plat No. 3" located at the current terminus of Tolarian Drive, west of Silvey Street; authorizing a performance contract.

**B273-22** Authorizing a joint funding agreement with the U.S. Geological Survey, United States Department of the Interior for operation and maintenance of a streamgage on Hinkson Creek to provide historical stream flow data and flood stage information.

**B274-22** Authorizing a program services contract with the Missouri Department of Health and Senior Services for WIC local agency nutrition services.

**B275-22** Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services relating to the Teen Outreach Program (TOP).

**B276-22** Authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services for the issuance of birth and death certificates and associated information technology activities.

**B277-22** Authorizing a contract agreement with the Missouri Department of Elementary and Secondary Education for child care health consultation services.

**B278-22** Authorizing a supplemental agreement to airport aid agreement with the Missouri Highways and Transportation Commission relating to the reconstruction of Taxiway C2 and the apron expansion project at the Columbia Regional Airport.

**B279-22** Authorizing an agreement with Columbia School District No. 93 for the replacement of six (6) starting blocks at the Hickman High School swimming pool; amending the FY 2022 Annual Budget by appropriating funds.

- B280-22** Accepting funds from the Chamber of Commerce for costs associated with the Thomas G. Walton Building roof and skylight repair project; amending the FY 2022 Annual Budget by appropriating funds.
- R141-22** Setting a public hearing: proposed construction of the Sunset Lane Private Common Collector Elimination (PCCE) #29 sanitary sewer improvement project.
- R142-22** Setting a public hearing: proposed construction of the Stewart Road, Edgewood Avenue and Westmount Avenue Private Common Collector Elimination (PCCE) #30 sanitary sewer improvement project.
- R143-22** Authorizing Adopt A Spot agreements.
- R144-22** Authorizing FY 2023 agreements with various arts and cultural organizations; authorizing agreements of up to \$500 per agreement for arts programming or services for cultural organizations.
- R145-22** Authorizing an agreement for professional equipment and services with Easy Ice, LLC for the installation and maintenance of ice machines in Fire Station No. 8, Fire Station No. 9 and the Fire Training Academy facilities.
- R146-22** Authorizing a service application and landlord transfer account agreement with Boone Electric Cooperative for electric services at the Columbia Regional Airport.
- R147-22** Authorizing an internship/work experience and financial agreement with Job Point for vocational skills training.
- R148-22** Authorizing staff to proceed with the preliminary design and expenditure of funds associated with the proposed construction of the North Eighth Street Private Common Collector Elimination Project (PCCE) #38; directing that a public hearing be held upon completion of the preliminary plans.
- R149-22** Authorizing an agreement for professional engineering services with Olsson Inc. for sanitary collection system model review, refinement and dry weather calibration services, and development of a flow and rainfall monitoring plan.
- R150-22** Authorizing an agreement for professional services with Trekk Design Group LLC for surveying services associated with the Forest Hill Court and Ridge Road Private Common Collector Elimination Project (PCCE) #34 project.
- R151-22** Authorizing an agreement for professional engineering services with RRT Engineering, LLC for evaluation of the City's recycling and waste diversion program.
- R153-22** Authorizing a member confidentiality agreement with SERC Reliability Corporation.
- R154-22** Authorizing application for an Outdoor Recreation Legacy Partnership Program grant from the Missouri Department of Natural Resources relating to park improvements at Battle Park located at 2500 Battle Avenue.
- R155-22** Authorizing application for a Land and Water Conservation Fund grant from the Missouri Department of Natural Resources relating to development of the Whitegate Park property located on the northeast corner of White Gate Drive and Towne Drive (2203 Whitegate Drive).
- R157-22** Authorizing an agreement with Green Valley Rifle & Pistol Club, Inc. to provide the Columbia Police Department access and use of a range facility for training purposes.
- R158-22** Authorizing a second amendment to the service agreement with Granicus, LLC for acquisition of new streaming hardware and software services for the digital citizen engagement platform.
- R159-22** Authorizing copier lease and maintenance agreements with GFI Digital, Inc. for the replacement of equipment in the Finance Department.
- R160-22** Authorizing investment of police and fire pension funds in securities managed by Blackstone Real Estate Income Trust, Inc.; authorizing execution of any agreements as are necessary for completion of those investments.

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

**NEW BUSINESS**

**R152-22** Authorizing an agreement for professional engineering services with Black & Veatch, Corporation to update the City's water distribution system master plan, to include an analysis of the performance, condition and hydraulic capacities for the existing water system to meet current and future projected water demands.

The resolution was read by the City Clerk.

Utilities Director David Sorrell provided a staff report, and he and Utilities Engineering Supervisor Shawn Carrico responded to Council questions.

Julie Ryan, a representative of the COMO Safe Water Coalition, spoke.

R152-22 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSENT: WANER. Resolution declared adopted, reading as follows:

**R156-22** Authorizing a contract with The Peabody Memphis for hotel arrangements relating to the 2022 Memphis National Civil Rights Museum tour.

The resolution was read by the City Clerk.

Police Chief Geoff Jones provided a staff report, and responded to Council questions.

Annelle Whitt, 3805 Keystone Court, spoke.

Kristi Shinn, 704 Windermere Drive, spoke.

Chris Horn, a member of a business community/community at-large, spoke.

Clint Sinclair, a Lieutenant with the Columbia Police Department, spoke.

Barbara Jefferson, a First Ward resident, spoke.

December Harmon, a Citizens Police Review Board member, spoke.

The Council asked further questions and made comments.

R156-22 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, PITZER, PETERS, BUFFALOE, FOWLER, LOVELADY. VOTING NO: NO ONE. ABSENT: WANER. Resolution declared adopted, reading as follows:

## **INTRODUCTION AND FIRST READING**

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

- B281-22** Granting a waiver and design adjustment relating to the Final Plat of Grasslands Plat 17 for sidewalk construction on a portion of the north side of Ridgeley Road (105 and 107 E. Ridgeley Road).
- B282-22** Approving the Final Plat of "Grasslands Plat 17" located on the north side of Ridgeley Road and west of Wayne Road (105 and 107 E. Ridgeley Road).
- B283-22** Approving the Final Plat of "Mills Estates Plat III" located on the west side of Forum Boulevard and approximately 400 feet north of Chapel Hill Road; authorizing a performance contract.
- B284-22** Approving the Final Plat of "Nowell's Addition, Plat No. 3"; authorizing a performance contract; requiring installation of storm water detention infrastructure.
- B285-22** Approving the Final Plat of "Pepper Tree Estates Block 4" located on the west side of Audubon Drive and approximately 700 feet north of Shepard Boulevard (901 Audubon Drive); authorizing a performance contract.
- B286-22** Approving the Final Plat of "Copperstone Plat 8" located on the south side of Copperstone Creek Drive and the west side of Scott Boulevard; authorizing a performance contract.
- B287-22** Authorizing construction of the Oakland Gravel Road sidewalk project to include construction of a sidewalk on the west side of Oakland Gravel Road between Vandiver Drive and Grizzly Court to close sidewalk gaps, reconstruction of two (2) concrete islands and the installation of audible pedestrian system signals at the intersection of Oakland Gravel Road and Vandiver Drive, and reconstruction of several sidewalk ramps and landings to meet ADA requirements; calling for bids through the Purchasing Division.
- B288-22** Authorizing the acquisition of easements for construction of the Oakland Gravel Road sidewalk project to include construction of a sidewalk on the west side of Oakland Gravel Road between Vandiver Drive and Grizzly Court to close sidewalk gaps, reconstruction of two (2) concrete islands and the installation of audible pedestrian system signals at the intersection of Oakland Gravel Road and Vandiver Drive, and reconstruction of several sidewalk ramps and landings to meet ADA requirements.
- B289-22** Authorizing a right of use license permit with Jailhouse Rock, LLC for construction, installation, maintenance and/or operation of an ADA accessible ramp within the alley right-of-way north of 107 N. Ninth Street.
- B290-22** Authorizing an agreement for professional engineering services with Engineering Surveys & Services for design of improvements along Forum Boulevard between Chapel Hill Road and Woodrail Avenue.
- B291-22** Authorizing an agreement with The Curators of the University of Missouri, on behalf of its University Concert Series, for FY 2023 arts programming funds.
- B292-22** Authorizing a cooperative agreement with the Missouri Department of Conservation for financial support of the community conservationist position within the Office of Sustainability.
- B293-22** Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for a DWI enforcement unit.

- B294-22** Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for DWI enforcement relating to special traffic enforcements through saturation patrols.
- B295-22** Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant for dedicated hazardous moving violation enforcement.
- B296-22** Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a grant to conduct special traffic enforcement of hazardous moving violations.
- B297-22** Authorizing a contract with the Missouri Department of Transportation - Highway Safety and Traffic Division for acceptance of a youth alcohol enforcement grant to conduct compliance checks.
- B298-22** Authorizing an intergovernmental agreement with the County of Boone, Missouri relating to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2022 Local Solicitation.

**REPORTS AND PETITIONS**

**REP79-22** Business Loop Community Improvement District (CID) Board of Directors - Membership Change Due to a Resignation.

Mayor Buffaloe made a motion to appoint Suzi McGarvey to the Business Loop CID Board for a term ending in April 2024. The motion was seconded by Council Member Roy Lovelady and approved unanimously by voice vote.

**REP80-22** Correspondence from the Human Rights Commission - Source of Income Laws.

Amanda Hinnant, Chair of the Commission on Human Rights, provided the report on behalf of the Commission.

The staff responded to Council questions and discussed the report with the result being that the Law Department would research the issue and bring something back to the Council.

**REP81-22** FEMA Public Assistance Funding required Final Public Notice for Hinkson Creek Road Bridge Foundation and Embankment Repair.

Utilities Assistant Director Erin Keys provided a staff report.

**REP82-22** Removal of Four Hazardous Trees at Stephens Lake Park.

Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions.

**REP83-22** Amendment to the FY 2022 Annual Budget - Intra-Departmental Transfer of Funds.

Finance Director Matthew Lue provided a staff report.

**COMMENTS BY PUBLIC, COUNCIL AND STAFF**

Jeanne Mihail, 3101 Crawford Street, a Fifth Ward resident, spoke regarding FUSUS.

Susan Renee Carter, a Second Ward resident, spoke regarding FUSUS.

Eugene Elkin, 3406 Range Line Street, spoke on various topics to include the police, homeless, transportation, and FUSUS.

Barbara Jefferson, a First Ward resident, spoke regarding FUSUS, seeing City Manager Seewood walking down her street, and the increase in utility fees.

The Council and staff discussed various topics to include potential changes to council meeting processes and procedures, consideration of a process to track the implementation of consultant recommendations, the status of the utility billing ordinance and the involvement of the Finance Advisory and Audit Committee in that regard, the process associated with the Ash Street improvement public hearing, the potential of meeting with staff for a better explanation of the Bang the Table (aka BeHeardCoMo) platform, the status of the trash enclosure in the Wabash area and suggestions for making people more aware of the associated RFP, a Stop the Bleed program similar to what had been done for CPR training/promotion in the past, FUSUS, CPRB applicant interviews at the October 17, 2022 pre-council meeting, and the purchase of the VFW property along with notification of a public information meeting on October 10 at 6:00 p.m. at the VFW site.

The meeting was adjourned without objection at 10:18 p.m.

Respectfully submitted,

Sheela Amin  
City Clerk