



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, September 18, 2023  
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, September 18, 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 FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member NICK KNOTH, Council Member ANDREA WANER, and Council Member ROY LOVELADY 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 September 5, 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 meetings of September 6, 2022 and September 19, 2022 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Lovelady.

Mayor Buffaloe explained B213-23 would be moved from the consent agenda to old business per the request of a citizen.

The agenda, including the consent agenda with B213-23 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

#### II. SPECIAL ITEMS

None.

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC9-23 Board and Commission Applicants.

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

CITY OF COLUMBIA NEW CENTURY FUND INC. BOARD

Banks, Barbie, 215 W. Ash Street, Ward 1, Term to expire September 30, 2026

Gilbert, Keri, 3900 Frontenac Place, Ward 4, Term to expire September 30, 2026

CLIMATE AND ENVIRONMENT COMMISSION

Shanker, Richard, 1829 Cliff Drive, Ward 6, Term to expire November 30, 2025

CONVENTION AND VISITORS ADVISORY BOARD

Laird, Donald, 5005 Durham Chase, Ward 5, Term to expire September 30, 2025

Marcks, Melody, 3020 W. Wildflower Court, Boone County, Term to expire September 30, 2025

Morrison, Bret, 5380 S. Rock Quarry Road, Boone County, Term to expire September 30, 2025  
 Strodman, Rusty, 4009 Quinton Court, Ward 2, Term to expire September 30, 2025  
 Walls, Richard, 4705 Valhalla Court, Ward 5, Term to expire September 30, 2025

PERSONNEL ADVISORY BOARD

Kirschner, Larry, 4605 Winterbrook Court, Ward 5, Term to expire September 30, 2026  
 Rader, Jerome, 2226 Shepard Boulevard, Ward 6, Term to expire September 30, 2026  
 Roberts, Anthony, 2240 Bennett Springs Drive, Apt. 204, Ward 4, Term to expire September 30, 2026

**IV. SCHEDULED PUBLIC COMMENT**

SPC55-23      Jeanne Locklear - Importance of Addressing and Funding Pay Compression Immediately.

Jeanne Locklear, 4400 Thornbrook Ridge, spoke.

SPC56-23      John Trapp - Housing.

John Trapp spoke.

**V. PUBLIC HEARINGS**

PH34-23      Consider Amendment 2 to the FY 2021 Annual Action Plan for CDBG and HOME funds.

Discussion shown with R144-23.

R144-23      Approving Amendment 2 to the FY 2021 Annual Action Plan for CDBG and HOME funds.

The public hearing and the resolution were read by the City Clerk.  
 Housing Programs Manager Jennifer Deaver 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.

**R144-23 was read by the City Clerk, and the vote was recorded as follows:  
 VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

PH35-23      Consider Amendment 1 to the FY 2022 Annual Action Plan for CDBG and HOME funds.

Discussion shown with R145-23.

R145-23      Approving Amendment 1 to the FY 2022 Annual Action Plan for CDBG and HOME funds.

The public hearing and the resolution were read by the City Clerk.  
 Housing Programs Manager Jennifer Deaver 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.

**R145-23 was read by the City Clerk, and the vote was recorded as follows:  
 VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as**

follows:

## VI. OLD BUSINESS

Mayor Buffaloe welcomed the visiting scholars from South Korea and Japan with the MU Asian Affairs Office that were in the audience.

B156-23 Adopting the FY 2024 Annual Budget for the City of Columbia.

Discussion shown with B211-23.

PR135-23 Amending the compensation philosophy for employees of the City of Columbia, Missouri to reflect the values and goals of the City.

Discussion shown with B211-23.

B208-23 Adopting the FY 2024 Classification and Pay Plan; providing for salary adjustments for eligible employees; establishing an implementation date.

Discussion shown with B211-23.

B209-23 Amending Chapter 19 of the City Code as it relates to personnel policies, procedures, rules and regulations.

Discussion shown with B211-23.

B210-23 Establishing plan year 2024 active employee medical premium rates, active employee dental premium rates, and non-Medicare medical and retiree dental premium rates for the City of Columbia; providing for payroll withholdings.

Discussion shown with B211-23.

B211-23 Amending Chapter 22 of the City Code to suspend transportation fares for users of the GoCOMO Public Transit System for the period October 1, 2023 to September 30, 2024.

B156-23A was given fifth reading by the City Clerk, and PR135-23, B208-23, B209-23, B210-23, and B211-32 were given second reading by the City Clerk.

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

Chris Jones, a Second Ward resident, spoke.

**PR135-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Policy Resolution declared adopted, reading as follows:**

**B208-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B209-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B210-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH,**

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

B211-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

Mayor Buffaloe made a motion to amend B156-23A per the amendment sheet, which replaced Exhibit A - the initial proposed budget with the final budget that incorporated the amendments made at the prior meeting. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.

B156-23A, as amended, was given sixth reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

The Council made comments.

B219-23 Authorizing a memorandum of agreement with Columbia Police Lieutenants' Association for a three-year labor contract.

Discussion shown with B221-23.

B220-23 Authorizing a collective bargaining agreement with Columbia Police Officers Association, Fraternal Order of Police Lodge #26 for a five-year labor contract.

Discussion shown with B221-23.

B221-23 Authorizing a collective bargaining agreement with Laborers' International Union of North America, Local 955 for a four-year labor contract.

The bills were given second reading by the City Clerk.

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

The Council made comments.

**B219-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B220-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

**B221-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

B215-23 Authorizing the issuance of Water and Electric System Revenue Bonds, Series 2023A, of the City of Columbia, Missouri in an amount not to

exceed \$27,695,000.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and he and Utilities Director David Sorrell responded to Council questions.

Julie Ryan, a Fifth Ward resident, indicated was representing COMO Safe Water Coalition and spoke.

**Mayor Buffaloe made a motion to amend B215-23 per the amendment sheet which replaced Exhibit C. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

The Council made comments.

**B215-23, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

B213-23 Amending Chapter 21 of the City Code relating to the rule of construction pertaining to mailed notice to complainants alleging police misconduct.

The bill was given second reading by the City Clerk.

City Counselor Nancy Thompson provided a staff report.

Chris Jones, a Second Ward resident, spoke.

**B213-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. 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.

B212-23 Approving the Final Plat of "Centerstate, Plat No. 14A" located on the west side of Vandiver Road and south of Mexico Gravel Road; authorizing a performance contract (Case No. 167-2023).

B214-23 Amending the FY 2023 Annual Budget for fourth quarter appropriation of funds.

B216-23 Authorizing a joint funding agreement with the U.S. Geological Survey, United States Department of the Interior for operation and maintenance of a streamgauge on Hinkson Creek to provide historical stream flow data and flood stage information.

B217-23 Authorizing a contract with the Missouri Department of Health and Senior Services for HIV prevention program services.

B218-23 Authorizing a user agency agreement with the Missouri State Highway Patrol for access to the Criminal Justice Information Systems.

R136-23 Authorizing application to the U.S. Department of Transportation for the Reconnecting Communities and Neighborhoods (RCN) planning grant to study the I-70 Business Loop corridor between Stadium Boulevard and Eastland Circle.

R137-23 Authorizing an amendment to the professional services agreement with

Simon Oswald Associates, Inc. for additional construction administrative services relating to Phase II construction of the MU Health Care Pavilion at Clary-Shy Community Park.

- R138-23 Authorizing an agreement with Burns & McDonnell Engineering Company, Inc. for a required airport masterplan study at the Columbia Regional Airport.

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

## VIII. NEW BUSINESS

- R139-23 Consenting to the issuance of a state license for the sale of intoxicating liquor to Parks Amusements LLC, d/b/a Silverball, located at 122 S. Ninth Street.

The resolution was read by the City Clerk.  
Finance Director Matthew Lue provided a staff report.  
The Council made comments.

**R139-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER, LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

- R140-23 Expressing support for replacement of downtown public housing units on Providence Walkway and the Columbia Housing Authority's associated application to the Missouri Housing Development Commission for low-income housing tax credits; and expressing intent to allocate \$3,000,000 in American Rescue Plan Act funds to such project.

Discussion shown with R143-23.

- R141-23 Expressing support for the construction of a senior housing development to be known as Gentry Estates III to be located on the southwest corner of Aurora Drive and Nova Way and JES Dev Co, Inc.'s associated application to the Missouri Housing Development Commission for low-income housing tax credits.

Discussion shown with R143-23.

- R142-23 Expressing support for the construction of a housing development to be known as Spartan Pointe II to be located on the southeast corner of Battle Avenue and Spartan Drive and Terravest Development Corp.'s associated application to the Missouri Housing Development Commission for low-income housing tax credits.

Discussion shown with R143-23.

- R143-23 Expressing support for renovation of the Columbia Square Apartments and Claudell Homes affordable housing complexes located on Worley Street and LEDG Capital LLC's associated application to the Missouri Housing Development Commission for low-income housing tax credits.

The resolutions were read by the City Clerk.

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

Randy Cole indicated he was the CEO of the Columbia Housing Authority and spoke.

**R140-23 was read by the City Clerk, and the vote was recorded as follows:  
VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER,  
LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as  
follows:**

**R141-23 was read by the City Clerk, and the vote was recorded as follows:  
VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER,  
LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as  
follows:**

**R142-23 was read by the City Clerk, and the vote was recorded as follows:  
VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER,  
LOVELADY. VOTING NO: NO ONE. Resolution declared adopted, reading as  
follows:**

**R143-23 was read by the City Clerk, and the vote was recorded as follows:  
VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, KNOTH, WANER,  
LOVELADY. 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.

- B222-23 Approving a major amendment to the PD Plan for “Woodrail Terrace Plat 1 Lots 14B and 14C” located at the south end of Woodrail Terrace; approving a statement of intent (Case No. 222-2023).

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- B223-23 Rezoning property located on the north side of Broadway (Highway WW) and east of Old Hawthorne Drive (6221 E. Broadway) from District PD (Planned District) and District R-1 (One-family Dwelling) to District O (Open Space) (Case No. 220-2023).
- B224-23 Granting the issuance of a conditional use permit to Old Hawthorne Golf, LLC to allow “outdoor recreation and entertainment” uses on property located at 6221 E. Broadway in an O (Open Space) zoning district (Case No. 221-2023).
- B225-23 Rezoning property located on the northwest corner of Highway WW and Rolling Hills Road from District PD (Planned Development) to District M-N (Mixed-use Neighborhood) (Case No. 218-2023).
- B226-23 Accepting a grant of easement for utility purposes located within the platted right-of-way of Keene Court; directing the City Clerk to record the conveyance (Case No. 223-2023).
- B227-23 Vacating a portion of the Keene Court street right-of-way located west of Lots 11 and 12 within Keene Estates Plat No. 1; directing the City Clerk to record the ordinance (Case No. 223-2023).

- B228-23 Rezoning property located on Keene Court and west of Keene Street (3100-3109 Keene Court) from District M-N (Mixed-use Neighborhood) to District PD (Planned Development); approving a statement of intent; approving the PD Plan and Preliminary Plat for “Keene Court Hotel” (Case No. 219-2023).
- B229-23 Approving the Final Plat of “Kinney Point, Plat No. 1” located on the north side of Sexton Road and west of Grand Avenue; authorizing a performance contract (Case No. 214-2023).
- B230-23 Authorizing a financial assistance agreement with the Missouri Department of Natural Resources for the hiring of a consultant to prepare a new historic preservation plan and to establish goals and priorities for the identification and registration of historic properties within the city; amending the FY 2023 Annual Budget by appropriating funds.
- B231-23 Authorizing the acquisition of easements associated with the replacement and improvement of public storm drainage infrastructure on Alan Lane, McKee Street, Oriole Lane, and Boyd Lane.
- B232-23 Accepting conveyances for sewer and utility purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B233-23 Authorizing a first amendment to the software as a service (SaaS) agreement with Locality Media, Inc. for the “First Due” records management system for the Fire Department.
- B234-23 Authorizing an agreement with the Missouri Department of Elementary and Secondary Education for home visiting services.

## X. REPORTS

- REP52-23 Suggested Revisions to the City Code from the Airport Advisory Board.  
Airport Manager Mike Parks provided a report on behalf of the Airport Advisory Board, and he, the City Counselor Nancy Thompson, and City Clerk Sheela Amin responded to Council questions and comments.
- REP53-23 Monthly Finance Report.  
Finance Director Matthew Lue provided a staff report, and responded to Council comments.
- REP54-23 Amendment to the FY 2023 Annual Budget - Intra-Departmental Transfer of Funds.  
Mayor Buffaloe explained this report had been provided for informational purposes.

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

Chriss Jones indicated she was representing Hold CoMo Accountable and spoke about the comments made at the police use of force policy review roundtable she and others had attended and the need to change the current Citizens Police Review Board model.

Eugene Elkin, 3406 Range Line Street, spoke regarding the need to set aside a certain percentage annually to address homelessness.



The Council and staff discussed various topics to include looking at the City for employment due to the recent increases in compensation and the benefits it offered, being pleased with the manner in which the Citizens Police Review Board was currently working, the education and information process with regard to roll carts, the status of the Unified Development Code (UDC) review, which involved a potential central city overlay, the need to schedule the kick-off meeting related to the UDC review, the status of curbside recycling and drop-off recycling centers, the potential of the group council photo happening prior to the next pre-council meeting, whether the January 2, 2024 council meeting would be held, the fact they had recessed versus adjourned the closed session that had been held prior to the regular meeting, and the current staffing issues within solid waste and the need to move forward with ideas that might help address the situation.

**Mayor Buffaloe made a motion to return into the closed meeting in Conference Room 1A/1B of City Hall to discuss sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected pursuant to Section 610.021(12) of the Revised Statutes of Missouri. The motion was seconded by Council Member Waner, and approved unanimously by roll call vote with Council Member Foster, Council Member Waterman, Council Member Peters, Mayor Buffaloe, Council Member Knoth, Council Member Waner, and Council Member Lovelady voting yes.**

## **XII. ADJOURNMENT**

The regular open portion of meeting was adjourned without objection at 8:43 p.m., and Council returned to the closed meeting they had previously recessed.