



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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**Monday, March 6, 2023**  
**7:00 PM**

**Regular**

**Council Chamber**  
**Columbia City Hall**  
**701 E. Broadway**

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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, March 6, 2023, 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 BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member PAT FOWLER, Council Member ANDREA WANER, Council Member ROY LOVELADY, Council Member NICK FOSTER, and Council Member MATT PITZER 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 February 20, 2023 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waner.

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

SPC15-23 Ashley Switzer, Habitat for Humanity - Opening Applications for Homeownership for the Month of March.

Ashley Switzer with Habitat for Humanity spoke.

SPC16-23 Jim Windsor - Changing Direction on Encouraging Energy Efficiency and Reduction of Summer Peak Demand.

Jim Windsor, 200 Manor Drive, spoke.

SPC17-23 Bill Easley - Bad Bus System, Phone Message System, Garbage, and Homeless.

Bill Easley, 705 Cook Avenue, spoke.

SPC18-23 Tanya Heath - Water and Electricity Bonds.

Tanya Heath, 3113 Appalachian Drive, spoke.

## SPC19-23 John Conway - When is a Performance Audit Warranted?

John Conway, 4902 Thornbrook Ridge, spoke.

## SPC20-23 Chriss Jones - The Death of Quillian Jacobs.

Chriss Jones indicated she was representing Stop Police Violence, a division of Race Matters, Friends, and spoke.

**V. PUBLIC HEARINGS**

## PH7-23 Proposed installation of traffic calming devices on Manor Drive between Broadway and Rollins Road.

The public hearing was read by the City Clerk.  
Public Works Director Shane Creech provided a staff report.  
Mayor Buffaloe opened the public hearing.  
Michael Wise, 106 Manor Drive, spoke.  
Kate Graham, a Fifth Ward resident, spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.

**Mayor Buffaloe made a motion to approve the installation of traffic calming devices on Manor Drive between Broadway and Rollins Road. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**

## PH8-23 Consider a proposed amendment to the 2022 Sidewalk Master Plan to include Ballenger Lane (State Route PP) on the project list.

The public hearing was read by the City Clerk.  
Community Development Director Tim Teddy provided a staff report, and he and Public Works Director Shane Creech responded to Council questions.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.

**VI. OLD BUSINESS**

## B300-22 Amending Chapter 29 of the City Code to establish revised regulations for the "drive-up facility" accessory use (Case No. 262-2022, #A1).

The bill was given fourth reading by the City Clerk.  
Community Development Director Tim Teddy provided a staff report, and responded to Council questions.  
Cameron Dunafon, 1431 Cinnamon Hill Lane, spoke.  
Chriss Jones, a Second Ward resident, spoke.  
Matt McCormick, 300 S. Providence Road, indicated he was the President and CEO of the Columbia Chamber of Commerce and spoke.  
Tom Trabue of Trabue Engineering with offices at 3530 S. Old Ridge Road noted he was representing the Columbia Board of Realtors and spoke.  
Barbara Jefferson, a First Ward resident, spoke.  
Ben Ross indicated he was the Chair of the Smithton Ridge Neighborhood Association and spoke.  
Anthony Willroth, a downtown business owner, spoke.  
Paul Land, a real estate broker with offices at 2501 Bernadette Drive, spoke.  
The Council asked questions and made comments.

**Mayor Buffaloe made a motion to table B300-22 to the April 3, 2023 Council Meeting and for staff to provide amendments reflecting the conversation. The motion was seconded by Council Member Peters, and after discussion, the**

**motion was approved unanimously by voice vote.**

- B32-23 Rezoning property located on the north side of Brown School Road and across from Nathaniel Drive from District PD (Planned Development) to District M-C (Mixed-use Corridor); rezoning property located on the northwest corner of Roger I. Wilson Memorial Drive and Brown School Road from District M-C (Mixed-use Corridor) to District IG (Industrial) (Case No. 23-2023).

The bill was given second reading by the City Clerk.

Community Development Director Tim Teddy provided a staff report, and responded to Council questions.

Jay Gebhardt, a civil engineering with A Civil Group, provided a handout and spoke.

Bob Walters, 2704 Vail Drive, indicated he was a member of DREW Properties, LLC, and spoke.

The Council asked questions and made comments.

**B32-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, FOWLER, WANER, LOVELADY, FOSTER, PITZER. 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.

- B33-23 Rezoning property located on the southeast corner of Balboa Lane and Sieville Avenue (3416 and 3418 Balboa Lane and 202 Sieville Avenue) from District R-MF (Multi-family Dwelling) to District PD (Planned Development); approving a statement of intent; approving the PD Plan of "Rockbridge Condominiums"; setting forth a condition for approval (Case No. 16-2023).
- B34-23 Granting the issuance of a conditional use permit to Nicole and Josh Jacomb to allow for the construction of an attached accessory dwelling unit on property located at 506 S. Garth Avenue in an R-1 (One-family Dwelling) zoning district (Case No. 51-2023).
- B35-23 Approving the Final Plat of "Hanover Plaza Plat 6-B" located at the eastern terminus of Flanders Court and north of Clark Lane; authorizing a performance contract (Case No. 68-2023).
- B36-23 Authorizing construction of storm water improvements on Capri Drive; calling for bids through the Purchasing Division or authorizing construction of the work using a term and supply contractor.
- B37-23 Amending Chapter 22 of the City Code as it relates to sewer pretreatment regulations.
- B38-23 Amending the FY 2023 Annual Budget to re-appropriate funds for FY 2022 projects that remain incomplete or ongoing.
- R32-23 Setting a public hearing: proposed replacement and improvement of public storm drainage infrastructure on Nebraska Avenue.
- R33-23 Authorizing an agreement for professional engineering services with Olsson Inc. associated with hydraulic wet-weather sewer model calibration

and to generate a final report to identify future areas of focus for data collection for system monitoring to analyze capacity needs, future upgrades, and to predict and reduce sanitary sewer overflows.

- R34-23 Approving BOK Financial Securities, Inc. and Institutional Bond Network, LLC, on behalf of Arbitrage Management Group, as approved financial institutions for the investment of pooled funds; authorizing execution of agreements and establishing authority for designated city employees to establish brokerage accounts at such financial institutions.

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

## VIII. NEW BUSINESS

- R35-23 Authorizing a digital management software services agreement with GovernmentJobs.com, Inc. (d/b/a NEOGOV) for annual maintenance and subscription fees to the PowerDMS system.

The resolution was read by the City Clerk.

Assistant Police Chief Matt Stephens provided a staff report, and responded to Council questions.

**R35-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: PETERS, BUFFALOE, WANER, LOVELADY, FOSTER, PITZER. VOTING NO: NO ONE. ABSENT: FOWLER (Council Member Fowler stepped out during the vote on this item). 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.

- B39-23 Amending Chapter 12 of the City Code to add source of income as a protected category under discriminatory practices; amending Chapter 19 of the City Code relating to the definition of protected categories.
- B40-23 Approving the Columbia Sidewalk Master Plan - 2023 Revision to add Ballenger Lane (State Route PP) on the project list.
- B41-23 Rezoning property located on the east side of Nocona Parkway west of Ponderosa Street from District M-C (Mixed-use Corridor) to District PD (Planned Development); approving a statement of intent; approving the PD Planned Development of "Discovery Hotel," a partial amendment to the PD Plan for Discovery Professional Offices; setting forth a condition for approval to impose construction restrictions (Case No. 69-2023).
- B42-23 Granting the issuance of a conditional use permit to Arcade District, LLC to allow a "bar or nightclub" use on property located at 700 Fay Street in an IG (Industrial) zoning district (Case No. 66-2023).
- B43-23 Approving the Final Plat of "Fyfer's Subdivision, Plat No. 2" located on the north side of University Avenue at the High Street intersection (1617 University Avenue); authorizing a performance contract (Case No. 103-2023).

- B44-23 Approving the Final Plat of “Fyfer’s Subdivision, Plat No. 3” located on the north side of University Avenue at the High Street intersection (1615 University Avenue); authorizing a performance contract (Case No. 104-2023).
- B45-23 Approving the Final Plat of “Fyfer’s Subdivision, Plat No. 4” located on the north side of University Avenue at the High Street intersection (1611 University Avenue); authorizing a performance contract (Case No. 105-2023).
- B46-23 Accepting a conveyance for street purposes; directing the City Clerk to record the conveyance.
- B47-23 Accepting a conveyance for sewer purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B48-23 Authorizing a grant of easement for gas pipeline purposes to Union Electric Company, d/b/a Ameren Missouri, for the installation of a natural gas line to be located at the southwest boundary of Northeast Regional Park and adjacent to Starke Avenue and Oakland Gravel Road; directing the City Clerk to have the conveyance recorded; amending the FY 2023 Annual Budget by appropriating funds.
- B49-23 Authorizing a subrecipient monitoring agreement with Boone County, Missouri relating to acceptance of the FY 2022 Justice Assistance Grant (JAG) Program Award to purchase equipment for the Police Department.
- B50-23 Authorizing a memorandum of understanding with U.S. Immigration and Customs Enforcement, Homeland Security Investigations to utilize a Police Department - Criminal Investigations Division detective for a part-time task force officer assignment within the Department of Homeland Security Investigations; authorizing a memorandum of understanding with U.S. Immigration and Customs Enforcement, Homeland Security Investigations, Special Agent in Charge Kansas City for reimbursement of joint operations expenses from the treasury forfeiture fund.
- B51-23 Authorizing a memorandum of understanding with the State of Missouri Office of the Adjutant General - The Missouri National Guard for the use and support of the Counterdrug Task Force involving Police Department investigations relating to narcotics trafficking and distribution.
- B52-23 Authorizing an agreement with the United States Department of Justice, Drug Enforcement Administration for the Police Department’s participation with the DEA Task Force for the investigation of crimes involving narcotics and dangerous drugs.
- B53-23 Authorizing a memorandum of understanding with The Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) for the Police Department’s participation with the Violent Crimes Task Force relating to the investigation of firearms trafficking and firearms-related violent crimes.
- B54-23 Amending Chapter 22 of the City Code as it relates to residential curbside refuse collection.

B55-23      Authorizing a subaward agreement with the Missouri Department of Public Safety Office of Homeland Security - Division of Grants for the American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) Fire Protection Grant for the purchase of communication equipment.

## **X. REPORTS**

None.

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

Anthony Willroth, a downtown business owner, spoke regarding a federal civil rights lawsuit against the City and its police officers and the incident associated with that lawsuit. He provided a handout of his comments.

Laura Gutierrez Perez, a Second Ward resident, spoke about the need for accountability of the Police Department.

Susan Renee Carter, a Second Ward resident, indicated she was representing Hold CoMo Accountable and spoke regarding the need to treat the ARPA proposals as open public records.

Sarah Johnson, 110 N. Tenth Street, spoke about FUSUS and CCOPS and provided a handout of her comments.

Eugene Elkin, 3406 Range Line Street, spoke regarding police and solid waste.

Barbara Jefferson, a First Ward resident, spoke about roll carts and the need to explain the physical limitation permit process associated with it.

The Council and staff discussed various topics to include an update regarding Fire Station No. 10, an update on the southwest water tower, an update regarding the RFP associated with the Unified Development Code (UDC), the testing of facilities with lead and copper service lines and the associated process, the ARPA process and proposals, police actions and the need to be able to respond to the questions of the public, a CCOPs ordinance, a status report on the use of the utility assistance funds and the impact of the increased funding in the past budget, the cottage-style housing that had been approved at a prior council meeting, the fact it took time to get there due to the City's processes, and the fact that some groups are starting to look at policies affecting affordable housing, a recent positive interaction between police and an unsheltered neighbor in the downtown, an interaction between John Trapp with AAAAChange and a prior unsheltered neighbor who would soon have housing, the receipt of an email regarding B39-23 and the need to be prepared to address the issues raised, thanking those involved with the True/False Film festival along with those that were welcoming to the many visitors of the festival, an update regarding Vision Zero, and an update on the investigation involving Mr. Jacobs and the Fifth Street incident.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 9:45 p.m.