



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, August 7, 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, August 7, 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: Council Member NICK KNOTH, Council Member ANDREA WANER, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE were present. Council Member ROY LOVELADY 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 July 17, 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 July 5, 2022 and July 18, 2022 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Peters.

Mayor Buffaloe noted there had been a request to move B174-23 and B175-23 from the consent agenda to old business.

The agenda, including the consent agenda with B174-23 and B175-23 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

SI7-23

Presentation of Capture CoMo Finalists.

Mayor Buffaloe recognized David Spear, Ashley Davidson, Andy Knoop, and Julia Jung whose photos were chosen for use in the FY 2024 budget document, and presented those in attendance, David Spear and Andy Knoop, with a framed copy of their respective photos.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC46-23

Jim Windsor - Electric Rate Considerations.

Jim Windsor, 200 Manor Drive, indicated he was representing the Columbia Fair Electric Rate Coalition and spoke.

- SPC47-23 Carolyn Amparan, Mid-MO Sierra Club - Electric Rate Restructuring to Support Social Equity, Climate Justice and Climate Action Goals.
Carolyn Amparan indicated she was representing the Mid-Missouri Sierra Club as well as the Columbia Fair Electric Rate Coalition and spoke.
- SPC48-23 Sutu Forte - It's Our Wild Nature Update.
Sutu Forte indicated she was representing It's Our Wild Nature, showed a video, and spoke.
- SPC49-23 Chriss Jones - Shifting the Culture of the City.
Chriss Jones, a Second Ward resident, provided a handout and spoke.

V. PUBLIC HEARINGS

- PH28-23 FY 2024 Annual Budget for the City of Columbia.
Discussion shown with B156-23.
- B156-23 Adopting the FY 2024 Annual Budget for the City of Columbia.
The public hearing was read by the City Clerk, and the bill was given second reading by the City Clerk.
Budget Officer Andrea Greer and Finance Director Matthew Lue provided a staff report, and they and various City staff members responded to Council questions.
Mayor Buffaloe opened the public hearing.
Tom Rose indicated he was Chair of the Housing and Community Development Commission and spoke.
Stacy Ford indicated she was Chair of the Human Services Commission, spoke, and responded to Council comments.
David Spear, 2607 Burrwood Drive, indicated he was Chair of the Commission on Cultural Affairs and spoke.
Jacqueline Sample indicated she was Chair of the Disabilities Commission, spoke, and responded to Council questions.
Chriss Jones, a Second Ward resident, spoke.
Anthony Willroth, a downtown business owner, the Vice President of the Race Matters, Friends, and the Secretary of the North Central Columbia Neighborhood Association, spoke.
Tanya Heath, a Fourth Ward resident, spoke.
Jack Meinzenbach, a resident of the Old Hawthorne subdivision, spoke.
Bob Hutton, 2252 Country Lane, indicated he was Chair of the Columbia Housing Authority Board and spoke.
There being no further comment, Mayor Buffaloe closed the public hearing for the evening.
The Council asked questions and made comments.
Mayor Buffaloe explained the hearing on the budget would continue to the August 21, 2023 Council Meeting.
- B157-23 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.
The bill was given second reading by the City Clerk.
Parks and Recreation Director Gabe Huffington provided a staff report.
Mayor Buffaloe opened the public hearing.
Anthony Willroth indicated he was a downtown business owner and spoke.
There being no further comment, Mayor Buffaloe closed the public hearing.
B157-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, WANER, FOSTER, WATERMAN, PETERS,

BUFFALOE. VOTING NO: NO ONE. ABSENT: LOVELADY. Bill declared enacted, reading as follows:

PH29-23 Proposed construction of renovations and improvements to the Ashley Street Center located at 1509 Ashley Street.

The public hearing was read by the City Clerk.

Public Works Director Shane Creech provided a staff report, and he, City Manager De'Carlton Seewood, and Human Services Manager Steve Hollis responded to Council questions.

Mayor Buffaloe opened the public hearing.

Anthony Willroth indicated he was a downtown business owner and spoke.

Eugene Elkin, 3406 Range Line Street, spoke.

Debbie Graham, 4709 Winding Woods Court, indicated she was the President of Room at the Inn and spoke.

Susan Renee Carter indicated she was representing Race Matter, Friends, and spoke.

Chriss Jones, a Second Ward resident, spoke.

Nickie Davis, 11 S. Tenth Street, indicated she was representing the Downtown Community Improvement District and spoke.

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

The Council asked questions and made comments.

Mayor Buffaloe made a motion to approve the renovation and improvement of the Ashley Street Center located at 1509 Ashley Street. The motion was seconded by Council Member Waner and approved unanimously by voice vote.

PH30-23 Proposed addition of two (2) new 161 kV station class transformer and switchgear lineups at the Bolstad Substation.

The public hearing was read by the City Clerk.

Utilities Director David Sorrell provided a staff report.

Mayor Buffaloe opened the public hearing.

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

The Council asked questions and made comments.

Mayor Buffaloe made a motion for staff to proceed with the final design for the Bolstad Substation transformer and switchgear additions. The motion was seconded by Council Member Waterman and approved by voice vote. Council Member Knoth had stepped out during the vote on this motion.

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

The public hearing was read by the City Clerk.

Utilities Director David Sorrell 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 for staff to proceed with the final design for the Perche Creek Substation 161 kV bus configuration. The motion was seconded by Council Member Foster and approved by voice vote. Council Member Knoth had stepped out during the vote on this motion.

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

The public hearing was read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Susan Renee Carter, a Second Ward resident, spoke.
There being no further comment, Mayor Buffaloe closed the public hearing.

Mayor Buffaloe made a motion for staff to proceed with the final design for the Perche Creek Substation transformer and switchgear addition. The motion was seconded by Council Member Foster and approved by voice vote. Council Member Knoth had stepped out during the vote on this motion.

VI. OLD BUSINESS

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.

The bill was given second reading by the City Clerk.
Parks and Recreation Director Gabe Huffington provided a staff report.
Chris Jones, a Second Ward resident, spoke.
Anthony Willroth indicated he was a downtown business owner and spoke.
The Council asked questions.

B174-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, WANER, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: LOVELADY. Bill declared enacted, reading as follows:

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.

The bill was given second reading by the City Clerk.
Sustainability Manager Eric Hempel provided a staff report.
Chris Jones, a Second Ward resident, spoke.
Anthony Willroth indicated he was a downtown business owner and spoke.
The Council made comments.

B175-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: KNOTH, WANER, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: 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.

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).

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).

- 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).
- 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).
- 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).
- 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).
- 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).
- 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.
- 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.
- B167-23 Amending Chapter 14 of the City Code as it relates to all-way stop intersections.
- 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.
- 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.
- B170-23 Authorizing the acquisition of an easement for construction of the southeast pump station and water main improvement project.
- 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.
- 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.
- 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.
- 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.
- 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.
- B178-23 Authorizing a contract with the Missouri Department of Health and Senior Services for the Show Me Healthy Women program services.
- 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.
- B180-23 Amending Chapter 19 of the City Code to add the assistant to the police chief as an unclassified service position.
- R111-23 Setting a public hearing: setting property tax rates for 2023 for the City of Columbia.
- R112-23 Authorizing Adopt A Spot agreements.
- 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.

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

VIII. NEW BUSINESS

None.

IX. INTRODUCTION AND FIRST READING

- The following bills were introduced by the Mayor unless otherwise indicated, and all were given first reading.
- 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.
- B182-23 Setting property tax rates for 2023; directing the City Clerk and Finance Director to give notice of the property tax rate.
- 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).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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.
- B190-23 Adopting a Power Cost Adjustment procedure associated with metered electric service.
- 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.
- 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.
- 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.
- 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.

X. REPORTS

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

City Counselor Nancy Thompson provided a staff report, and the Council indicated support for an ordinance to come forward for their consideration with the change suggested by the Citizens Police Review Board.

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

Community Development Director Tim Teddy provided a staff report, and he, Building Regulations Supervisor John Simon, and City Counselor Nancy Thompson responded to Council questions. The Council indicated support for the recommendation to focus on the 2024 building codes versus adopting the 2021 building codes.

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

Nickie Davis, 11 S. Tenth Street, indicated she was representing the Downtown CID, and responded to Council questions and comments.

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

Mayor Buffaloe understood this report was provided for informational purposes.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, spoke regarding the police, officer involved shootings resulting in deaths, the need for social workers to address mental illnesses, and the homeless.

Anthony Willroth, a downtown business owner, spoke about deaths resulting from encounters with the police, the need for information leading up to those incidents, and the need to be allowed access to the video footage after investigations for accountability and confirmation of actions.

Carolyn Amparan indicated she was representing the Columbia Fair Electric Rate Coalition and requested the Council provide feedback on the electric rate proposal they had provided earlier in the evening.

Rick Shanker, a Sixth Ward resident, spoke about reconsidering the electric rate increases recently approved by the Council.

Richard Parker, 215 W. Sexton Road, spoke about his concerns regarding the climate, the need to address the City's greenhouse gas production, and the need to incorporate that in all decisions made, such as transportation and the location of developments.

Jack Meinzenbach spoke about Columbia's engaged and intelligent citizenry who were ignored by the Water and Light Advisory Board (WLAB), the need to apply for funds to assist with the renewable energy transition, and the need for the WLAB to create a plan to achieve 100 percent renewable energy.

Susan Renee Carter indicated she was representing Race Matters, Friends, and spoke regarding the police shooting of Marquis Rivera along with the need for a community violence plan which included the mental health supports within the community to address issues involving mental health crises.

Chriss Jones spoke about a concern with regard to a racist troupe recently made by police officers over the police radio and the need to address the issue.

Alyce Turner spoke about the need for day-to-day recycling and a plan for a second roll

cart for recycling to be implemented with trash roll carts.

The Council and staff discussed various topics to include a report outlining the average amount of time it took to get hired by the City from application to the actual hire to assist with identifying bottlenecks and/or gaps in the process, an update on the return of curbside recycling, the repaving of Broadway in the downtown area, the fact the City Manager was the person that had essentially initiated the purchase of the Ashley Street building, the purchase of a shower trailer, and the increases in social services funding, the potential improvements to the Ashley Street building, an update on the review of the Unified Development Code (UDC) and the central city overlay, the appointment of a stakeholder committee for the review of the UDC, an update on trash trucks and roll carts, the fact they were waiting on the results of the study on the MERF and recycling collection methods prior to making a decision on recycling roll carts, the fact the proposal received regarding the electric rates had been passed on to staff for review, the fact the Council would receive information and options to consider for achieving 100 percent renewable energy, the need to encourage homes and businesses to be more energy efficient, the potential for a low-income electric rate, the death of Marquis Rivera, and the status of the RFP to contract for social service co-responders to assist the police since the City had been unable to hire anyone in-house.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:36 p.m.