



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, June 3, 2024  
7:00 PM

Regular

Council Chamber  
Columbia City Hall  
701 E. Broadway

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#### I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, June 3, 2024, in the Council Chamber of the City of Columbia, Missouri. The Pledge of Allegiance was recited, and the roll was taken with the following results: Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE 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.

The minutes of the regular meeting of May 20, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

Council Member Foster asked that B123-24 be moved from the consent agenda to old business.

The agenda, including the consent agenda with B123-24 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC6-24 Board and Commission Applicants.

Upon receiving the majority vote of the Council, the following individual was appointed to the following Commission.

PLANNING AND ZONING COMMISSION

Geuea Jones, Sharon, 910 W. Broadway, Ward 4, Term to expire May 31, 2028

#### IV. SCHEDULED PUBLIC COMMENT

SPC28-24 Tory Hicks - Pollinator habitat zones; specifically, the spraying and killing of all habitat last summer after a spring seeding and the subsequent neglect of the areas since.

Tory Hicks withdrew this request to speak.

SPC29-24 Sandra Ferrell - Elderly woman beaten at a church and nothing being done, no charges filed.

Sandra Ferrell spoke.

- SPC30-24 Mark Haim - Declaring a climate emergency; what this might entail and why this would be advantageous.  
Mark Haim, 1402 Richardson Street, spoke as the Director of Missouri Peaceworks.
- SPC31-24 Julie Ryan, COMO Safe Water Coalition - Where is the vision for drinking water quality to protect our community?  
Julie Ryan, a Fifth Ward resident with the COMO Safe Water Coalition, spoke.
- SPC32-24 Susan Renee Carter and Traci Wilson-Kleekamp, Race Matters, Friends - Community Violence: let's get the facts straight.  
Susan Renee Carter and Traci Wilson-Kleekamp spoke.

## V. PUBLIC HEARINGS

- PH19-24 Proposed construction of improvements to Lake of the Woods Pool; providing for the design and construction of the proposed pool improvement project using a design/build contract.  
Discussion shown with B125-24.
- B125-24 Authorizing construction of improvements to Lake of the Woods Pool; providing for the design and construction of the proposed pool improvement project using a design/build contract; amending the FY 2024 Annual Budget by appropriating funds.  
The public hearing was read by the City Clerk and the bill was given second reading by the City Clerk.  
Parks and Recreation Director Gabe Huffington 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.  
The Council made comments.  
**B125-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**
- PH20-24 Proposed annexation of property located on the west side of Olivet Road and south of Richland Road (Case No. 164-2024).  
The public hearing was 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.  
Jesse Stephens of Crockett Engineering with offices at 1000 W. Nifong Boulevard spoke.  
Traci Wilson-Kleekamp spoke.  
Chriss Jones, a Second Ward resident, spoke.  
Terry Pippenger with Magnus Mini Homes spoke.  
Susan Renee Carter, a Second Ward resident, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council made comments.

**VI. OLD BUSINESS**

B117-24 Changing the name of "Nick Court," located between McKee Street and Ballenger Lane, to "Nick Street"; directing the City Clerk to record a certified copy of the ordinance (Case No. 114-2024).

Discussion shown for B118-24.

B118-24 Approving the Final Plat of "Mataora Subdivision Plat 4" located on the north side of Ria Street and the west side of Ballenger Lane; authorizing a performance contract (Case No. 84-2024).

The bills were given second reading by the City Clerk.

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

Keenan Simon, 1516 Business Loop 70 West, the civil engineer for this project, spoke.

Traci Wilson-Kleekamp spoke.

Chriss Jones, a Second Ward resident, spoke.

The Council made comments.

**Mayor Buffaloe made a motion to amend B118-24 per the amendment sheet. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**

**B117-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B118-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

B121-24 Vacating a portion of an unimproved north-south alley located on the north side of Hickman Avenue and south of Dysart Street; directing the City Clerk to record the ordinance; accepting a conveyance for utility purposes; directing the City Clerk to record the conveyance (Case No. 27-2024).

Discussion shown with B122-24.

B122-24 Approving the Final Plat of "Providence Landing Plat 1" located on the northeast corner of Hickman Avenue and Providence Road; authorizing a performance contract (Case No. 242-2023).

The bills were given second reading by the City Clerk.

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

Chriss Jones, a Second Ward resident, spoke.

The Council made comments.

**Mayor Buffaloe made a motion to amend B121-24 per the amendment sheet. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

**B121-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B122-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

- B123-24 Approving and ratifying a residential sale contract with Christina Smith and Martin Smith for the purchase of property located on the north side of Switzler Street and west of Lasalle Place (107 Switzler Street).

The bill was given second reading by the City Clerk.  
Deputy City Manager Matt Unrein provided a staff report.  
Billy Polansky, Executive Director of Columbia Center for Urban Agriculture, spoke.  
Chris Campbell, Executive Director of the Boone County Historical Society, spoke.  
Barbra Horrell, a native Columbian, spoke.  
The Council made comments.

**B123-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. 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.

- B119-24 Approving a major amendment to the PD Planned Development of "Lot 1 of Providence South Plaza, Plat 2" located on the northeast corner of Providence Road and Green Meadows Road; approving a statement of intent (Case No. 126-2024).
- B120-24 Approving the Final Plat of "Alamo Place Plat 2" located on the east side of Hunt Avenue and south of I-70 Drive Southwest (804 and 806 Hunt Avenue); authorizing a performance contract (Case No. 125-2024).
- B124-24 Authorizing a sewer extension agreement with Setzer Properties, LLC to serve property located on the east side of Route Z and north of I-70.
- B126-24 Authorizing Amendment No. 4 to the contract with the Missouri Department of Health and Senior Services for Ending the HIV Epidemic: Integrated HIV Programs for Health Departments program services.
- B127-24 Authorizing Amendment No. 4 to the contract with the Missouri Department of Health and Senior Services for epidemiology and laboratory capacity enhancing detection expansion program services.
- B128-24 Authorizing Amendment No. 1 to the contract with the State of Missouri - Missouri Department of Corrections to provide tuberculosis screening and testing services.
- R110-24 Setting a public hearing: consider the FY 2024 Annual Action Plan for CDBG and HOME funds.
- R111-24 Authorizing Adopt A Spot agreements.
- R112-24 Authorizing a license agreement with COMO Mobile Aid Collective to permit the use of a City-owned mobile shower trailer and designated portion of a parking lot located at 1509 Ashley Street.

**The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER,**

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**WATERMAN, PETERS, BUFFALOE. VOTING NO: NO ONE. Bills declared enacted and resolutions declared adopted, reading as follows:**

### VIII. NEW BUSINESS

R113-24 Providing for salary adjustments for eligible employees and establishing an implementation date.

The resolution was read by the City Clerk.

Human Resources Director Kathy Baker provided a staff report, and responded to Council questions.

**R113-24 was read by the City Clerk, and the vote was recorded as follows:**

**VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, PETERS, BUFFALOE.**

**VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

### IX. INTRODUCTION AND FIRST READING

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

- B129-24 Voluntary annexation of property located on the west side of Olivet Road and south of Richland Road; establishing permanent District R-1 (One-family Dwelling) zoning (Case No. 141-2024).
- B130-24 Rezoning property located on the north side of St. Charles Road and east of Talon Road (5301 E. St. Charles Road) from District R-1 (One-family Dwelling) to District R-MF (Multi-family Dwelling) (Case No. 140-2024).
- B131-24 Amending Ordinance No. 025620 to correct a scrivener's error as it relates to the legal description associated with the Route K and Old Plank Road roundabout and sidewalk project; authorizing the acquisition of an additional easement.
- B132-24 Amending the FY 2024 Annual Budget by adding a position in the Utilities Department; amending the FY 2024 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary.
- B133-24 Accepting a conveyance for underground electric utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B134-24 Authorizing a tourism development sponsorship agreement with The Curators of the University of Missouri for the 2024 Missouri State Senior Games and Show-Me STATE GAMES.
- B135-24 Authorizing renewal of a contractual service agreement with the State of Missouri Children's Trust Fund for child abuse prevention projects through the Brighter Beginnings home-visiting collective impact initiative.
- B136-24 Authorizing a participation agreement with the Missouri Department of Health and Senior Services relating to state investment in local public health services; authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services relating to the Children's Health Insurance Program (CHIP) Health Services Initiatives (H.S.I.).
- B137-24 Amending the FY 2024 Annual Budget by transferring funds for safety and

- security enhancements to the Sanford-Kimpton Building.
- B138-24 Authorizing an agreement for professional services with the Columbia Chamber of Commerce for the Boomerang Program marketing campaign relating to workforce development.
- B139-24 Granting a waiver and design adjustment relating to the proposed Final Plat of Ridgeway Subdivision Plat 2 for sidewalk construction along a portion of the east side of Greenwood Avenue (Case No. 138-2024).
- B140-24 Approving the Final Plat of "Ridgeway Subdivision Plat 2" located on the east side of Greenwood Avenue and north of Broadway; authorizing a performance contract (Case No. 101-2024).

## X. REPORTS

- REP39-24 Boone County/City of Columbia/University of Missouri - 2022 and 2023 Annual Stormwater Management Reports.
- Utilities Director David Sorrell explained these items were provided for informational purposes.

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

Chriss Jones, a Second Ward resident, spoke about the lack of affordable housing along with the need for solutions as many of the recent developments approved by the City would not include affordable homes, and the issues that would arise with the changing of council meeting times to earlier in the day.

Eugene Elkin, 3406 Range Line Street, spoke regarding issues involving the homeless, the issue Sandra Ferrell spoke about during scheduled public comments, management of the water utility, the work of Love Columbia, and an upcoming Habitat for Humanity Blitz Build project involving solely women.

Demetria Stephens, a Third Ward resident, spoke about community violence along with the need to address those issues and the new development in the Nick Court/Nick Street area as it would increase activity in that area.

Traci Wilson-Kleekamp spoke regarding the causes of community violence such as neglect, trauma, and alienation along with the fact not all violence was the same as there was domestic violence, mental health issues, juvenile violence, etc., and the pattern of policies being less inclusive for white neighborhoods, providing annexations and building outward as an example of that.

The Council and staff discussed various topics to include compliments to Second Missionary Baptist Church and the NAACP for a beautiful and spirited Juneteenth kickoff this past Saturday, stormwater issues in the Prairieview Drive area, and B97-24 which had been discussed at the May 20 City Council Meeting.

**Council Member Meyer made a motion for a staff report regarding ways to mitigate the stormwater damage at 909 W. Prairieview Drive and other any properties impacted by the stormwaterway in that area. The motion was seconded by Mayor Buffaloe. After discussion, the motion was approved unanimously by voice vote.**

**Council Member Meyer provided a handout, and made a motion to reconsider the subject matter of B97-24 and to request leave of the Council to introduce a**

revised bill on the same subject matter. The motion was seconded by Mayor Buffaloe. After discussion, the motion made by Council Member Meyer and seconded by Mayor Buffaloe was revised to reconsider that portion of B97-24 that related to Chapter 26 and to request leave of the Council to introduce a revised bill on that portion of B97-24. After further discussion, Council Member Lovelady made a motion to amend the revised motion made by Council Member Meyer and seconded by Mayor Buffaloe so that they would reconsider the subject matter of B97-24 and request leave of the Council to introduce a revised bill on the same subject matter, which would include both Chapter 13 and Chapter 26. After discussion, Council Member Lovelady withdrew his motion to amend the motion of Council Member Meyer, which had been seconded by Mayor Buffaloe. After further discussion, the motion made by Council Member Meyer and seconded by Mayor Buffaloe to reconsider that portion of B97-24 that related to Chapter 26 and to request leave of the Council to introduce a revised bill on that portion of B97-24 was approved unanimously by roll call vote with Council Member Meyer, Council Member Lovelady, Council Member Foster, Council Member Waterman, Council Member Peters, and Mayor Buffaloe voting yes.

Council Member Lovelady made a motion to reconsider that portion of B97-24 that related to Chapter 13 and to request leave of the Council to introduce a revised bill on that portion of B97-24. The motion was seconded by Council Member Foster and approved unanimously by roll call vote with Council Member Meyer, Council Member Lovelady, Council Member Foster, Council Member Waterman, Council Member Peters, and Mayor Buffaloe voting yes.

The Council and staff continued to discuss various topics to include June being Pride Month, the turnout for the Pride Month proclamation presentation, Council Member Lovelady's recent engagement with the unsheltered, the various Juneteenth celebrations this month, the fact there have been four recent shootings in the Third Ward along with continued efforts of engagement related to violence, they fact they were addressing compression, citizen engagement in terms of the purchase of the Kirklin House, approval of more adopt-a-spots, and the use of a shower trailer on certain days at the Ashley Street building, bringing forward a report regarding the needed electric transmission line project to allow Council discussion on the topic, the fact staff was not proposing an electric rate increase this year but it along with the sewer and solid waste rates would need to be reviewed next year, and the Forum Boulevard expansion project.

Council Member Waterman made a motion to move forward with a meeting regarding the Forum Boulevard expansion project with representatives of Wilson's Fitness and others. The motion was seconded by Council Member Meyer and defeated by roll call vote with Council Member Meyer and Council Member Waterman voting yes and Council Member Lovelady, Council Member Foster, Council Member Peters, and Mayor Buffaloe voting no.

The Council and staff continued to discuss various topics to include the fact there were many Juneteenth events happening this year, the meet and greet scheduled for this Thursday for the four Fire Chief finalists, the great turnout at the Art in the Park event that was held this past weekend, the open house being held this Saturday from 1:00-4:00 p.m. in celebration of the garden at City Hall being recognized by Grow Native as part of its Gardens of Excellence program, the State of the City, which had been presented by City Manager Seewood last week and had highlighted the investments in employees and infrastructure along with the many collaborations within the community on complex issues, the cost of development in terms of who pays for development, agreement for the Water and Light Advisory Board to work on an affordability metrics for the water rates, and an update on work being done to try to address affordable housing issues.

**XII. ADJOURNMENT**

The meeting was adjourned without objection at 9:28 p.m.