



# City of Columbia, Missouri

## Meeting Agenda

### City Council

---

Tuesday, September 3, 2024  
7:00 PM

Regular

Council Chamber  
Columbia City Hall  
701 E. Broadway

---

#### I. INTRODUCTORY ITEMS

Pledge of Allegiance

Roll Call

Approval of Previous Minutes

Approval and Adjustment of Agenda Including Consent Agenda

#### II. SPECIAL ITEMS

#### III. APPOINTMENTS TO BOARDS AND COMMISSIONS

#### IV. SCHEDULED PUBLIC COMMENT

SPC46-24 Ellen Hayes - Concerns with the food bank truck that no longer comes to Paquin Tower.

Attachments: [Scheduled Public Comment Form](#)

#### V. PUBLIC HEARINGS

PH28-24 FY 2025 Annual Budget for the City of Columbia.  
(Continued from the August 19, 2024 Council Meeting.)

Recommended Action: [See B179-24/Mayor]

Attachments: [Council Memo](#)

- B179-24 Adopting the FY 2025 Annual Budget for the City of Columbia.  
(Continued from the August 19, 2024 Council Meeting.)

**Recommended Action:** [Read & Hold/Mayor]

**Attachments:** [Amendment Sheet \(August 29, 2024\)](#)

[Supplemental - Communication from Climate and Environment Commission](#)

[Supplemental - FY25 Budget Public Hearing #3 Presentation](#)

[Supplemental - BeHeardCoMo Budget Report 05.30.2024-08.27.2024](#)

[Supplemental - FY25 Budget Public Hearing #2 Presentation](#)

[Supplemental - BeHeardCoMo Budget Report 05.30.2024-08.15.2024](#)

[Council Memo](#)

[Communication from Housing and Community Development Commission](#)

[Communication from Human Services Commission](#)

[Communication from Commission on Cultural Affairs](#)

[Communication from Convention and Visitors Advisory Board](#)

[Communication from Columbia Sports Commission](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

- PH31-24 Proposed addition of one (1) new 69 kV bus at the Bolstad Substation to provide for generation interconnection to the Boone Stephens solar facility.

**Recommended Action:** [Need Motion/Mayor]

**Attachments:** [Council Memo](#)

[Location Map](#)

## VI. OLD BUSINESS

- B192-24 Amending Chapter 21 of the City Code relating to duties and responsibilities of the Citizens Police Review Board.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Supplemental - Correspondence from CPRB](#)

[Council Memo](#)

[Ordinance](#)

- B209-24 Authorizing a cooperative agreement with Boone County, Missouri for a comprehensive study to identify housing needs across various demographic segments, evaluate existing housing stock, and recommend strategic solutions and policy frameworks.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

**VII. CONSENT AGENDA**

B193-24 Reimposing the capital improvements sales tax of one-fourth of one percent.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Boone County Clerk Certification of Election Results](#)

B194-24 Granting the issuance of a conditional use permit to Bruce M. and Deborah L. Polansky to allow the operation of a short-term rental on property located at 400 Clinkscapes Road; providing a severability clause (Case No. 177-2024).

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[STR Application](#)

[Supplemental "Conditional Accessory/Conditional Use Questions"](#)

[Excerpts from Minutes](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B196-24 Rezoning property located on the east side of Creasy Springs Road and north of Proctor Drive from District A (Agricultural) to District R-2 (Two-family Dwelling) (Case No. 185-2024).

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Staff Report to Planning and Zoning Commission](#)

[Locator Maps](#)

[Rezoning Exhibit](#)

[Proposed Preliminary Plat](#)

[Excerpts from Minutes](#)

[Ordinance](#)

B197-24 Approving the Final Plat of “Amberton Place, Plat No. 1” located on the north side of Barberry Avenue and south of Gibbs Road; authorizing a performance contract (Case No. 148-2024).

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Locator Maps](#)

[Final Plat](#)

[Previously Approved Preliminary Plat](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B198-24 Authorizing a consolidated grant agreement with the Missouri Highways and Transportation Commission for FY 2025 transportation planning purposes (Case No. 221-2024).

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B199-24 Authorizing a road relinquishment agreement with the County of Boone as part of the Route K and Old Plank Road roundabout improvement project; accepting a quit claim deed; directing the City Clerk to record the deed.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Location Map](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

B200-24 Accepting conveyances for sidewalk purposes; directing the City Clerk to record the conveyances.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

- B201-24 Accepting an award of grants funds from the Missouri Department of Natural Resources for the replacement and improvement of public storm drainage infrastructure on Nebraska Avenue; authorizing a financial assistance agreement; amending the FY 2024 Annual Budget by appropriating funds.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)  
[Attachment A to Ordinance](#)  
[Attachment B to Ordinance](#)

- B202-24 Accepting conveyances for drainage, utility, temporary access, sewer, and temporary construction purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)

- B203-24 Amending the FY 2024 Annual Budget by appropriating funds for the Activity and Recreation Center (ARC) entryway replacement project and Columbia Cosmopolitan Recreation Area bike park construction project.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

- B204-24 Authorizing an agreement with Columbia School District No. 93 for the Teen Outreach Project program services.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

- B205-24 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for COVID-19 and adult vaccination supplemental program services.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

B206-24 Authorizing acceptance of a notice of award from the Department of Health and Human Services - Substance Abuse and Mental Health Services Administration - Center for Substance Abuse Treatment for implementation of a Boone County community paramedic program.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B207-24 Authorizing an agreement with The United States of America - General Services Administration, Public Buildings Service for the lease of space located at 11400 Airport Drive for the Transportation Security Administration (TSA).

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B208-24 Authorizing a subaward agreement with Johns Hopkins University associated with the design and implementation of the Love Your Block program to support activities in central neighborhoods; amending the FY 2024 Annual Budget by appropriating funds.

**Recommended Action:** [2nd Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

[Attachment B to Ordinance](#)

R152-24 Authorizing a funding agreement with United Community Builders Community Development Corporation for the Beacon of Light Community Center on property located at 1801 Towne Drive.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Resolution](#)

[Attachment A to Resolution](#)

R153-24 Authorizing an agreement for professional engineering services with Crawford, Murphy & Tilly, Inc. for a comprehensive review and draft modifications to the City's street policy and associated development ordinances.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Resolution](#)

[Attachment A to Resolution](#)

R154-24 Authorizing Supplemental Agreement No. 2 to the Aviation Project Consultant Agreement with Burns & McDonnell Engineering Company, Inc. for redesign of the former Automated Flight Service Station Building at Columbia Regional Airport.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Original Agreement](#)

[Resolution](#)

[Attachment A to Resolution](#)

R155-24 Authorizing a special event operations agreement with Rader Hospitality Company, L.L.C. for the MyHouse Blockfest outdoor concert event.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)

[Resolution](#)

[Attachment A to Resolution](#)

- R156-24 Authorizing an extension of the temporary closures of portions of sidewalk on the north side of Broadway between Ninth Street and Tenth Street, and the east side of Ninth Street between Broadway and Walnut Street, and the additional temporary closure of certain parking stalls on the north side of Broadway, to facilitate exterior repairs to the Commerce Bank building.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Sidewalk Closure Application Letter](#)  
[Parapet Wall Calculations](#)  
[Exterior Restoration Graphic](#)  
[Building Restoration Schematic Graphic](#)  
[Hydro Mobile Site Layout Location](#)  
[Hydro Mobile Setup](#)  
[Hydro Mobile System](#)  
[Resolution](#)  
[Exhibit A to Resolution](#)

- R157-24 Expressing support for Columbia Housing Authority Blind Boone Apartment project on the west side of Providence Road between Park Avenue and Switzler Street and the associated application of Columbia Housing Authority to the Missouri Housing Development Commission for low-income housing tax credits.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Correspondence from the Columbia Housing Authority](#)  
[Resolution](#)

- R158-24 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.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Correspondence from TerraVest Development Corp.](#)  
[Spartan Pointe II Development Summary](#)  
[Spartan Pointe II Site Plan](#)  
[Resolution](#)



- R159-24 Authorizing a first amendment to the memorandum of agreement with Columbia Police Lieutenants' Association to provide for FY 2024 and FY 2025 salary adjustments.

**Recommended Action:** [Read & Vote/Mayor]

**Attachments:** [Council Memo](#)  
[Resolution](#)  
[Exhibit A to Resolution](#)

## VIII. NEW BUSINESS

## IX. INTRODUCTION AND FIRST READING

- B210-24\* Amending Chapter 19 of the City Code as it relates to personnel policies, procedures, rules and regulations.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)

- B211-24\* Amending Chapter 22 of the City Code to suspend transportation fares for users of the GoCOMO Public Transit System for the period October 1, 2024 to September 30, 2025.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)

- B212-24\* Adopting the FY 2025 Classification and Pay Plan; providing for salary adjustments for eligible employees; establishing an implementation date.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Classification and Pay Plan Amendment Summary](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

- B213-24\* Establishing plan year 2025 active employee medical premium rates, active employee dental premium rates, and Medicare and non-Medicare medical and retiree dental premium rates for the City of Columbia; providing for payroll withholdings.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)  
[Exhibit B to Ordinance](#)  
[Exhibit C to Ordinance](#)  
[Exhibit D to Ordinance](#)

- B214-24 Rezoning property located on the south side of Smith Drive and west of Scott Boulevard (4414 Smith Drive) from District R-1 (One-family Dwelling) to District M-OF (Mixed-use Office) (Case No. 183-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Zoning Exhibit](#)  
[Excerpts from Minutes](#)  
[Public Correspondence](#)  
[Ordinance](#)

- B215-24\* Rezoning property located on the south side of Fyfer Place and east of Ann Street (119 Fyfer Place) from District R-1 (One-family Dwelling) to District R-2 (Two-family Dwelling) (Case No. 197-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Zoning Exhibit](#)  
[Application Letter](#)  
[Applicant's Zoning & Lot Size Analysis](#)  
[Subdivision Plat](#)  
[Excerpts from Minutes](#)  
[Public Correspondence](#)  
[Ordinance](#)

- B216-24\* Granting the issuance of a conditional use permit to Yellow Lab Properties, LLC to allow the operation of a short-term rental on property located at 307 St. Joseph Street, Unit D; providing a severability clause (Case No. 193-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[STR Application](#)  
[Supplemental "Conditional Accessory/Conditional Use Questions"](#)  
[Excerpts from Minutes](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

- B217-24\* Approving the Final Plat of "Keene Landing, Plat No. 1" located at the western terminus of Keene Court and north of Keene Street (3100-3109 Keene Court); authorizing a performance contract (Case No. 129-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Locator Maps](#)  
[Final Plat](#)  
[Approved PD Plan and Preliminary Plat](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

- B218-24\* Approving the Final Plat of "Legacy Farms, Plat No. 2" located on the west side of Sinclair Road and south of Crabapple Lane; authorizing a performance contract (Case No. 185-2023).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Locator Maps](#)  
[Final Plat](#)  
[Approved Preliminary Plat](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

B219-24\* Approving the Replat of “East Vandiver Industrial Park Plat 1” located on the north side of Vandiver Drive and east of Nelwood Drive; authorizing a performance contract (Case No. 182-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Locator Maps](#)  
[Final Plat](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

B220-24\* Approving the Final Plat of “Westwood Addition Plat 3” located on the east side of Greenwood Avenue and south of Stewart Road; authorizing a performance contract (Case No. 192-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Locator Maps](#)  
[Final Plat](#)  
[Ordinance](#)  
[Exhibit A to Ordinance](#)

B221-24\* Vacating a utility easement located on the east side of Longfellow Lane and north of Rollins Road (704 Longfellow Lane); directing the City Clerk to have a copy of this ordinance recorded (Case No. 155-2024).

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Locator Maps](#)  
[Vacation Graphic](#)  
[Ordinance](#)

B222-24\* Amending Ordinance No. 025735 to correct a scrivener’s error as it relates to the large commercial tier one summer water usage rate.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)  
[Ordinance](#)

B223-24\* Authorizing a contract for sale of real estate with WalnutTrust Investments, LLC for the purchase of City-owned property located at 910/912 E. Walnut Street.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)

[Location Map](#)

[Ordinance](#)

[Attachment A to Ordinance](#)

B224-24\* Authorizing an affordable housing funding agreement with Central Missouri Community Action for the issuance of ARPA funds relating to the construction of fourteen (14) affordable housing units within the Providence Landing Subdivision located on the northeast corner of Hickman Avenue and Providence Road; approving certain documents; directing the City Clerk to record a deed of trust.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

[Exhibit B to Ordinance](#)

[Exhibit C to Ordinance](#)

B225-24\* Authorizing a contract with the Missouri Department of Health and Senior Services for public health emergency preparedness program services.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

B226-24 Amending the FY 2024 Annual Budget for fourth quarter appropriation of funds.

**Recommended Action:** [Intro & 1st Read/Mayor]

**Attachments:** [Council Memo](#)

[Vehicle & Equipment Replacement Fund List](#)

[Ordinance](#)

[Exhibit A to Ordinance](#)

**\*Asterisk items are introductory items that may be included on a future agenda as a consent item. Any such item can be removed from the consent agenda and placed under old business or new business at the request of a council member or any other interested person. The request must be made prior to the beginning of the council meeting at which the council bill or resolution is scheduled to be acted upon.**

**Non-asterisk items are expected to be included on a future agenda as a public hearing or an old business item.**

**X. REPORTS**

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

**XII. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-CITY (573-874-2489) or email [CITY@CoMo.gov](mailto:CITY@CoMo.gov). In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.

**USB DRIVES PROHIBITED: Due to cybersecurity concerns, flash drives and other media devices are no longer permitted for delivering files or presentation materials. A speaker who desires to display a presentation must upload the presentation, in advance, to the city network using an upload portal. To upload your files and learn more, visit [CoMo.gov/upload](https://CoMo.gov/upload). (Effective Jan. 1, 2023)**