



City of Columbia, Missouri

Meeting Agenda

City Council

Monday, August 7, 2023
7:00 PM

Regular

Council Chamber
Columbia City Hall
701 E. Broadway

I. INTRODUCTORY ITEMS

Pledge of Allegiance

Roll Call

Approval of Previous Minutes

Approval and Adjustment of Agenda Including Consent Agenda

II. SPECIAL ITEMS

SI7-23 Presentation of Capture CoMo Finalists.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

IV. SCHEDULED PUBLIC COMMENT

SPC46-23 Jim Windsor - Electric Rate Considerations.

Attachments: [Scheduled Public Comment Form](#)

SPC47-23 Carolyn Amparan, Mid-MO Sierra Club - Electric Rate Restructuring to Support Social Equity, Climate Justice and Climate Action Goals.

Attachments: [Scheduled Public Comment Form](#)

SPC48-23 Sutu Forte - It's Our Wild Nature Update.

Attachments: [Scheduled Public Comment Form](#)

SPC49-23 Chriss Jones - Shifting the Culture of the City.

Attachments: [Scheduled Public Comment Form](#)

V. PUBLIC HEARINGS

PH28-23 FY 2024 Annual Budget for the City of Columbia.

Recommended Action: [See B156-23/Mayor Memo]

Attachments: [Council Memo](#)

- B156-23 Adopting the FY 2024 Annual Budget for the City of Columbia.
Recommended Action: [2nd Read & Hold/Mayor Memo]
Attachments: [Amendment Sheet \(August 7, 2023\)](#)
[Supplemental - Housing and Community Development Commission](#)
[Supplemental - Human Services Commission](#)
[Supplemental - Commission on Cultural Affairs](#)
[Supplemental - Convention and Visitors Advisory Board](#)
[Supplemental - Columbia Sports Commission](#)
[Supplemental - Disabilities Commission](#)
[Supplemental - Climate and Environment Commission](#)
[Supplemental - Parks and Recreation Commission](#)
[Council Memo](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)
- B157-23 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Supplemental Fee Information](#)
[Ordinance](#)
- PH29-23 Proposed construction of renovations and improvements to the Ashley Street Center located at 1509 Ashley Street.
Recommended Action: [Need Motion/Mayor Memo]
Attachments: [Council Memo](#)
[Ashley Street Concept Plan](#)
[IP Meeting Comments](#)
[BeHeardCoMo Report](#)
- PH30-23 Proposed addition of two (2) new 161 kV station class transformer and switchgear lineups at the Bolstad Substation.
Recommended Action: [Need Motion/Mayor Memo]
Attachments: [Council Memo](#)
[Location Map](#)
[Project Graphic Existing](#)
[Project Graphic Proposed](#)

PH31-23 Proposed reconfiguration of the 161 kV bus at the Perche Creek Substation.

Recommended Action: [Need Motion/Mayor Memo]

Attachments: [Council Memo](#)

[Location Map](#)

[Project Graphic Existing](#)

[Project Graphic Proposed](#)

PH32-23 Proposed addition of one (1) new 69 kV station class transformer and switchgear lineup at the Perche Creek Substation.

Recommended Action: [Need Motion/Mayor Memo]

Attachments: [Council Memo](#)

[Location Map](#)

[Project Graphic Existing](#)

[Project Graphic Proposed](#)

VI. OLD BUSINESS

VII. CONSENT AGENDA

B158-23 Amending Ordinance No. 025356 to correct a scrivener's error as it relates to the legal description associated with the voluntary annexation of property located on the south side of Richland Road and west of Olivet Road (Case No. 153-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Surveyor Affidavit](#)

[Annexation Legal Descriptions & Exhibits \(East & West Tracts\)](#)

[Ordinance](#)

B159-23 Authorizing a first amendment to development agreement with Richland Olivet Farm, LLC, Charlotte M. Frazier, and Melissa L. Ussery to correct a scrivener's error as it relates to the legal description of the subject property; directing the City Clerk to record the first amendment to development agreement (Case No. 113-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Surveyor Affidavit](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

- B160-23 Granting design adjustments relating to the proposed PD Plan for Kinney Point located on the northeast corner of Sexton Road and Garth Avenue (1 E. Sexton Road) relating to right-of-way dedication (Case No. 157-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[PD Plan \(revised\)](#)

[Attachment to PZC Report-PD Plan \(5/23/23\)](#)

[Attachment to PZC Report-Statement of Intent](#)

[Attachment to PZC Report-Design Adjustment Worksheet](#)

[Excerpts from Minutes](#)

[Ordinance](#)

- B161-23 Approving a major amendment to the PD Plan for “Kinney Point” located on the northeast corner of Sexton Road and Garth Avenue (1 E. Sexton Road); approving a revised statement of intent (Case No. 157-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[PD Plan \(revised\)](#)

[Attachment to PZC Report-PD Plan \(5/23/23\)](#)

[Attachment to PZC Report-Approved PD Plan \(2022\)](#)

[Attachment to PZC Report-Approved Statement of Intent \(2021\)](#)

[Attachment to PZC Report-Design Adjustment Worksheet](#)

[Excerpts from Minutes](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B162-23 Rezoning property located on the southeast corner of Grindstone Parkway and State Farm Parkway from District PD (Planned Development) to District M-C (Mixed-use Corridor) (Case No. 165-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Excerpts from Minutes](#)

[Public Correspondence](#)

[Ordinance](#)

- B163-23 Rezoning property located on the southwest corner of Grindstone Parkway and State Farm Parkway from District R-MF (Multi-family Residential) and District A (Agriculture) to District M-C (Mixed-use Corridor) (Case No. 166-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Excerpts from Minutes](#)

[Ordinance](#)

- B164-23 Approving the Final Plat of "Earth Vision, Plat No. 1" located on the south side of Mexico Gravel Road and west of Ballenger Lane (4608 Mexico Gravel Road); authorizing a performance contract (Case No. 156-2023).

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Final Plat](#)

[Excerpts from Minutes](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B165-23 Authorizing construction of a sidewalk along portions of the west side of Scott Boulevard and the north side of Broadway, between Christian Fellowship Road and Silvey Street; calling for bids through the Purchasing Division.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)
[Location Map](#)
[ROW Sheets](#)
[Ordinance](#)

B166-23 Authorizing the acquisition of easements for construction of a sidewalk along portions of the west side of Scott Boulevard and the north side of Broadway, between Christian Fellowship Road and Silvey Street.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)
[Location Map](#)
[ROW Sheets](#)
[Ordinance](#)

B167-23 Amending Chapter 14 of the City Code as it relates to all-way stop intersections.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)
[Shepard Boulevard and Danforth Drive Intersection Analysis](#)
[Ordinance](#)

B168-23 Authorizing an intergovernmental cooperative agreement with Boone County, Missouri and The Curators of the University of Missouri for a water quality monitoring project as it relates to the Hinkson Creek collaborative adaptive management (CAM) implementation process.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)
[Ordinance](#)
[Attachment A to Ordinance](#)

B169-23 Authorizing a development agreement with Jailhouse Rock, LLC to establish public infrastructure obligations associated with the extension of a public water main to property located at 107 N. Ninth Street; directing the City Clerk to record the development agreement.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)
[Ordinance](#)
[Attachment A to Ordinance](#)

- B170-23 Authorizing the acquisition of an easement for construction of the southeast pump station and water main improvement project.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Location Map](#)
[Easement Graphic](#)
[Ordinance](#)
- B171-23 Accepting conveyances for sewer, temporary construction, and temporary access purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Ordinance](#)
- B172-23 Authorizing an agreement with Boone County, Missouri, on behalf of its Office of Emergency Management, for the installation of an emergency siren and supporting infrastructure in the southeast corner of Gans Creek Recreation Area.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Map](#)
[Ordinance](#)
[Attachment A to Ordinance](#)
- B173-23 Authorizing a real estate contract with Vicarious LLC for the acquisition of property located at 307 and 309 St. James Street to be used for park and greenspace purposes.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Location Map](#)
[Aerial Map](#)
[Appraisal](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)

B174-23 Amending Ordinance No. 018197 that established an archery deer hunting program to allow hunting on a portion of the John W. Alspaugh Park property located on the south side of Mexico Gravel Road and east of Vandiver Drive.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Map](#)

[Ordinance](#)

B175-23 Authorizing a memorandum of understanding with the U.S. Fish and Wildlife Service for the CoMo yards and small grant program to assist homeowners and businesses create native Missouri landscapes to support and improve urban biodiversity.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B176-23 Authorizing an agreement with The Curators of the University of Missouri for industrial assessment services associated with a commercial building efficiency workforce development pilot project.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

B177-23 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for epidemiology and laboratory capacity enhancing detection expansion program services.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B178-23 Authorizing a contract with the Missouri Department of Health and Senior Services for the Show Me Healthy Women program services.

Recommended Action: [2nd Read & Vote/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B179-23 Authorizing Amendment No. 4 to the contract with the Missouri Department of Health and Senior Services for public health emergency preparedness program services.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)
- B180-23 Amending Chapter 19 of the City Code to add the assistant to the police chief as an unclassified service position.
Recommended Action: [2nd Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Ordinance](#)
- R111-23 Setting a public hearing: setting property tax rates for 2023 for the City of Columbia.
Recommended Action: [Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Resolution](#)
- R112-23 Authorizing Adopt A Spot agreements.
Recommended Action: [Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Adopt A Spot Agreements](#)
[Resolution](#)
- R113-23 Authorizing a contract with McClure Engineering for design services relating to the construction of the St. Charles Road (Clark Lane to Demaret Drive) sidewalk project.
Recommended Action: [Read & Vote/Mayor Memo]
Attachments: [Council Memo](#)
[Location](#)
[Resolution](#)
[Exhibit A to Resolution](#)

VIII. NEW BUSINESS

IX. INTRODUCTION AND FIRST READING

- B181-23* Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures; directing the City Clerk to send a certified copy of this ordinance to the Missouri Ethics Commission.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)
[Ordinance](#)

- B182-23 Setting property tax rates for 2023; directing the City Clerk and Finance Director to give notice of the property tax rate.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)
[Ordinance](#)
[Exhibit A to Ordinance](#)

- B183-23* Rezoning property located northeast of Garden Drive and I-70 Drive Northwest from District R-1 (Single-family Dwelling) and District M-OF (Mixed-use Office) to District R-MF (Multiple-family Dwelling) (Case No. 184-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Attachment to PZC Report-Surrounding Zoning Graphic](#)
[Attachment to PZC Report-Proposed Trails Plan](#)
[Conceptual Site Plan](#)
[Excerpts from Minutes](#)
[Ordinance](#)

- B184-23* Rezoning property located on the south side of Old Plank Road and west of Bethel Church Road (200 W. Old Plank Road) from District R-MF (Multiple-family Dwelling) to District R-2 (Two-family Dwelling) (Case No. 182-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)
[Staff Report to Planning and Zoning Commission](#)
[Locator Maps](#)
[Attachment to PZC Report-Surrounding Zoning Graphic](#)
[Attachment to PZC Report-Preliminary Plat](#)
[Excerpts from Minutes](#)
[Ordinance](#)

- B185-23* Approving the Final Plat of “Bristol Ridge, Plat No. 2” located at the northern terminus of Bristol Lake Parkway, north of Gans Road; authorizing a performance contract (Case No. 122-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Approved Development Agreement \(Ord. 024195\)](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B186-23* Approving the Final Plat of “The Village of Cherry Hill, Plat No. 3A” located on the west side of Cherry Hill Drive and the east side of Corona Road; authorizing a performance contract (Case No. 138-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B187-23* Approving the Final Plat of “Havelka Subdivision, Plat No. 2” located on the south side of I-70 Drive Southeast and west of Hillsdale Road (4206 and 4208 I-70 Drive Southeast); authorizing a performance contract (Case No. 146-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Final Plat](#)

[Excerpts from Minutes](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B188-23* Approving the Final Plat of "Columbia Fire Station No. 5 Plat 2" located on the east side of Hector Place, north of Ria Street and on the west side of Ballenger Place (Case No. 180-2023).

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Ordinance No. 024935](#)

[Ordinance](#)

B189-23* Authorizing construction of a sidewalk on the south side of Grindstone Parkway between Hyde Park Avenue and Norfleet Drive; calling for bids through the Purchasing Division.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Location Map](#)

[Preliminary Plan Sheets](#)

[Ordinance](#)

B190-23 Adopting a Power Cost Adjustment procedure associated with metered electric service.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B191-23 Amending the FY 2023 Annual Budget by appropriating restricted hotel tax revenue to provide funding for bonds related to the airport terminal project at the Columbia Regional Airport.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

B192-23* Authorizing a terminal agency agreement with Boone County Joint Communications for Police Department access to the Missouri Uniform Law Enforcement System (MULES) and National Crime Information Center (NCIC) communications systems.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B193-23 Authorizing a real estate contract with Richard J. Rother, Jr. and Kimi Rother for the purchase of property located at 411-413 E. Broadway; amending the FY 2023 Annual Budget by appropriating funds.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Building Description](#)

[Historic Preservation Commission Application](#)

[BCHS History Letter](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- B194-23 Designating the area generally bounded on the east by College Avenue, on the south by Rogers Street, and on the west by the COLT Railroad as the central core of the Stockyards District; authorizing a pole attachment agreement with Diggs Meat Packing, LLC for the installation of signage to identify the Stockyards District.

Recommended Action: [Intro & 1st Read/Mayor Memo]

Attachments: [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

***Asterisk items are introductory items that may be included on a future agenda as a consent item. Any such item can be removed from the consent agenda and placed under old business or new business at the request of a council member or any other interested person. The request must be made prior to the beginning of the council meeting at which the council bill or resolution is scheduled to be acted upon.**

Non-asterisk items are expected to be included on a future agenda as a public hearing or an old business item.

X. REPORTS

- REP42-23 Correspondence from the Citizens Police Review Board regarding Notice of Appeals.

Recommended Action: [Memo]

Attachments: [Letter from the CPRB](#)

REP43-23 Communication from the Building Construction Codes Commission pertaining to the Review of the 2021 International Code Council Family of Codes.

Recommended Action: [Memo]

Attachments: [Council Memo](#)

[Consensus Statement Information](#)

[CEC Meeting Minutes 5-23-23](#)

[BCCC Meeting Minutes 6-26-23 \(Excerpt\)](#)

REP44-23 Downtown Community Improvement District (CID) - FY 2024 Annual Budget.

Recommended Action: [Memo]

Attachments: [Council Memo](#)

[Communication from the Downtown CID](#)

[FY 2024 Approved Budget](#)

REP45-23 Amendment to the FY 2023 Annual Budget - Intra-Departmental Transfer of Funds.

Recommended Action: [Memo]

Attachments: [Council Memo](#)

[Non-Capital Transfers](#)

XI. **GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF**

XII. **ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email CITY@CoMo.gov. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

USB DRIVES PROHIBITED: Due to cybersecurity concerns, flash drives and other media devices are no longer permitted for delivering files or presentation materials. A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit CoMo.gov/upload. (Effective Jan. 1, 2023)