



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, March 20, 2023
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, March 20, 2023, 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 PAT FOWLER, Council Member ANDREA WANER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member MATT PITZER, and Council Member BETSY PETERS were present. City Manager De'Carlton Seewood, City Counselor Nancy Thompson, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

Mayor Buffaloe recognized the University of Missouri Asian Affairs Center scholars from South Korea or China that were in attendance tonight.

The minutes of the regular meeting of March 6, 2023 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

The minutes of the regular meeting of January 3, 2022 and January 18, 2022 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

Council Member Fowler asked that B51-23, R39-23, and R40-23 be moved from the consent agenda.

Mayor Buffaloe understood B46-23 and B47-23 needed to be moved from the consent agenda.

The agenda, including the consent agenda with B46-23, B47-23, and B51-23 being moved to old business and R39-23 and R40-23 being moved to new business, was approved unanimously by voice vote on a motion by Council Member Foster and a second by Council Member Waner.

II. SPECIAL ITEMS

SI3-23

Presentation of the Fiscal Year 2022 Financial Audit.

Finance Director Matthew Lue provided a staff report and introduced Jonathan Nibarger of Allen, Gibbs and Houlik (AGH), L.C, who provided a summary of the FY 2022 financial audit, and they both responded to Council questions.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC3-23

Board and Commission Applicants.

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

CITIZENS POLICE REVIEW BOARD

Hunt, Douglas, 206 Westwood Avenue, Ward 4, Term to expire November 1, 2024
Thornsberry, Jamie, 1306 Lea Verde Court, Ward 5, Term to expire November 1, 2024

COMMISSION ON HUMAN RIGHTS

Read, Melissa, 2701 Mallard Court, Ward 6, Term to expire March 1, 2025

PUBLIC TRANSIT ADVISORY COMMISSION

Olmsted, Lydia, 4506 Kirkdale Court, Ward 5, Term to expire March 1, 2024

IV. SCHEDULED PUBLIC COMMENT

- SPC21-23 Caitlin Ung - Community Control Over Police Surveillance and FUSUS.
Caitlin Ung indicated she served as the Policy and Campaigns Associate at the American Civil Liberties Union of Missouri and spoke.
- SPC22-23 December Harmon - Fire the City Manager, Fire the Chief.
December Harmon spoke.
- SPC23-23 Rosemary Feraldi - Gun Violence Prevention.
Rosemary Feraldi indicated she was representing Moms Demand Action, provided a handout, and spoke.
- SPC24-23 Rebecca Shaw - Council's Role as Citizen Representatives.
Rebecca Shaw spoke.

V. PUBLIC HEARINGS

- PH9-23 Proposed construction of a sidewalk on the south side of Sexton Road, between Garth Avenue and Mary Street.
The public hearing was read by the City Clerk.
Public Works Director Shane Creech provided a staff report, and 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 to approve the Sexton Road sidewalk improvement project. The motion was seconded by Council Member Fowler and approved unanimously by voice vote.
- PH10-23 Proposed construction of a slope stabilization project along a portion of Maguire Boulevard between the North and South Forks of the Grindstone Bridge to include benching the rock outcrop and reconstructing sidewalks.
The public hearing was read by the City Clerk.
Public Works Director Shane Creech provided a staff report.
Mayor Buffaloe opened the public hearing.
There being no comment, Mayor Buffaloe closed the public hearing.
The Council made comments.
- PH11-23 Consider the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).
Discussion shown with R47-23.

R47-23 Approving the FY 2022 Consolidated Annual Performance and Evaluation Report (CAPER).

The public hearing and the resolution were read by the City Clerk. Development Services Manager Pat Zenner and Housing Programs Manager Jennifer Deaver provided a staff report, and responded to Council questions. Mayor Buffaloe opened the public hearing. Bill Easley spoke. Rebecca Shaw, 2615 Vail Drive, indicated she was on the Housing and Community Development Commission and spoke. Anthony Stanton, 315 LaSalle Place, provided a handout and spoke. Randy Cole, CEO of the Columbia Housing Authority, spoke. Susan Maze, a First Ward resident, spoke. There being no further comment, Mayor Buffaloe closed the public hearing. The Council made comments.

Council Member Fowler made a motion to amend R47-23 by removing the first full paragraph on page 19 of Exhibit A, i.e., the CAPER, that started with “CHA also held several discussions...” and replacing it with “Legal representatives from CHA and the Columbia Community Land Trust have discussed a partnership or merger between the two organizations. No agreements have been reached at this time.” The motion was seconded by Council Member Lovelady.

After discussion on the motion, Council Member Fowler revised her motion so it was now to amend R47-23 by removing the first full paragraph on page 19 of Exhibit A, i.e., the CAPER, that started with “CHA also held several discussions...” and replacing it with “Legal representatives from CHA and the Columbia Community Land Trust have discussed a partnership or merger between the two organizations. No agreements have been reached at this time” if that was acceptable by HUD, or to add this to the appendix of the CAPER if that change to page 19 was not acceptable by HUD. The revised motion was seconded by Council Member Lovelady. After further discussion, the revised motion was passed by roll call vote with Mayor Buffaloe, Council Member Fowler, Council Member Waner, Council Member Lovelady, Council Member Foster, and Council Member Peters voting yes, and Council Member Pitzer voting no.

R47-23, as amended, was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

VI. OLD BUSINESS

B39-23 Amending Chapter 12 of the City Code to add source of income as a protected category under discriminatory practices; amending Chapter 19 of the City Code relating to the definition of protected categories.

The bill was given second reading by the City Clerk. City Counselor Nancy Thompson provided a staff report, and responded to Council questions. Amanda Hinnant indicated she was the Chair of the Commission on Human Rights and spoke. Jane Williams, Executive Director of Love Columbia, spoke. Shawna Neuner indicated she worked at 2024 Cherry Hill Drive, was a resident of the Second Ward, was a housing provider, and was a Board Member of the Missouri Apartment Association and the Columbia Apartment Association, and spoke on behalf of the Columbia Apartment Association. Jeff Galen indicated he was a Second Ward resident, a housing owner, and a manager of

properties within Columbia, and spoke as the representative of the Columbia Missouri Real Estate Investors Association.

Stephanie Yoakum, a representative of CoMo Mobile Aid Collective, spoke.

Rigel Oliveri, a law professor and former civil rights lawyer, spoke.

Anthony Willroth, a downtown business owner, spoke.

Karen Seeger, a Second Ward resident and an owner of six rental homes, spoke.

Chriss Jones, a Second Ward resident, spoke.

Susan Renee Carter, a representative of Race Matters, Friends, spoke.

Tom Trabue of Trabue Engineering with offices at 3530 S. Old Ridge Road spoke as a representative of the Columbia Board of Realtors.

Alice Leeper, 33 E. Broadway, Suite 200, spoke.

Randy Cole, CEO of the Columbia Housing Authority, spoke and responded to Council questions.

Rick Neuner, an owner of rental property, spoke.

Karen Sicheneder, a Second Ward resident and owner of a marketing company, spoke.

The Council asked questions and made comments.

B39-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B40-23 Approving the Columbia Sidewalk Master Plan - 2023 Revision to add Ballenger Lane (State Route PP) on the project list.

The bill was given second reading by the City Clerk.

Development Services Manager Pat Zenner provided a staff report.

B40-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B43-23 Approving the Final Plat of "Fyfer's Subdivision, Plat No. 2" located on the north side of University Avenue at the High Street intersection (1617 University Avenue); authorizing a performance contract (Case No. 103-2023).

Discussion shown with B45-23.

B44-23 Approving the Final Plat of "Fyfer's Subdivision, Plat No. 3" located on the north side of University Avenue at the High Street intersection (1615 University Avenue); authorizing a performance contract (Case No. 104-2023).

Discussion shown with B45-23.

B45-23 Approving the Final Plat of "Fyfer's Subdivision, Plat No. 4" located on the north side of University Avenue at the High Street intersection (1611 University Avenue); authorizing a performance contract (Case No. 105-2023).

The bills were given second reading by the City Clerk.

City Counselor Nancy Thompson provided a staff report.

B43-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B44-23 was given third reading by the City Clerk with the vote recorded as

follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B50-23 B45-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

Authorizing a memorandum of understanding with U.S. Immigration and Customs Enforcement, Homeland Security Investigations to utilize a Police Department - Criminal Investigations Division detective for a part-time task force officer assignment within the Department of Homeland Security Investigations; authorizing a memorandum of understanding with U.S. Immigration and Customs Enforcement, Homeland Security Investigations, Special Agent in Charge Kansas City for reimbursement of joint operations expenses from the treasury forfeiture fund.

The bill was given second reading by the City Clerk.
Assistant Police Chief Matt Stephens provided a staff report.
Chriss Jones, a Second Ward resident, spoke.
Anthony Willroth, a downtown business owner, spoke.
Susan Renee Carter, a representative of Race Matters, Friends, spoke.
The Council asked questions and made comments.

Council Member Fowler made a motion to table B50-23 to the May 1, 2023 Council Meeting. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.

B54-23 Amending Chapter 22 of the City Code as it relates to residential curbside refuse collection.

The bill was given second reading by the City Clerk.
Utilities Director David Sorrell and City Counselor Nancy Thompson provided a staff report, and responded to Council questions.
Bill Easley spoke.
Rod Perry, a resident of Columbia, spoke and provided a handout.
Tanya Heath, a Fourth Ward resident, spoke.
Mark Haim, 1402 Richardson Street, indicated he was representing Mid-Missouri Peaceworks and spoke.
Steve Spellman, 2312 Katy Lane, spoke.
Susan Renee Carter, a Second Ward resident, spoke.
Karen Sicheneder, a Second Ward resident, spoke.
Chriss Jones, a Second Ward resident, spoke.
Kristin Hill, a representative of Columbia MO Citizens For Roll Carts, spoke.
Anthony Willroth spoke.
Eugene Elkin, 3406 Range Line Street, spoke.
Dan Viets, 15 N. Tenth Street, indicated he was representing the Solid Waste Advisory Group and spoke.
Sarah Johnson, a Boone County resident, spoke.
The Council asked questions and made comments.

Mayor Buffaloe made a motion to amend B54-23 by replacing the existing language of Section 2 to "this ordinance shall be in full force and effect on March 4, 2024." The motion was seconded by Council Member Waner and approved unanimously by voice vote.

B54-23, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY,

FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B46-23 Accepting a conveyance for street purposes; directing the City Clerk to record the conveyance.

Discussion shown with B47-23.

B47-23 Accepting a conveyance for sewer purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.

The bills were given second reading by the City Clerk.

Mayor Buffaloe made a motion to table B46-23 and B47-23 to the April 3, 2023 Council Meeting. The motion was seconded by Council Member Waner and approved unanimously by voice vote.

B51-23 Authorizing a memorandum of understanding with the State of Missouri Office of the Adjutant General - The Missouri National Guard for the use and support of the Counterdrug Task Force involving Police Department investigations relating to narcotics trafficking and distribution.

The bill was given second reading by the City Clerk.

Assistant Police Chief Matt Stephens and Police Lieutenant Clint Sinclair provided a staff report.

Anthony Willroth indicated he was a downtown business owner and the lead organizer of Hold CoMo Accountable and spoke.

Chriss Jones, a Second Ward resident, spoke.

Susan Renee Carter, a representative of Race Matters, Friends, spoke.

Laura Gutierrez Perez, a Second Ward resident, spoke.

The Council asked questions and made comments.

B51-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, WANER, FOSTER, PITZER, PETERS. VOTING NO: FOWLER, LOVELADY. 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.

B41-23 Rezoning property located on the east side of Nocona Parkway west of Ponderosa Street from District M-C (Mixed-use Corridor) to District PD (Planned Development); approving a statement of intent; approving the PD Planned Development of "Discovery Hotel," a partial amendment to the PD Plan for Discovery Professional Offices; setting forth a condition for approval to impose construction restrictions (Case No. 69-2023).

B42-23 Granting the issuance of a conditional use permit to Arcade District, LLC to allow a "bar or nightclub" use on property located at 700 Fay Street in an IG (Industrial) zoning district (Case No. 66-2023).

B48-23 Authorizing a grant of easement for gas pipeline purposes to Union Electric Company, d/b/a Ameren Missouri, for the installation of a natural gas line to be located at the southwest boundary of Northeast Regional Park and adjacent to Starke Avenue and Oakland Gravel Road; directing the City

- Clerk to have the conveyance recorded; amending the FY 2023 Annual Budget by appropriating funds.
- B49-23 Authorizing a subrecipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2022 Justice Assistance Grant (JAG) Program Award to purchase equipment for the Police Department.
- B52-23 Authorizing an agreement with the United States Department of Justice, Drug Enforcement Administration for the Police Department's participation with the DEA Task Force for the investigation of crimes involving narcotics and dangerous drugs.
- B53-23 Authorizing a memorandum of understanding with The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) for the Police Department's participation with the Violent Crimes Task Force relating to the investigation of firearms trafficking and firearms-related violent crimes.
- B55-23 Authorizing a subaward agreement with the Missouri Department of Public Safety Office of Homeland Security - Division of Grants for the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) Fire Protection Grant for the purchase of communication equipment.
- R36-23 Setting a public hearing: proposed construction of sanitary sewer rehabilitation project #10 in the Bear Creek area.
- R37-23 Setting a public hearing: proposed construction of Phase II of the Sports Fieldhouse project located in A. Perry Philips Park to include four (4) hardwood courts for basketball, volleyball and pickleball, office space, restroom facilities, multipurpose room, seating area, parking lot, walkways, installation of exterior lighting, and the extension of Philips Farm Road.
- R38-23 Setting a public hearing: proposed annexation of property located on the west side of Highway PP and north of Mexico Gravel Road (Case No. 131-2023).
- R41-23 Authorizing a tourism development sponsorship agreement with Columbia Art League for the 2023 Art in the Park event.
- R42-23 Authorizing a tourism development sponsorship agreement with The Columbia Book Festival, Inc. for the 2023 Unbound Book Festival event.
- R43-23 Authorizing a sidewalk renovation agreement with Central Bank for reconstruction of a sidewalk along a portion of the north side of Walnut Street between Providence Road and Second Street.
- R44-23 Authorizing an amendment to the agreement with CHA Low-Income Services, Inc. (d/b/a CHALIS) for the use of City general revenue reserve funds to support housing ambassador services.
- R45-23 Authorizing amendments to the agreements with Job Point for the use of Round 3 CDBG-CV and City general revenue reserve funding for vocational training services.
- R46-23 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 bills were given third reading and the resolutions read by the City Clerk with

the vote recorded as follows: **VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:**

VIII. NEW BUSINESS

- R39-23 Authorizing an agreement with Burns & McDonnell Engineering Company, Inc. for environmental and planning services at the Columbia Regional Airport.

The resolution was read by the City Clerk.

Economic Development Director Stacey Button and Airport Manager Mike Parks provided a staff report, and responded to Council questions.

Maria Oropallo, a Fourth Ward resident, spoke.

The Council made comments.

R39-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

- R40-23 Authorizing an aviation project consultant agreement with Burns and McDonnell Engineering Co., Inc. for an airport pavement management system at the Columbia Regional Airport.

The resolution was read by the City Clerk.

Airport Manager Mike Parks provided a staff report, and responded to Council questions.

R40-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER, PETERS. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

IX. INTRODUCTION AND FIRST READING

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

- PR48-23 Establishing a revised City of Columbia Investment Policy.
- B56-23 Authorizing an agreement with D Who Land, LLC relating to an amendment to an annexation agreement with James F. Harasha and Rita F. Harasha for property located south of the intersection of Richland Road and Trade Winds Parkway (8100 and 8104 E. Richland Road); directing the City Clerk to have the agreement recorded (Case No. 67-2023).
- B57-23 Authorizing construction of a slope stabilization project along a portion of Maguire Boulevard between the North and South Forks of the Grindstone Bridge to include benching the rock outcrop and reconstructing sidewalks; calling for bids through the Purchasing Division.
- B58-23 Accepting conveyances for sidewalk purposes; directing the City Clerk to have the conveyances recorded.
- B59-23 Authorizing construction of Phase II of the Sports Fieldhouse project located in A. Perry Philips Park to include four (4) hardwood courts for basketball, volleyball and pickleball, office space, restroom facilities, multipurpose room, seating area, parking lot, walkways, installation of exterior lighting, and the extension of Philips Farm Road; calling for bids for a portion of the project through the Purchasing Division.

- B60-23 Authorizing a first amendment to the intergovernmental cooperative agreement with The Curators of the University of Missouri, on behalf of the MU Institute for Public Policy, for social and economic data collection, analysis and representation services relating to the Boone Indicators Dashboard program.
- B61-23 Authorizing Amendment No. 1 to the participation agreement with the Missouri Department of Health and Senior Services for state investment in local public health services.
- B62-23 Authorizing Amendment No. 1 to the program services contract with the Missouri Department of Health and Senior Services for the disease intervention specialist workforce program.
- B63-23 Authorizing a cost share request agreement with the Missouri Department of Conservation for a downtown street tree inventory and to create a “tree trail” to engage citizens in the City’s urban tree program.

X. REPORTS

- REP16-23 Monthly Finance Report.

Finance Director Matthew Lue provided a staff report, and responded to Council questions.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Maria Oropallo, a member of the Finance Advisory and Audit Committee (FAAC) spoke about audit, the FAAC, and the role of the Finance Department.

Catherine Armburst, a representative of CoMo Mobile Aid Collective, spoke regarding the mission of the CoMo Mobile Aid Collective and the issues surrounding the clearings of homeless camps along with potential solutions to some of those issues.

Chriss Jones, a Second Ward resident, spoke about the City’s class and compensation plan.

Anthony Willroth, a downtown business owner, spoke regarding various issues to include the City’s class and compensation study, the need for the Police Department to be forthcoming about the Jordan Pruyn incident now that the outside investigation was closed, the inadequacy of the release involving the Quailan Jacobs shooting, and the dismissal of the current City Counselor.

Susan Maze, a First Ward resident, spoke about the issues of homelessness, the good work of CoMo Mobile Aid Collective, and the need for more financial support to address the issues.

Stephanie Yoakum, a representative of CoMo Mobile Aid Collective, spoke regarding the issues of homelessness, the lack of housing, shelters, and services in the area, the clearing of homeless camps, and the failure of City leadership.

Demetria Stephens, a Second Ward resident, spoke regarding issues of harassment, bullying, and safety at the ARC.

Sarah Johnson, 110 N. Tenth Street, indicated she was a member of the Downtown Community Improvement District (CID) and spoke about the need for public restrooms in

the downtown along with places for the homeless to go, especially with Room at the Inn (RATI) closing soon.

Eugene Elkin, 3406 Range Line Street, spoke about roll carts, the compounding effect of homelessness, and the increased trash around town.

Laura Gutierrez Perez, a Second Ward resident, spoke regarding B50-23 and the need for independent oversight of the police.

The Council and staff discussed various topics to include the issues of homelessness and the need for spaces, single-room occupancy housing, and services, the Citizens Police Review Board (CPRB) needing to be informed of police matters to be able to review and provide recommendations, the concerns expressed by Demetria Stephens at the ARC, the CAPER in terms of what was being done to address homelessness and housing needs, the fact the Columbia Police Department will now begin its investigation into the officer-involved shooting of Jordan Pruyn, the need for dialogue versus attacks, an ordinance establishing an administrative delay on the processing of new applications for building permits to construct new multi-family units and the demolition of structures which were at least 50 years old within certain specified areas under certain circumstances while the review of development in the central neighborhoods was being conducted, an ordinance and resolution to address the establishment of special court locations as was requested by the Municipal Judge, the RFP regarding development in the central neighborhoods, the homeless camps and potential solutions to address the homelessness issues, and the latest national opioid settlement.

XII. ADJOURNMENT

The meeting was adjourned without objection at 11:32 p.m.