



# City of Columbia, Missouri

## Meeting Minutes

### City Council

Monday, May 20, 2024  
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, May 20, 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: Mayor BARBARA BUFFALOE, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER, and Council Member BETSY PETERS were present. Council Member DON WATERMAN 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 May 6, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Upon her request, Mayor Buffaloe made a motion for Council Member Peters to be allowed to abstain from voting on B97-24, B98-24, and B99-24. Council Member Peters noted on the Disclosure of Interest form that she has an ownership in an Airbnb. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.

The agenda, including the consent agenda, 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

BC5-24 Board and Commission Applicants.

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

##### COLUMBIA HOUSING AUTHORITY BOARD

Calloway, Stephen, 3900 Sherman Court, Ward 4, Term to expire May 31, 2028

##### DISABILITIES COMMISSION

Dolles, Cathy, 1224 E. Walnut Street, Ward 1, Term to expire June 15, 2027

Elwood, Vera, 3700 Armadillo Drive, Ward 2, Term to expire June 15, 2027

Gortmaker, Ann Marie, 1714 McAlester Street, Ward 3, Term to expire June 15, 2027

##### FINANCE ADVISORY AND AUDIT COMMITTEE

Gruenberg, Karilee, 2507 St. Regis Court, Ward 5, Term to expire December 31, 2027

Minchew, Randy, 2416 Kays Pointe Drive, Ward 6, Term to expire December 31, 2025

Toohy, Brian, 3306 Snow Leopard Drive, Ward 2, Term to expire December 31, 2027

PARKS AND RECREATION COMMISSION

Devine, Daniel, 710 Ridgeway Avenue, Ward 1, Term to expire May 31, 2027

Farnen, Ted, 5100 Blue Spruce Court, Ward 5, Term to expire May 31, 2027

Patrie, Jason, 1009 Bob O Link Drive, Ward 6, Term to expire May 31, 2027

PLANNING AND ZONING COMMISSION

Baysinger, Carl, 4016 Grace Ellen Drive, Ward 2, Term to expire May 31, 2028

Williams, Thomas, 1607 Keniworth Drive, Ward 5, Term to expire May 31, 2027

The Council delayed appointing the third Planning and Zoning Commission member for a term ending on May 31, 2028 to the June 3, 2024 Council Meeting.

YOUTH ADVISORY COUNCIL

Alamin, Ahlam, Ward 4, Term to expire June 1, 2026

**IV. SCHEDULED PUBLIC COMMENT**

- SPC25-24 Warren Sapp, Bethel Church - The City ordinance passed in February regarding City of Columbia as a Sanctuary City.
- Warren Sapp, Pastor Robin Sandbothe, and Lidia Myers spoke on behalf of members of Bethel Church, and provided the Council with a thank you card along with roses.
- SPC26-24 Peter Schneeberger, Columbia Renewable Energy Coalition - Achieving Columbia's Energy Transition.
- Peter Schneeberger, Columbia 100% Renewable Energy Coalition, spoke.
- SPC27-24 Christine Doerr - Critical mistake on the map of Gans Creek Recreation Area proposed mountain bike trail on the city website, which the city council and citizenry unknowingly used to inform their comments and decisions, and the need for the trail to be redirected away from vulnerable landscape and a vulnerable community of blue herons nesting along the mountain stream.
- Christine Doerr, 2510 Brookside Court, spoke.

**V. PUBLIC HEARINGS**

- PH16-24 Proposed construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive.
- 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.
- Brooke Hassler, 6211 St. Charles Road, spoke.
- Sylvia Brown, 6213 St. Charles Road, 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 authorize staff to proceed with the construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive. The motion was seconded by Council Member Lovelady and approved by roll call vote with Mayor Buffaloe, Council Member Lovelady, Council Member Foster, and Council Member Peters voting yes, and Council Member Meyer voting no.**

- PH17-24 Proposed street name change for "Nick Court," located between McKee Street and Ballenger Lane, to "Nick Street" (Case No. 114-2024).
- The public hearing was read by the City Clerk.  
Community Development Director Tim Teddy provided a staff report.  
Mayor Buffaloe opened the public hearing.  
Valerie Carroll, a First Ward resident, spoke.  
Chriss Jones, a Second Ward resident, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.
- PH18-24 Consider proposed Amendments to the FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans for CDBG and HOME funds.
- Discussion shown with R109-24.
- R109-24 Approving Amendments to the FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans for CDBG and HOME funds.
- The public hearing was read by the City Clerk, and the resolution was read by the City Clerk.  
Housing Programs Manager Jennifer Deaver provided a staff report, and responded to Council questions and comments.  
Mayor Buffaloe opened the public hearing.  
Randy Cole, CEO of the Columbia Housing Authority, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions.
- R109-24 was read by the City Clerk, and the vote was recorded as follows:  
VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER, PETERS. VOTING NO: NO ONE. ABSENT: WATERMAN. Resolution declared adopted, reading as follows:**

## VI. OLD BUSINESS

- B96-24 Calling a special election in the City of Columbia, Missouri, to be held on Tuesday, August 6, 2024, on the question whether to extend the one-fourth of one percent capital improvement sales tax.
- The bill was given second reading by the City Clerk.  
Finance Director Matthew Lue provided a staff report, and responded to Council questions.  
Dave Nichols, Co-Chair of the Columbia Chamber of Commerce Transportation and Infrastructure Committee, spoke.  
Eugene Elkin spoke.  
The Council made comments.  
**B96-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER, PETERS. VOTING NO: NO ONE. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**
- Council Member Peters left the meeting room.
- B97-24 Amending Chapter 13 of the City Code to add a new Division 3 to establish business licensing regulations for short-term rentals; amending Chapter 26 relating to taxation of transient guests.
- Discussion shown with B99-24.
- B98-24 Amending Chapter 22 of the City Code to establish short-term rental

provisions in the City's Rental Unit Conservation Law.

Discussion shown with B99-24.

- B99-24 Amending Chapter 29 of the City Code relating to the definitions and use-specific standards for short-term rentals (Case No. 123-2024).

The bills were given second reading by the City Clerk.

Housing and Neighborhood Services Director Becky Thompson provided a staff report, and she, Development Services Manager Pat Zenner, and City Counselor Nancy Thompson responded to Council questions.

The Council made comments.

**B97-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, LOVELADY, FOSTER. VOTING NO: MEYER.**

**ABSENT: WATERMAN. ABSTAINING: PETERS. Bill declared defeated.**

**B98-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. ABSENT: WATERMAN. ABSTAINING: PETERS. Bill declared enacted, reading as follows:**

**B99-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. ABSENT: WATERMAN. ABSTAINING: PETERS. Bill declared enacted, reading as follows:**

- B100-24 Approving the Columbia Sidewalk Master Plan - 2024 Amendment.

The bill was given second reading by the City Clerk.

Community Development Director Tim Teddy provided a staff report.

Council Member Peters returned to the meeting room.

**Mayor Buffaloe made a motion to amend B100-24 per the amendment sheet. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

**B100-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER, PETERS. VOTING NO: NO ONE. ABSENT: WATERMAN. 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.

- B101-24 Rezoning property located on the west side of Westfall Drive and south of Vandiver Drive (1801 Westfall Drive) from District M-C (Mixed-use Corridor) to District IG (Industrial) (Case No. 111-2024).
- B102-24 Approving the Final Plat of "Ewing Industrial Park, Plat No. 5A" located on the northwest corner of Bollard Road and Cartman Road; authorizing a performance contract (Case No. 117-2024).
- B103-24 Vacating utility easements within Keene Estates Plat No. 1 located on the north and south sides of Keene Court, west of Keene Street; directing the City Clerk to record the ordinance (Case No. 133-2024).
- B104-24 Amending Chapter 21 of the City Code to provide an opportunity for the police chief to obtain an extension of time to reconsider a preliminary determination after receiving findings and a recommendation from the

- board.
- B105-24 Authorizing an extension of a real estate lease with The Wardrobe, Inc. for property located at the northwest corner of Park Avenue and Eighth Street.
- B106-24 Accepting conveyances for sidewalk purposes; directing the City Clerk to record the conveyances.
- B107-24 Authorizing the Stadium Boulevard Area Customer Transfer Agreement with Consolidated Public Water Supply District No. 1 of Boone County, Missouri.
- B108-24 Authorizing a memorandum of understanding with the Missouri Highways and Transportation Commission relating to the temporary removal of the railroad crossing on Business Loop 70 adjacent to the municipal power plant.
- B109-24 Accepting conveyances for underground electric utility purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.
- B110-24 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for HIV prevention program services.
- B111-24 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for workforce program services.
- B112-24 Authorizing an agreement with The Curators of the University of Missouri for the 2024 Missouri State Senior Games and Show-Me STATE GAMES.
- B113-24 Authorizing an administrative services agreement with the Mid-Missouri Solid Waste Management District for administrative and grant coordination services.
- B114-24 Amending the FY 2024 Annual Budget by appropriating funds for building foundation repairs to the Activity and Recreation Center (ARC) facility.
- B115-24 Authorizing a first amendment to the agreement with Columbia Farmers Market, Inc. for the operation of a farmers market at the Clary-Shy Community Park.
- B116-24 Authorizing a second amendment to the agreement with Columbia Center for Urban Agriculture, Inc. for the development and operation of an agriculture park at Clary-Shy Community Park.
- R98-24 Setting a public hearing: proposed construction of the Municipal Services Center - South facility and salt storage building to be located on the west side of Sinclair Road and south of Nifong Boulevard.
- R99-24 Setting a public hearing: 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.
- R100-24 Setting a public hearing: proposed annexation of property located on the west side of Olivet Road and south of Richland Road (Case No. 164-2024).
- R101-24 Approving the issuance of bonds by the Housing Authority of the City of Columbia, Missouri for the Kinney Point Apartments construction project.

- R102-24 Establishing the I-70 Enhancement Fund for purposes of landscaping, hardscape, and gateway beautification features as part of the I-70 and US 63 interchange reconstruction project; authorizing the City Manager to enter into enhancement donation agreements with participants contributing to the I-70 Enhancement Fund; allowing acceptance of payments for deposit into the established fund.
- R103-24 Authorizing Adopt A Spot agreements.
- R104-24 Authorizing a special event operations agreement with FPC LIVE, LLC for Central Bank Downtown Live outdoor concert events on Ninth Street.
- R105-24 Authorizing Amendment No. 2 to the resource management agreement with The Energy Authority, Inc. to develop a 20-year econometric load forecast as part of the annual Midcontinent Independent System Operator (MISO) resource adequacy process.
- R106-24 Authorizing an agreement for professional engineering services with Trekk Design Group, LLC for a field study to evaluate the condition of approximately 800 existing storm water structures.
- R107-24 Authorizing a fiber optic system license agreement with FiberPath Technologies, L.L.C. for use of a portion of the City's fiber optic cable system.
- R108-24 Approving the Preliminary Plat of "Lots 2A, 3A, 3B & 3C Gentry Estates 2" located on the southwest corner of Nifong Boulevard and Aurora Drive (Case No. 127-2024).

The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: **VOTING YES: BUFFALOE, MEYER, LOVELADY, FOSTER, PETERS. VOTING NO: NO ONE. ABSENT: WATERMAN.** 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.

- 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).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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.
- 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.
- 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.

## X. REPORTS

- REP38-24 Energy Efficiency (Demand Side Management) Programs Revamp.
- Utilities Director David Sorrell provided a staff report, and he and Utilities Services Manager Todd McVicker responded to Council questions and comments.

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

Eugene Elkin, 3406 Range Line Street, spoke about smart meters, the need to conserve energy, and Mel West, who would be 100 years old tomorrow.

The Council and staff discussed various topics to include the Council Retreat, the goal of a fully staffed police department, the wreath laying ceremony at 9:00 a.m. on Memorial Day at the Boone County Courthouse Plaza, which was sponsored by the Mid-Missouri Chapter of the Military Officers Association, the upcoming Juneteenth Celebrations, which were listed on the Convention and Visitors Advisory Board website, encouraging people to connect innovatively with others in an effort to be a part of the solution with regard to crime, the resolution associated with the Columbia Housing Authority Kinney Point project, which had been approved and would involve 34 new units for low income residents, the fact it would be about five years since the inception of the Kinney Point project to the time they would have residents in those units, which illustrated the time it

would take to address the City's housing shortage, the need to continue to be committed to housing and homelessness along with the need to be creative with regard to how housing in the community was encouraged, the fact the City was accepting petitions for the Ward 1 Council Member vacancy until 5:00 p.m. on June 4, the proclamation issued in recognition of Mel West, who in addition to celebrating his 100 birthday tomorrow has been a Columbia community member for over 50 years, Columbia being a compassionate community, whether a live City of Columbia road construction map was a possibility, an update regarding the three shots fired incidents that had occurred over the weekend, the need for the public to provide information, videos, etc. with incidents such as these, and the efforts being made to try to curb community violence.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 8:53 p.m.