



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, January 6, 2025
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, January 6, 2025, 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, Mayor BARBARA BUFFALOE, and Council Member VALERIE CARROLL were present. Council Member BETSY PETERS 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 December 16, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

Upon her request, Mayor Buffaloe made a motion for Council Member Carroll to be allowed to abstain from voting on PH1-25 and B313-24. Council Member Carroll noted on the Disclosure of Interest form that the Frank Morris Trust donated funds for the trail and her husband's employer has financial responsibility for the Frank Morris Trust. The motion was seconded by Council Member Foster 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

None.

IV. SCHEDULED PUBLIC COMMENT

SPC1-25 John Conway - Electric Transmission Line/Southwest Water Tank.

John Conway, 4902 Thornbrook Ridge, spoke about concerns with the delay in the 161kV transmission project and indicated he planned to request that the School Board allow him to be a citizen volunteer on their project team to work with the City in the development of the water storage tank project.

Council Member Carroll stepped out of the meeting room.

V. PUBLIC HEARINGS

PH1-25 Proposed increase in the length of the natural surface trail in the Gans Creek Recreation Area authorized by Ordinance No. 025543; providing for the design and construction of the proposed project using a design/build

contract.

Discussion shown with B313-24.

- B313-24 Approving a revised Gans Creek Recreation Area Master Plan; determining it is in the public interest to increase the length of the natural surface trail in the Gans Creek Recreation Area; approving the design and construction of the natural surface trail.

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 he and City Counselor Nancy Thompson responded to Council questions.

Mayor Buffaloe opened the public hearing.

Christine Doerr, 2510 Brookside Court, spoke about erosion concerns and suggested the relocation of sections of the trail adjacent to the creek in forested soil to more stable ground.

Carolyn Amparan, who was speaking on behalf of the Mid-Missouri Group of the Sierra Club, asked that the blue trail be removed from the Master Plan until it could be redesigned to provide more protection for the area's precious natural resources, which included the blue herons, and for the opportunity to work with the Parks and Recreation staff to move the troublesome sections of the trail to allow bicyclists, conservationists, and the herons to be happy with the outcome. She asked those in support of the protection of the blue herons and the natural resources of the Gans Creek Recreation Area to stand, and about 15-20 people stood.

Nate Smith, who was speaking on behalf of the COMO Trail Association (COMOTA), indicated COMOTA, which was an all volunteer trail association with the mission of building and maintaining natural surface trails, was looking forward to and was committed to maintaining the 10.5 miles of multi-use trails at the Gans Creek Recreation Area.

John Stansfield, a Sixth Ward resident and the faculty sponsor to the Mizzou Cycling Club, encouraged the Council to approve the plan as it was now as he felt it had received every layer of review and approval a reasonable person could want.

Louise Flenner, 5203 S. Cowan Road, a member of the Columbia Audubon Society and the Missouri Master Naturalists, stated the rookery was active and doing well, and that an appropriate buffer zone needed to be put in place to try to protect this gem.

Tanya Heath, a Fourth Ward resident, suggested a 90-day pause to allow the parties to meet and find a positive coexistence.

Paul Porneluzi, an ornithologist, mountain biker, coach for the NICA team, and trail runner, asked that the blue trail, which was the gem of the project, to not be delayed and indicated the blue heron rookery would be protected since it was on the opposite side of the creek from the trail and its nesting and egg laying stages were in February and March when the use of the trail by mountain bikers would be at a minimum.

Jason Patrie, Bob-O-Link Drive, stated support for this trail project as he believed this project would provide a much needed resource and venue for younger and newer riders allowing them to develop an interest in the natural environment and become the stewards of tomorrow.

Elle Patrie, Bob-O-Link Drive, stated support for the trail as it would help kids like her learn to mountain bike.

Elizabeth Kelly, who was speaking on behalf of the Columbia Track Club, indicated this 10.5 mile trail would be a boon for the community and a top choice destination for beginner runners along with those that were more adventurous. She asked those in support of this trail system at the Gans Creek Recreation Area to stand, and over 40 people stood.

Dee Dokken, a First Ward resident, stated Columbia needed more greenspace that was managed with good stewardship, and read a letter from Allison Vaughn, who worked with

the Missouri Department of Natural Resources and was worried about the longevity of protection for the rookery as the heron had already moved once due to human activity and felt this whole special ecological area needed better protection.

Kevin Roberson, S. Bennett Drive, who was speaking on behalf of the Friends of Rock Bridge Memorial State Park, indicated they were against any portion of the trail as they felt there should be an emphasis on preserving existing natural habitats, especially those next to parks and conservation areas, and was concerned that a master plan could be rewritten without much discussion as previous master plans for this area had set aside the creek and the forested area around the creek as a natural reserve or creek buffer.

Mike Burden, a Fourth Ward resident speaking on behalf of COMO Raptors, stated support for the project as proposed as it was important to have a trail system that offered beginner and intermediary options at the same place to allow kids to grow their skills and make connections with nature in this technologically connected world.

Carter Lembke, a Junior at Hickman High School, stated support of the trail as it encouraged kids to be outside, which allowed them to understand issues related to natural areas, such as invasive species.

Kenny Townsend, a NICA parent, spoke in support of the entire trail as he did not feel kids on bikes did any harm.

David Diamond, a retired University of Missouri ecologist, stated support for the yellow and green trails, but felt the current plan for the blue trail should be redesigned as it failed to balance the need for environmental conservation with the need for environmental opportunities, and thought a suitable compromise could be reached.

Jan Dye, 2222 Bluff Boulevard, indicated she had heard the map was wrong, the buffer was less than 200 feet from the rookery, and that the rookery was on both sides of Gans Creek, and suggested time be taken to examine and correct anything needed along with redesigning of the blue trail so everyone was able to get what they wanted.

Mark Ort, 2601 Lynnwood Drive, stated he appreciated the fact the Gans Creek Wild Area was being preserved, suggested a larger buffer zone be incorporated into the plans, and did not feel many people knew about this project as he had only learned of it during the past couple of months.

Eli Novinger, Snowy Owl Drive, thought it would be beneficial for a 90-day delay to survey the area in order to ensure the blue heron would remain safe and thriving.

Tehya Ross, a Second Ward resident, suggested a 90-day pause to survey the property for other options as she did not feel they should put the blue heron at risk when there were only two nests and believed the trail could be built elsewhere.

Mark Haim, 1402 Richardson Street, speaking on behalf of Mid-Missouri Peaceworks, was concerned about the potential erosion and damage to the Gans Creek Wild Area, which was a special place downstream from the proposed blue trail, and suggested time be taken to take a closer look at that trail project since construction would likely not occur until next fall.

Mark Gingrich, 407 S. Glenwood Avenue, encouraged the Council to move forward with the plan as proposed as he felt many were rehashing what the Council had already approved, i.e., some trail on the south side of the creek, and most of the trail length was primarily routed on land that was previously a cow pasture and currently used to produce hay.

Dan Viets, 15 N. Tenth Street, urged the Council to table this item as he did not feel there was any downside to allowing further discussion on the topic since construction would not begin until September and because many had not been aware of the issues surrounding this project until recently.

Sutu Forte stated she felt deceived as It's Our Wild Nature had not been allowed to comment and critique this sensitive trail design prior to its approval by the Parks and Recreation Commission, asked for a 90-day hiatus to allow them to gather critical evidence since the construction of this trail would eliminate a natural experience forever, and indicated she did not feel a compromise at Gans Creek Recreation Area could be

accommodated.

Dorothy Van Black, a Second Ward resident, agreed kids should be more educated on nature but trails were not needed in order to learn about nature, felt kids should be taught to maintain creeks versus trails, believed the birds were irreplaceable, and indicated a 90-day delay would allow more people to be educated on the concerns associated with this project.

Micki Brittin, a Sixth Ward resident, asked about the number of injuries on bike trails along with access if someone was injured and believed they should leave the Gans Creek area alone because they would not be able to get it back once it was lost.

Lawrence Simonson, 411 McBaine Avenue, stated Rhett's Run was incredibly difficult and the proposed project would provide an easy access trail for beginners, and believed the rookery would be more protected with this project than it was now due to signage and bikes crossing the creek versus vehicles and farm equipment.

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

The Council asked questions and discussed the amendment sheet that had been distributed this evening.

Mayor Buffaloe made a motion to amend B313-24 per the amendment sheet. The motion was seconded by Council Member Foster. After discussion, the motion was approved by roll call vote with Council Member Meyer, Council Member Lovelady, Council Member Foster, Council Member Waterman, and Mayor Buffaloe voting yes, Council Member Peters being absent, and Council Member Carroll abstaining.

B313-24, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, BUFFALOE. VOTING NO: NO ONE. ABSENT: PETERS. ABSTAINING: CARROLL. Bill declared enacted, reading as follows:

Council Member Carroll returned to the meeting room.

PH2-25

Proposed annexation of property located on the north side of Prathersville Road and east of Highway 763 (1591 E. Prathersville Road) (Case No. 45-2025).

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.

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

The Council made comments.

VI. OLD BUSINESS

B302-24

Amending Chapter 13 of the City Code relating to the maximum annual business license fee.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions and comments.

Lily White-Boyd, speaking on behalf of the Columbia Chamber of Commerce, stated support for the pause to the increase in the business license fee ceiling in order to allow time for the City, the Chamber of Commerce, and business community to work together in finding a suitable licensing process.

Matt Williams, Regional President of Simmons Bank and a Chamber of Commerce member, stated support for the pause to allow the parties involved to work collaboratively and thoughtfully going forward to craft a proposal that would work well for all.

Brian Waller, Vice President of Shelter Insurance, stated support for the pause and

indicated they looked forward to working with everyone to find an appropriate schedule moving forward.

The Council made comments.

B302-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, BUFFALOE, CARROLL. VOTING NO: NO ONE. ABSENT: PETERS. Bill declared enacted, reading as follows:

- B317-24 Approving and ratifying a memorandum of understanding with the Missouri State Council on the Arts in support of 2025 Juneteenth events; authorizing the City Manager, or the Manager's designee, to enter into agreements for sponsorship of Juneteenth community events.

The bill was given second reading by the City Clerk.

Convention and Visitors Director Amy Schneider provided a staff report, and she and City Manager De'Carlton Seewood responded to Council questions and comments.

B317-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, BUFFALOE, CARROLL. VOTING NO: NO ONE. ABSENT: PETERS. Bill declared enacted, reading as follows:

- B320-24 Authorizing physician services and business associate agreements with The Curators of the University of Missouri, on behalf of the School of Medicine.

The bill was given second reading by the City Clerk.

Public Health and Human Services Assistant Director Michelle Shikles provided a staff report, and responded to Council questions and comments.

B320-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, LOVELADY, FOSTER, WATERMAN, BUFFALOE, CARROLL. VOTING NO: NO ONE. ABSENT: PETERS. 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.

- B301-24 Amending Chapter 2 of the City Code as it relates to membership requirements for the Parking Advisory Commission.
- B303-24 Granting design adjustments relating to the proposed PD Plan for Legacy Woods located on the north side of Crabapple Lane and west of Sinclair Road relating to block length and street segment connections; granting a waiver and design adjustment for sidewalk construction along the west side of Athena Drive (Case No. 262-2024).
- B304-24 Rezoning property located on the north side of Crabapple Lane and west of Sinclair Road from District R-MF (Multiple-family Dwelling) to District PD (Planned Development); approving a statement of intent; approving the PD Plan for "Legacy Woods" (Case No. 262-2024).
- B305-24 Granting the issuance of a conditional use permit to Massie Holdings LLC to allow the operation of a short-term rental on property located at 806 Boulder Drive; providing a severability clause (Case No. 16-2025).

- B306-24 Approving the Final Plat of Keene Estates - Plat 19 located on the south side of Berrywood Drive and the east side of Portland Street; authorizing a performance contract (Case No. 27-2025).
- B307-24 Authorizing construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive; calling for bids through the Purchasing Division.
- B308-24 Authorizing the acquisition of easements associated with construction of a sidewalk along the north side of St. Charles Road, between Clark Lane and Demaret Drive.
- B309-24 Amending the FY 2025 Annual Budget by appropriating funds for capital improvement projects relating to the design/build plan review for the I-70 and US 63 interchange reconstruction project and the I-70 Business Loop corridor study.
- B310-24 Authorizing Amendment No. 3 to the agreement for professional engineering services with Weaver Consultants Group, LLC for the Columbia Sanitary Landfill Horizontal Expansion Permitting Project - Phase II; amending the FY 2025 Annual Budget by appropriating funds.
- B311-24 Authorizing the acquisition of easements associated with a sewer extension project to serve properties along the North Fork of Grindstone Creek located on the east side of Route Z and north of I-70.
- B312-24 Accepting a conveyance for underground electric purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B314-24 Amending the FY 2025 Annual Budget by appropriating funds for exterior improvements to the John William "Blind" Boone Home.
- B315-24 Authorizing a cooperative agreement with Boone County, Missouri for mutual aid law enforcement services.
- B316-24 Amending the FY 2025 Annual Budget by appropriating funds for a parking lot resurfacing project at Columbia Regional Airport.
- B318-24 Authorizing a Tourism Development Sponsorship Agreement with The Curators of University of Missouri for 2024-2025 Concert Series events.
- B319-24 Authorizing a subrecipient award grant agreement with the State of Missouri Emergency Management Agency (SEMA) for the Medical Reserve Corps program.
- R1-25 Setting a public hearing: proposed construction of a sidewalk along the south side of Vandiver Drive between Oakland Gravel Road and Parker Street.
- R2-25 Setting a public hearing: proposed construction of a sidewalk along the west side of Oakland Gravel Road between Blue Ridge Road and Smiley Lane.
- R3-25 Setting a public hearing: proposed construction of the Clear Creek force main and pump station sewer improvement project.

- R4-25 Authorizing an agreement with McClure Engineering Co. for design and engineering services related to Bridge #9 and Bridge #10 on the MKT Trail.
- R5-25 Authorizing an agreement with Crockett Geotechnical - Testing Lab, LLC for special inspections and construction materials testing services associated with Phase II construction of the Columbia Sports Fieldhouse project in A. Perry Philips Park.
- R6-25 Authorizing a first amendment to the CDBG grant agreement with Woodhaven Learning Center (d/b/a Woodhaven) for renovation of certain residential properties.
- R7-25 Authorizing an agreement with Intuition and Logic Engineering, Inc. for professional engineering services to evaluate stormwater flooding and culvert replacement alternatives along a portion of Brandon Road.
- R8-25 Authorizing an aviation project consultant agreement with Burns and McDonnell Engineering Co., Inc. associated with the west parking lot resurfacing project at the Columbia Regional Airport.

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

- B1-25 Calling the municipal election to be held on Tuesday, April 8, 2025, to elect Council Member-at-large (Mayor) and Council Members for Wards 3 and 4 for the City of Columbia.
- B2-25 Voluntary annexation of property located on the north side of Prathersville Road and east of Highway 763 (1591 E. Prathersville Road); establishing permanent District IG (Industrial) zoning (Case No. 25-2025).
- B3-25 Granting the issuance of a conditional use permit to John B. Hooker to allow the operation of a short-term rental on property located at 208 Redwood Road; providing a severability clause (Case No. 26-2025).
- B4-25 Granting the issuance of a conditional use permit to John and Lauren Baxter to allow the operation of a short-term rental on property located at 700 W. Green Meadows Road; providing a severability clause (Case No. 28-2025).
- B5-25 Granting a waiver and design adjustment relating to the proposed Final Plat of LaFond Subdivision for sidewalk construction along portions of Green Ridge Road and Brown Station Road. (Case No. 21-2025).

- B6-25 Approving the Final Plat of “LaFond Subdivision” located on the northeast corner of Green Ridge Road and Brown Station Road (Case No. 21-2025).
- B7-25 Authorizing construction of Sanitary Sewer Project #11 for the rehabilitation of sewer pipe, sanitary structures and lateral connections in central areas of Columbia.
- B8-25 Amending the FY 2025 Annual Budget by appropriating funds associated with the installation of an exterior door security access-control system at the Thomas G. Walton Building.

X. REPORTS

- REP1-25 Downtown Community Improvement District (CID) - Annual Membership.
Mayor Buffaloe suggested Russell Boyt, Tootie Burns, Mike Nolan, Mary Stauffer, and Zach Wagner be appointed to terms beginning February 7, 2025 and ending February 6, 2028, and asked if anyone objected to those appointments. No one objected.
- REP2-25 Downtown Community Improvement District (CID) - End of Year (FY 2024) Fiscal Report.
Mayor Buffaloe explained this was provided as required by State Law.
- REP3-25 Columbia Area Transportation Study Organization (CATSO) 2055 Metropolitan Transportation Plan (MTP) (Case No. 67-2025).
Community Development Director Tim Teddy provided a staff report, and responded to Council questions and comments.
- REP4-25 Sidewalk Report.
Public Works Director Shane Creech provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions and comments.
- REP5-25 Strategic Plan Highlight Report.
Constituent Services and Legislative Affairs Administrator Stacey Weidemann provided a staff report, and responded to Council questions and comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

The Council and staff discussed various topics to include thanks to the Public Works staff along with the first responders and others for their planning, preparation, and communications over the last few days associated with winter weather coordination, the impact of the cooperative agreement with Boone County for mutual aid law enforcement services that was approved as part of the consent agenda, the Juneteenth application process to include the fact applications could be submitted as early as tomorrow and the application deadline would be around February 14, today being Epiphany and its broader definition of new realizations or insights along with the insights gained tonight, this being a good start to the New Year, the Legacy Woods project that was on the consent agenda, which had changed from its original concept of cooperative housing due to various challenges, thanks to the Parks and Recreation staff for their outreach on the Gans Creek Recreation Area project, the work of staff related to the winter weather from noon on Saturday as it had involved 1,624 employee hours going into the evening shift tonight and did not include the time of facilities maintenance, the parking utility, etc., an update on the trash and recycling pickup, and thanks to everyone's for their patience during this recent weather event.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:21 p.m.