



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Monday, May 19, 2025  
7:00 PM

Regular

City Hall  
Council Chamber  
701 E. Broadway  
Columbia, MO

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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, May 19, 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 NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, and Council Member JACQUE SAMPLE 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.

Mayor Buffaloe explained the minutes from May 5, 2025 Council Meeting were not yet complete.

Mayor Buffaloe explained a constituent had requested R72-25 be removed from the consent agenda.

The agenda, including the consent agenda with R72-25 being moved to new 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

BC5-25 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

Allen, Anthony, Ward 1, Term to expire May 31, 2028

Smith, Steven, Ward 4, Term to expire May 31, 2029

##### DISABILITIES COMMISSION

Facteau, Joseph, Ward 6, Term to expire June 15, 2028

Perkins, Richard, Ward 4, Term to expire June 15, 2028

Simmerman, Alexis, Ward 5, Term to expire June 15, 2028

Walz, Marlee, Ward 4, Term to expire June 15, 2028

##### HUMAN SERVICES COMMISSION

Gilligan, Megan, Ward 5, Term to expire December 31, 2025

PARKS AND RECREATION COMMISSION

Henry, Chad, Ward 2, Term to expire May 31, 2028

Morrison, Paul, Ward 3, Term to expire May 31, 2028

PLANNING AND ZONING COMMISSION

Darr, Cody, Ward 3, Term to expire May 31, 2029

Gray, Les, Ward 1, Term to expire May 31, 2027

Stockton, Kate, Ward 4, Term to expire May 31, 2029

YOUTH ADVISORY COUNCIL

Kuroki, Kai, Ward 4, Term to expire June 1, 2028

**IV. SCHEDULED PUBLIC COMMENT**

- SPC22-25      Jim Windsor - Change water utility property tax (equivalent) calculation and stop increasing electric utility renewable energy requirement.

Jim Windsor, 200 Manor Drive, commented that since the annexation of the water plant, the water utility had been paying a significant amount into the general fund, which would increase upon completion of the water plant upgrades, suggested only the Columbia portion of the property tax be paid to the general fund and for an increase in the percentage of gross receipts tax, i.e., a one percent increase, as that would more than cover the difference and allow for more money to go toward water infrastructure costs.

- SPC23-25      Carol Rogers - Ash Street improvement project, the survey, and exploring other options.

Carol Rogers, 111 Anderson Avenue, provided a handout, stated there had been confusion related to the public engagement/open house that had been associated with the Ash Street project a couple of months ago, explained many residents on and around Ash Street wanted slower and safer traffic and the maintenance of the current street footprint, which would not require the need to cut down trees or get into people's yards, and suggested Public Works staff implement design standards, such as 10-foot lanes and asphalt art at the intersections, crosswalks, etc. to decrease accidents and injuries.

- SPC24-25      Sterling Cage - Missourians' love for the wild.

Sterling Cage indicated he was concerned about the impact of development at the Gans Creek Recreational Area, suggested a pause on the project and for a task force or oversight committee to be created to help ensure the local ecosystem was not endangered and for the opinions and approval of the broader public to be included, provided a document with over 400 signatures, and pointed out that once the damage was done to the area they could not get back to how it was before because the same ecological purity would no longer remain.

**V. PUBLIC HEARINGS**

- PH16-25      Proposed design and construction of sanitary sewers to serve the Henderson Branch Watershed.

The public hearing was read by the City Clerk.

Interim Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

Joe Bechtold, 4906 Fall Brook Drive, explained he was the owner of the Midway Truck Stop and believed this sewer extension would allow for more lower cost housing, similar to what could be found north of I-70 in Columbia.

Tim Ross, 2450 N. Trails West, stated he was the owner of Midway Golf and Games, which currently hooked up to the sewer with a force main underneath the Perche Creek,

felt this sewer extension would greatly benefit the City in terms of revenues as this area was likely to develop soon, especially if the outer road was a part of the I-70 project, and noted there were a lot of septic tanks and lagoons in the area so it was an opportune time for a sewer extension.

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

The Council asked questions and made comments.

**Mayor Buffaloe made a motion authorizing staff to proceed with the final design for the proposed construction of sanitary sewers to serve Henderson Branch and to establish a special connection fee to recover the costs from the properties served by the sewer. The motion was seconded by Council Member Peters, and approved by voice vote with only Council Member Carroll voting no.**

PH17-25 Proposed construction of the Strawn Park Phase III improvement project.

Discussion shown with B100-25.

B100-25 Authorizing construction of the Strawn Park Phase III improvement project; calling for bids for a portion of the project through the Purchasing Division; amending the FY 2025 Annual Budget by appropriating funds.

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 responded to Council questions.

Mayor Buffaloe opened the public hearing.

Ken Rice, 209 Reedsport Ridge, asked the Council to consider a connector between the Bellwood Subdivision and Strawn Park because currently there was not a safe way for residents to get to the park.

Gabe Wilkerson, 2812 Burrwood Drive, indicated he had spoken to the Council ten years ago as a representative of the Disc Golf Club when they had initially proposed and advocated for Strawn Park and Harmony Bends, thanked the Council for the facility because it was truly awesome, and explained the crossings would allow for the facility to be used on more days within the year and attract major events along with people from out of town on a more regular basis.

Adam Morrison, 3812 Oakland Gravel Road, the President of the Disc Golf Club, and Jonathan Chott, the Vice President of the Disc Golf Club, provided statistics from the UDisc website indicating Harmony Bend was the 340th most played course in the world, 277th most played course in the United States, and the seventh most played course in Missouri and that almost 1,600 people had played their first round at this course over the past year, explained Columbia had hosted the 2021 Selinske Championships, would soon host the Amateur Disc Golf World Championships, and that these improvements were essential to acquiring a third bid for a major event.

Justin Jackson, 1525 Timber Creek Drive, commented that the cost of this project should be covered within the week of the upcoming championship event due to the number of people participating, staying in hotels, eating at the restaurants, etc., these improvements would likely bring PBJ events to Columbia annually, and Harmony Bends was considered one of the best free courses in the world, which brought thousands of people to Columbia to play.

Jeremy TeBeest, 504 S. Scott Boulevard, stated disc golf gave him purpose, kept him and others outside in nature, and allowed for community building, and asked the Council to support these investments.

Doug Hutcherson, 1601 Bold Ruler Court, explained this project would provide for better accessibility as people with a bum ankle or knee would be able to cross safely, and it would allow for walkers and strollers to be utilized, which would get more people involved in Columbia's disc golf community.

There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.

**B100-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, SAMPLE. VOTING NO: NO ONE. Bill declared enacted, reading as follows:**

## **VI. OLD BUSINESS**

R76-25

Affirming compliance with federal assurances and certifications and committing to defend, indemnify and hold harmless city officials from any claim, lawsuit, or demand brought under the false claims act or other purported legal authority resulting from such employee's good faith performance of duties and obligations on behalf of the city related to the filing of any assurances and certifications.

The resolution was read by the City Clerk.

City Counselor Nancy Thompson provided a staff report.

Alphia Hightower, a Second Ward resident, stated she did not see any rationalization or justification for this as there was not any information as to the risk of prosecution or the history of prosecution, wondered how the City Manager was different than most other City employees in terms of potential risk, asked why this resolution was under old business, had concerns about the language as it spoke to being in compliance and abiding by the law but also discussed protecting people from potential prosecution, felt this was associated with the policy resolution discussed and tabled at the prior meeting in terms of whether the City was in violation, in compliance, or could be brought into compliance in a way that was acceptable to the public and the Council, and questioned the need for the protection, who would be protected, and if this language allowed for that protection because she was not sure it did.

Ken Rice, 209 Reedsport Ridge, questioned the need for additional protections as he felt any direction of the Council to the City Manager should be in compliance with the law.

The Council asked questions and made comments.

**R76-25 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, SAMPLE. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

B97-25

Authorizing a cost share agreement with the Missouri Highways and Transportation Commission for additional pedestrian improvements associated with the I-70 and US 63 interchange reconstruction project; amending the FY 2025 Annual Budget by appropriating funds.

The bill was given second reading by the City Clerk.

Public Works Director Shane Creech provided a staff report, and responded to Council questions and comments.

**Mayor Buffaloe made a motion to amend B97-25 per the amendment sheet. The motion was seconded by Council Member Peters and approved unanimously by voice vote.**

**B97-25, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, SAMPLE. 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.

- B79-25 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Human Services for HIV case management program services; amending the FY 2025 Annual Budget by appropriating funds; amending the FY 2025 Annual Budget by adding positions in the Public Health and Human Services Department; amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary.
- B80-25 Authorizing a contract with the Missouri Department of Health and Senior Services for disease intervention specialist workforce program services.
- B81-25 Authorizing a contract with the Missouri Department of Health and Senior Services for local public health agency accreditation assistance program services.
- B82-25 Authorizing a contract with the Missouri Department of Health and Senior Services for sexual violence prevention and response program services; amending the FY 2025 Annual Budget by appropriating funds.
- B83-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for rural PrEP clinic program services.
- B84-25 Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for overdose data to action program services.
- B85-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for high impact HIV prevention and surveillance program services.
- B86-25 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 the Boone County community paramedic program; amending the FY 2025 Annual Budget by appropriating funds.
- B87-25 Authorizing a contract with the Missouri Department of Health and Senior Services for fetal and infant mortality review program services; amending the FY 2025 Annual Budget by appropriating funds; amending the FY 2025 Annual Budget adding a position in the Public Health and Human Services Department; amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2025 Classification and Pay Plan by adding a classification.
- B89-25 Rezoning property located on the west side of Merideth Drive and north of Chapel Hill Road from District R-2 (Two-family Dwelling) to District R-MF (Multi-family Dwelling) (Case No. 131-2025).
- B90-25 Granting the issuance of a conditional use permit to Family First Rentals and Investments, LLC to allow the operation of a short-term rental on

- property located at 3411 Goldenwood Drive; providing a severability clause (Case No. 84-2025).
- B91-25 Granting the issuance of a conditional use permit to Nelson Property Investments, LLC to allow the operation of a short-term rental on property located at 608 N. West Boulevard; providing a severability clause (Case No. 132-2025).
- B92-25 Granting the issuance of a conditional use permit to Byron and Beth Critchfield and Caroline and Timothy Fox to allow the operation of a short-term rental on property located at 310 Sanford Avenue; providing a severability clause (Case No. 133-2025).
- B93-25 Granting the issuance of a conditional use permit to Francee Gordon to allow the operation of a short-term rental on property located at 9 McBaine Avenue; providing a severability clause (Case No. 135-2025).
- B94-25 Granting the issuance of a conditional use permit to Tia Brown to allow the operation of a short-term rental on property located at 5 McBaine Avenue; providing a severability clause (Case No. 136-2025).
- B95-25 Approving the Final Plat of "Legacy Woods, Plat No. 1" located on the north side of Crabapple Lane and west of Sinclair Road; authorizing a performance contract (Case No. 101-2025).
- B96-25 Authorizing Phase 1 and Phase 2 construction of the Municipal Services Center - South facility and salt storage building located on the west side of Sinclair Road and south of Nifong Boulevard; calling for bids through the Purchasing Division.
- B98-25 Authorizing and ratifying a data link agreement with the Sikeston Board of Municipal Utilities for the exchange of digital information regarding power and energy transfers.
- B99-25 Authorizing a mutual termination, release and quit claim of easement for electric transmission line purposes to Boone Stephens Solar I, LLC; directing the City Clerk to have the conveyance recorded.
- B101-25 Authorizing an airport aid agreement with the Missouri Highways and Transportation Commission for air service promotion; amending the FY 2025 annual budget by appropriating funds.
- B102-25 Authorizing an amendment to the agreement with Tyler Technologies, Inc. for the Columbia Financial Enterprise Resource System (COFERS) project to remove software maintenance and support for the Content Manager, Incident Management, and Citizen Self Service modules and add the Enterprise Permitting & Licensing Credit Card Payment API (PayIt) and ERP (Munis) API Toolkit Bundle modules.
- B103-25 Authorizing an agreement with the City of Jefferson, Missouri for utilization of the Hyde Park Road fire training facility.
- B104-25 Authorizing a user agency agreement with the Missouri State Highway Patrol for access to the Volunteer and Employee Criminal History Service for background checks of Public Health and Human Services Department

employees who have direct interaction with clients and children associated with home visiting program services.

B105-25 Amending the FY 2025 Annual Budget by eliminating a position in the Economic Development Department; amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2025 Classification and Pay Plan by closing, consolidating, adding, and reassigning classifications.

R65-25 Setting a public hearing: proposed construction of improvements at Twin Lakes Recreation Area.

R66-25 Authorizing an adopt a spot agreement.

R67-25 Authorizing a special event operations agreement with Columbia Art League for the 2025 Art in the Park event.

R68-25 Authorizing a special event operations agreement with FPC LIVE, LLC for a Central Bank Downtown Live outdoor concert event on Ninth Street.

R69-25 Authorizing an agreement with Columbia Mall L.L.C. for the 2025 "Tons of Trucks" event.

R70-25 Authorizing an agreement with CUES, Inc. for licensing, support and maintenance of the GraniteNet stormwater and sewer inspection software system.

R71-25 Authorizing an amendment to the agreement for professional engineering services with Own, Inc, formerly Anderson Engineering, Inc., relating to the Crestridge Drive culvert replacement project.

R73-25 Authorizing a contract with Great River Associates, Inc., d/b/a Great River Engineering, for design services associated with the Business Loop 70 corridor study.

R74-25 Authorizing consent to assignment of a long-term parking lot lease agreement with 10th and Locust, L.L.C. and GPL Brookside PropCo, LLC associated with spaces located in the Locust Street surface parking lot.

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

## **VIII. NEW BUSINESS**

R75-25 Expressing support for policies and initiatives that enhance public safety and reduce violent crime.

The resolution was read by the City Clerk.

Police Chief Jill Schlude provided a staff report, and responded to Council questions and comments.

**R75-25 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, SAMPLE. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:**

R72-25 Authorizing an agreement for professional engineering services with Black & Veatch Corporation for the preparation of revised cost estimates

associated with construction of a 161 kV overhead transmission line from the Grindstone Substation to the Perche Creek Substation.

The resolution was read by the City Clerk.

Interim Utilities Director Erin Keys provided a staff report, and she and Engineering Manager David Storvick responded to Council questions and comments.

**R72-25 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL, SAMPLE. 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.

- B106-25 Vacating a portion of the Artemis Drive right-of-way located south of Endeavor Avenue; directing the City Clerk to record the ordinance (Case No. 118-2025).
- B107-25 Vacating utility and drainage easements within Discovery Park Subdivision located at the terminus of Artemis Drive and south of Endeavor Avenue; directing the City Clerk to record the ordinance (Case No. 113-2025).
- B108-25 Approving a major amendment to the PD Planned Development and Preliminary Plat of "Discovery Apartments" located at the terminus of Artemis Drive and south of Endeavor Avenue; approving a statement of intent; amending Ordinance No. 018043 to approve an increase in the maximum gross square footage of buildable floor area set forth in Exhibit 21 - Table A established for Tracts 4, 5, and 9 (Case No. 92-2025).
- B109-25 Granting a design adjustment relating to the proposed Final Plat of Oscar Plat 1 to allow direct driveway connections to Vandiver Drive and Range Line Street (Case No. 90-2025).
- B110-25 Approving the Final Plat of "Oscar Plat 1" located on the northwest corner of Range Line Street and Vandiver Drive (1901 Range Line Street); authorizing a performance contract (Case No. 90-2025).
- B111-25 Granting the issuance of a conditional use permit to Claire Altman to allow the operation of a short-term rental on property located at 115 Clinton Drive; providing a severability clause (Case No. 130-2025).
- B112-25 Granting the issuance of a conditional use permit to Stealth Rental Properties LLC to allow the operation of a short-term rental on property located at 1010 W. Broadway; providing a severability clause (Case No. 161-2025).
- B113-25 Granting the issuance of a conditional use permit to Signature Collections LLC to allow the operation of a short-term rental on property located at 221 Brenda Lane; providing a severability clause (Case No. 162-2025).
- B114-25 Authorizing an annexation agreement with D & D Investments of Columbia, LLC for property located on the north side of St. Charles Road and west of Route Z; directing the City Clerk to have the agreement recorded (Case No. 61-2025).



- B115-25 Authorizing an agreement for professional engineering services with George L. Crawford & Associates, Inc., d/b/a CBB, for a road audit of the Business Loop 70 corridor; amending the FY 2025 Annual Budget by appropriating funds.
- B116-25 Accepting conveyances for sewer purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to have the conveyances recorded.
- B117-25 Approving a revised Twin Lakes Recreation Area Master Plan; authorizing construction of improvements at Twin Lakes Recreation Area; calling for bids for a portion of the project through the Purchasing Division.
- B118-25 Amending the FY 2025 Annual Budget by adding a position in the Public Health and Human Services Department; amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2025 Classification and Pay Plan by reassigning a classification.
- B119-25 Authorizing a tourism development sponsorship agreement with The Curators of the University of Missouri for the 2025 Missouri State Senior Games and Show-Me State Games.
- B120-25 Authorizing an agreement with The Curators of the University of Missouri for the 2025 Missouri State Senior Games and Show-Me State Games.
- B121-25 Amending Chapter 24 of the City Code to establish requirements relating to trenchless excavation associated with the installation of utilities in public rights-of-way.

## **X. REPORTS**

- REP25-25 Monthly Finance Report.

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

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

Eugene Elkin, 3406 Range Line Street, explained the Pastor at Wilkes Boulevard United Methodist Church had invited other churches to their 10:45 a.m. Sunday service as the homeless have breakfast and participate in that service, noted this allowed people to see what the homeless had to go through, invited the Council to participate as well, and thanked everyone for the good work toward the effort to help the homeless.

Anthony Johnson, a Second Ward resident, stated his concern that some the questions asked by the public and the Council earlier did not receive a response, and felt it was reasonable to expect answers to questions without an attitude.

Tanya Heath, a Fourth Ward resident, commented that she understood a lot of people would gladly serve on a committee to assist with successful outcomes for people that were homeless, provided donation meters similar to parking meters as an example so people were not in medians or approaching others with that money going to the groups that were most informed to help and relocate the homeless with their support systems, thanked the police and fire personnel for their services, and noted many wanted to have conversations and help make a difference for better outcomes for their children and grandchildren.

The Council and staff discussed various topics to include encouraging interested people to participate in the adopt-a-spot program as it was nice to see beautification via flowers at certain intersections throughout the community, recognizing the fact that there were various reasons people had short-term rentals, such as enjoying hospitality or due to financial realities, acknowledging the end to the agreement with Boone Stephens for solar array and hoping someone else with a similar idea would come forward as it was a shame to lose that power supply possibility, thanking everyone involved with the City Council Retreat for the event as it was helpful to build relationships to more effectively work together with staff and fellow council members, have in-depth conversations regarding upcoming issues, and continue with process improvements, appreciation for communication with the unions during the pre-council meeting, continuing to support the City Manager, especially with regard to actions on behalf of the City Council, as it was deserved, thanking the CoMo Connectors as well as D'Markus Thomas-Brown for a successful Third Ward Let's Talk Local event, noting the Let's Talk Local event was a beautiful way to reach citizens, encouraging citizens to participate in future Let's Talk Local events as it was a great opportunity to speak to the City Council and staff about priorities and concerns, reminding everyone to attend the Gold Star Memorial Day Parade, which would be held at 10:00 a.m. on Monday for the first time in six years, and campaign contribution reform.

**Council Member Sample made a motion for a report regarding municipal campaign contribution reform, which would include metrics from other cities along with potential enforcement mechanisms. The motion was seconded by Council Member Carroll and approved by voice vote with only Council Member Waterman and Council Member Peters voting no.**

The Council and staff continued to discuss various topics to include PR56-25, which was related to the City's strategic plan and had been discussed and tabled at the May 5, 2025 Council Meeting.

**Mayor Buffaloe made a motion for staff to bring forward an amendment to PR56-25 that would remove the proposed changes to the core value of equity. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

The Council and staff continued to discuss various topics to include assistance needed from staff with regard to what potential engagement associated with PR56-25 would look like as well as identifying the impacts of federal funding on local programs and processes.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 9:12 p.m.