



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, July 15, 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, July 15, 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 DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, and Council Member NICK FOSTER 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 July 1, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

Mayor Buffaloe understood there had been a request from a citizen to remove B153-24 and B154-24 from the consent agenda.

Council Member Peters explained she had previously recused herself from short-term rental discussions, but had stopped running a short-term rental in May as she planned to switch that property to a long-term rental in the fall, and would thus participate in the short-term rental discussions and votes tonight.

The agenda, including the consent agenda with B153-24 and B154-24 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

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC8-24 Board and Commission Applicants.

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

BICYCLE/PEDESTRIAN COMMISSION

Boyd, Elke, 2004 N. Parklawn Court, Ward 2, Term to expire July 31, 2027

Elliott, Carol, 2502 Spanish Bay Drive, Ward 2, Term to expire July 31, 2027

Mink, Bry, 104 E. Stewart Road, Apt. 18, Ward 4, Term to expire July 31, 2027

Schmidt, Frank, 505 Silver Thorne Drive, Ward 4, Term to expire July 31, 2027

BUILDING CONSTRUCTION CODES COMMISSION

Carlson, Kas, 204 Peach Way, Suite E (Business), Ward 5, Term to expire August 1, 2027

Neyens, John, 6406 Shallow River Drive, Ward 6, Term to expire August 1, 2027

Page, Jr., John, 8391 S. Forest Creek Drive, Boone County, Term to expire August 2027
Schreiber III, Robert, 1804 Gypsy Moth Drive, Ward 2, Term to expire August 1, 2027

COMMISSION ON CULTURAL AFFAIRS

Hobart, Ryan, 300 Ridgeway Avenue, Ward 1, Term to expire October 31, 2025

RAILROAD ADVISORY BOARD

Meyer, Randal, 401 Kapalua Court, Ward 3, Term to expire July 15, 2028
Wilke, John, 1855 Mountainash Court, Boone County, Term to expire July 15, 2028

YOUTH ADVISORY COUNCIL

Won, Sarah, Ward 4, Term to expire June 1, 2026

IV. SCHEDULED PUBLIC COMMENT

SPC41-24 Tanner Ott - Converting a section of the COLT Railroad into a community-focused greenway park and trail.

Tanner Ott provided a handout and spoke.

V. PUBLIC HEARINGS

PH23-24 Proposed annexation of property located on the northwest corner of Brown School Road and Highway 763 (1003 E. Brown School Road) (Case No. 190-2024).

The public hearing was read by the City Clerk.
Community Development Director Tim Teddy provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions.
Mayor Buffaloe opened the public hearing.
Tim Crockett of Crockett Engineering with offices at 1000 W. Nifong Boulevard spoke.
Chriss Jones, a Second Ward resident, spoke.
There being no further comment, Mayor Buffaloe closed the public hearing.
The Council made comments.

PH24-24 Consider the FY 2025 Capital Improvement Project Plan for the City of Columbia, Missouri.

The public hearing was read by the City Clerk.
Finance Director Matthew Lue provided a staff report, and he, Economic Development Director Stacey Button, and Public Works Director Shane Creech responded to Council questions and comments.
Mayor Buffaloe opened the public hearing.
Chriss Jones, a Second Ward resident, spoke.
There being no further comment, Mayor Buffaloe closed the public hearing.
The Council made comments.

PH25-24 Consider the FY 2025-2029 Citizen Participation Plan for CDBG and HOME funds.

Discussion shown with R134-24.

R134-24 Adopting the FY 2025-2029 Citizen Participation Plan 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.

Mayor Buffaloe opened the public hearing.

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

R134-24 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: WATERMAN, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO:

NO ONE. ABSENT: PETERS (Council Member Peters stepped out during the vote on this item). Resolution declared adopted, reading as follows:

VI. OLD BUSINESS

B151-24

Amending Chapter 13 of the City Code to add a new Division 3 to establish business licensing regulations for short-term rentals.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and he, Business Services Manager Todd Guess, City Counselor Nancy Thompson, and City Manager De'Carlton Seewood responded to Council questions and comments.

Valerie Carroll, a First Ward resident, spoke.

Alice Leeper of RE/MAX Boone Realty with offices at 33 E. Broadway, Suite 200, spoke.

Chriss Jones, a Second Ward resident, spoke.

Shawna Neuner, Chair of the Columbia Board of Realtors Government Affairs Committee, spoke.

The Council asked questions and made comments.

Mayor Buffaloe made a motion to amend Section 13-260.7 of B151-24 by adding "or a short term rental insurance as an endorsement or a rider to homeowner policy" after "business liability insurance". The motion was seconded by Council Member Foster. After discussion, the motion was approved by roll call vote with Council Member Peters, Mayor Buffaloe, Council Member Meyer, Council Member Lovelady, and Council Member Foster voting yes, and Council Member Waterman voting no.

The Council asked questions and made comments.

Mayor Buffaloe made a motion to amend B151-24 by renumbering the penalty section from Section 13-260.8 to Section 13-260.9, and adding a new Section 13-260.8 titled License Fee and including the following text in that section, "there shall be no business license fee assessed for issuance of a business license to a short-term rental under this division until July 1, 2026." The motion was seconded by Council Member Foster. After discussion, the motion was approved unanimously by roll call vote with Council Member Waterman, Council Member Peters, Mayor Buffaloe, Council Member Meyer, Council Member Lovelady, and Council Member Foster voting yes.

Council Member Meyer made a motion to amend Section 13-260.6 of B151-24 by replacing "required" with "optional." The motion was seconded by Council Member Waterman. After discussion, the motion was defeated by roll call vote with Council Member Waterman and Council Member Meyer voting yes, and Council Member Peters, Mayor Buffaloe, Council Member Lovelady, and Council Member Foster voting no.

Council Member Meyer made a motion to amend B151-24 by striking the new Section 13-260.9, which was the penalty provision. The motion failed due to the lack of a second.

B151-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, LOVELADY, FOSTER.

VOTING NO: WATERMAN, MEYER. Bill declared enacted, reading as follows:

B152-24

Amending Chapter 26 of the City Code relating to taxation of hotels and motels.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and responded to Council questions

and comments.

Jared Klarfeld spoke on behalf of the Chesterfield Hotels, The Broadway Hotel, Hampton Inn and Suites, and Columbia Hospitality Association, and as a member of the Columbia Sports Commission.

B152-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B153-24 Approving the Final Plat of “Copperstone Corner Plat 1” located on the south side of Vawter School Road and east of Scott Boulevard; authorizing a performance contract; authorizing a development agreement; directing the City Clerk to record the development agreement (Case No. 81-2024).

Discussion shown with B154-24.

B154-24 Approving the PD Plan of “Diventures of Columbia” located on the south side of Vawter School Road and east of Scott Boulevard; approving a statement of intent; setting forth a condition for approval to impose construction restrictions (Case No. 78-2024).

The bills were given second reading by the City Clerk.

Community Development Director Tim Teddy provided a staff report.

Julie Ryan, a Fifth Ward resident, spoke on behalf of the COMO Safe Water Coalition.

Jay Gebhardt, a civil engineer, spoke and responded to Council questions.

The Council asked questions and made comments.

B153-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B154-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, MEYER, LOVELADY, FOSTER. 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.

B155-24 Granting a waiver and design adjustment relating to the proposed Final Plat of Bever Estate for sidewalk construction along a portion of the north side of Barberry Avenue (Case No. 134-2024).

B156-24 Approving the Final Plat of “Bever Estate” located on the north side of Barberry Avenue and west of Grayson Drive; authorizing a performance contract (Case No. 134-2024).

B157-24 Approving the Final Plat of “Spring Brook Park, Plat No. 1” located on the west side of State Farm Parkway and north of Veterans United Drive; authorizing a performance contract (Case No. 130-2024).

B158-24 Authorizing an intergovernmental cooperation agreement with The Curators of the University of Missouri for integrated shuttle bus service on campus for the 2024-25 academic year.

B159-24 Authorizing a mutual aid agreement with the Missouri Public Utility Alliance (MPUA).

- B160-24 Authorizing a second amendment to the PCS antenna agreement with T-Mobile Central LLC for the installation of a backup generator for existing cellular equipment located at the Walnut Street water tower site (15 E. Walnut Street).
- B161-24 Accepting conveyances for sewer, electric utility, and water purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B162-24 Approving and ratifying an inspections participation agreement with the Missouri Department of Health and Senior Services for the 2024 summer food/at-risk after-school meal programs.
- B163-24 Authorizing a memorandum of understanding with The Curators of the University of Missouri, on behalf of University of Missouri Health Care, to establish guidelines of cooperation relating to the Fire Department's first response emergency medical care, basic life support, and advanced life support services.
- B164-24 Authorizing a first amendment to the affordable housing funding agreement with the Housing Authority of the City of Columbia and the Kinney Point Housing Development Group, LP for the issuance of HOME-ARP funds relating to the Kinney Point development project located northeast of the Garth Avenue and Sexton Road intersection; authorizing a subordination agreement; authorizing a deed of release; directing the City Clerk to record the deed of release; approving certain documents; directing the City Clerk to record a deed of trust.
- B165-24 Amending the FY 2024 Annual Budget for third quarter appropriation of funds.
- R129-24 Setting public hearings: FY 2025 Annual Budget for the City of Columbia.
- R130-24 Authorizing a first amendment to the agreement with Moberly Area Community College for establishment of an aviation flight technology workforce development program.
- R131-24 Authorizing a memorandum of agreement with William Woods University to provide City employees the benefit of advanced educational and training opportunities.
- R132-24 Authorizing Adopt A Spot agreements.
- R133-24 Authorizing a community housing development organization (CHDO) agreement with Columbia Missouri Community Housing Development Organization to transfer title to City-owned property located at 903 N. Garth Avenue to facilitate the construction of an owner-occupied single family housing unit and providing homeownership assistance.

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

- B166-24 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.
- B167-24 Amending Chapter 22 of the City Code as it relates to Rental Unit Conservation Law provisions, and fees and charges.
- B168-24 Amending Chapter 27 of the City Code as it relates to water rates.
- B169-24 Voluntary annexation of property located on the northwest corner of Brown School Road and Highway 763 (1003 E. Brown School Road); establishing permanent M-C (Mixed-use Corridor) zoning (Case No. 158-2024).
- B170-24 Approving the Final Plat of "OPR Subdivision Plat 2" located on the south side of Old Plank Road and west of Bethel Church Road; authorizing a performance contract (Case No. 146-2024).
- B171-24 Authorizing a transportation enhancements funds program agreement with the Missouri Highways and Transportation Commission for the Broadway (Maplewood Drive to West Boulevard) sidewalk project.
- B172-24 Authorizing acceptance of the FY 2023 Safe Streets and Roads for All (SS4A) grant from the U.S. Department of Transportation to fund projects and activities associated with the Vision Zero Program; amending the FY 2024 Annual budget by appropriating funds.
- B173-24 Amending the FY 2024 Annual Budget by adding positions in the Public Works Department; amending the FY 2024 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2024 Classification and Pay Plan to add a classification.
- B174-24 Authorizing the acquisition of easements associated with the replacement and improvement of public storm drainage infrastructure on Sexton Road and McBaine Avenue.
- B175-24 Amending the FY 2024 Annual Budget by appropriating funds for the building foundation repair project at the Activity and Recreation Center (ARC).
- B176-24 Authorizing a challenge cost share agreement with the United States Department of Agriculture, Forest Service, Region 8 to support conservation of genetic diversity of the maple-leaf oak.

X. REPORTS

- REP46-24 Update on Strategic Plan New Decision Items (NDIs) from FY 2023 and FY 2024.
- Constituent Services and Legal Affairs Administrator Stacey Wiedeman provided a staff report.

REP47-24 Affordable Housing and City Regulatory Actions on Density, Housing Variation and Lot Sizes.

Housing and Neighborhood Services Director Becky Thompson provided a staff report, and responded to Council questions and comments.

REP48-24 Monthly Finance Report.

Finance Director Matthew Lue provided a staff report, and responded to Council comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Jim Windsor, 200 Manor Drive, spoke regarding concerns as to how the property tax equivalent was assessed against the water and electric utilities as he did not feel it was consistent with the City Charter.

Chriss Jones, a Second Ward resident, spoke on behalf of Hold CoMo Accountable about the actions of a police officer who had a ride-along participant in terms of the lack of prioritizing a suicide attempt over the search for shell casings, escalating situations, targeting the poor and unhoused, and straying from the assigned beat.

Eugene Elkin, 3406 Range Line Street, spoke regarding the passing of two firefighters, one locally and one nationally, and various situations involving the homeless.

Susan Renee Carter spoke on behalf of Race Matters, Friends, regarding concerns involving the process and submission of an application by the City of Columbia to the Boone County Children's Services Fund on behalf of the extended partners afterschool program group in terms of not obtaining the permission of all of the organizations involved.

Brittany Fatoma spoke regarding the process and submission of the application by the City of Columbia to the Boone County Children's Services Fund as she did not feel the prior comments were accurate.

Alpha Hightower, a Fun City Board Member, spoke about the process and submission of the application by the City of Columbia to the Boone County Children's Services Fund, and did not feel the comments made by Susan Renee Carter were accurate.

The Council and staff discussed various topics to include the Chapter 13 discussions related to short-term rentals being one of the better discussions that had been held by the Council, the status of the completion of Whitegate Park, the sad death of Boone County Assistant Fire Chief Matt Tobbin on July 8, 2024 during a water rescue operation near Bear Creek Trail, the sacrifices of firefighters, police officers, and military personnel, the joyful gospel celebration held at Urban Empowerment on June 19, Fire in the Sky on the Fourth of July, the fact the American Legion Auxiliary sponsored Girls State, the request to receive the report regarding the stormwater issues on Prairieview Drive that was authorized by Council on June 3 on or by October 31, 2024, and update regarding Police Department staffing, a request for the status of the COLT trail, the request for a response regarding the percentage of PILOT that should be collected, the Missionary Baptist State Convention that had been held in Columbia and included about 400 participants for about a week, appreciation for those that participated in Project Homeless Connect, which involved all of the groups within Columbia that were addressing the needs of homelessness being in one place for the unsheltered to find needed resources, the Missouri Symphony concert held on Saturday, which was the last of the Firefly series, the fact that Columbia had a lot of opportunities in terms of the arts, the latest issue of the COMO Magazine being the city issue and including an article involving Police Chief

Jill Schlude about the human side to policing, and the intent, process, and collaboration with regard to the application to the Boone County Children’s Services Fund for extended school programs.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:02 p.m.