



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, June 1, 2026
7:00 PM

Regular

City Hall
Council Chamber
701 E. Broadway
Columbia, MO

I. INTRODUCTORY ITEMS

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, June 1, 2026, 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 VERA ELWOOD, Council Member JACQUE SAMPLE, Council Member NICK FOSTER, Council Member CHRISTINA HARTMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, and Council Member VALERIE CARROLL 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 May 4, 2026 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Elwood. Mayor Buffaloe noted the May 18, 2026 meeting minutes were not yet complete.

Mayor Buffaloe explained staff had requested B133-26 be removed from the agenda. The agenda, including the consent agenda with B133-26 being removed completely from the agenda, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

SI7-26

Recognition of Council Member Nick Foster.

Mayor Buffaloe and City Manager Seewood presented Council Member Foster with a Resolution of Appreciation signed by his fellow council members, a silver tray recognizing his service as Mayor Pro Tem, a certificate for a heritage tree to be planted in his honor in a park of his choice, stained-glass artwork with the City logo, and artwork from the Jenny McGee Burr Oak Collage Collection.

Council Member Foster thanked his wife, Candice, and daughter, Carlann, for being supportive, patient, and mostly understanding during his time on the City Council, the people of the Fourth Ward for the honor to represent them, City Manager De'Carlton Seewood for his visionary leadership, and the entire city governance staff for their forward thinking, commitment, care, and desire to serve the community, assured Columbia citizens that their city leadership was capable, dedicated, and worth their trust, thanked his past and present fellow council members for their dedication to the responsibilities of the office as well as Mayor Buffaloe for her experience, commitment, and sustained joy in that role, which was singular in design and expectation, stated Columbia was a great place to live, suggested keeping that in mind when facing the challenges of living in a great and rapidly growing city, recommended avoiding the temptation to doubt the power of kindness, spoke of "agape" which was a selfless love that sought for what was best for others and not dependent on how one felt, and believed if they, individually and collectively, prioritized others above their own interests, the result would be what was best for everyone.

SI8-26 Columbia Housing Authority American Rescue Plan Act (ARPA) Update.

Randy Cole, CEO of the Columbia Housing Authority (CHA), thanked Council Member Foster for his service to Columbia, provided a history of the CHA along with its mission, structure, and services, explained completion of an affordable housing project took 3-5 years from planning, pre-development work, financing, approvals, pre-construction work, and lastly construction, pointed out the ARPA funded projects were being converted from public housing to LIHTC and voucher based housing, which would allow them to access tax credits, transition to better HUD sources, turn stable long-term financing into projects, increase revenues, and protect housing for future generations, described the status of the various ARPA funded projects that would impact about 165 affordable housing units and included Kinney Point, which was fully complete with residents, Park Avenue, which was underway with some residents to be relocated in housing in the next couple of months and with full completion anticipated to occur in July 2027, Providence Walkway, for which an early demolition start was granted by HUD and had an anticipated completion date of September 2027, Blind Boone, which had an anticipated completion date of December 2027, and Bear Creek, which was essentially finished and included roof replacements, sidewalk accessibility improvements, and the installation of security cameras, pointed out all of the ARPA related funds had been expended except for some associated with the Park Avenue project and the Providence Walkway project, but understood they were on track to expend those funds, and noted they were looking toward the future with a potential 507 Park project that would not involve ARPA funding and was 3-5 years out.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT**SPC26-26 Joseph Waner - How Vidwest has supported me as a media professional in mid-Missouri.**

Joseph Waner described his experience with photography prior to his involvement with Vidwest, explained Vidwest provided hands on experience, which was better than internet searches and YouTube videos, as well as the flexibility to save resources and do better work by renting the equipment needed when it was needed, noted Vidwest lowered the barrier to entry, created equity, and provided access to tools that were otherwise expensive or out of reach, which in turn allowed people to stay, build skills, invest in themselves, find opportunities, and contribute back to the community, believed Vidwest was economic development at a local level as it supported freelancers, non-profits, students, and small businesses, pointed out Vidwest provided the public a voice via access to media tools that allowed people to tell their own stories and share perspectives that might otherwise go unseen, and felt Vidwest was a resource that provided a net positive in terms of education, workforce development, creativity, and civic engagement, and encouraged the Council to continue to invest in Vidwest as it was an investment in access, equity, and opportunity for all people.

V. PUBLIC HEARINGS**PH19-26 Proposed construction of Fire Station #10 located at 1020 S. El Chaparral Avenue.**

The public hearing was read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Renee Carter, a Second Ward resident, believed that was a heavily traveled area,

especially during the construction of I-70, and wondered if staff had thought about how they would get around if there was an emergency during high traffic times as it would likely be difficult.

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

The Council asked questions and made comments.

Mayor Buffaloe made a motion to proceed with the proposed construction of Fire Station #10 located at 1020 S. El Chaparral Avenue. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

VI. OLD BUSINESS

B139-26

Authorizing a subordination agreement with Providence Walkway Housing Development Group, LP, UMB Bank, N.A., and The Central Trust Bank associated with the Providence Walkway development project; authorizing a deed of release, a fourth deed of trust, and promissory note with Providence Walkway Development Group, LP; authorizing a fourth amendment to the 2024 affordable housing funding agreement, a first amendment to the CDBG grant funding agreement, and a first amendment to the HOME investment partnerships program funding agreement with the Housing Authority of the City of Columbia, Missouri and Providence Walkway Housing Development Group, LP; authorizing a full deed of release to Columbia Community Housing Trust; directing the City Clerk to record certain documents.

The bill was given second reading by the City Clerk.

Housing and Neighborhood Services Director Bill Rataj provided a staff report, and he and Columbia Housing Authority CEO Randy Cole responded to Council questions and comments.

Mary Ratliff, 211, Park de Ville Drive, asked for the percentage of African American people who were living in public housing versus the number of immigrants as the number of African Americans had appeared to decrease significantly, and wondered about the process during renovations, such as how it was decided who would return to public housing and what might prevent people from returning to public housing.

The Council asked questions.

B139-26 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B140-26

Amending Chapter 2 of the City Code to create an Airport Department; amending Chapter 19 of the City Code as it relates to unclassified service; amending the FY 2026 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2026 Classification and Pay Plan by adding, reassigning, and retitling classifications.

The bill was given second reading by the City Clerk.

City Manager De'Carlon Seewood, Airport Manager Mike Parks, and Human Resources Director Kathy Baker provided a staff report, and responded to Council questions.

Randa Rawlins, Chair of the Airport Advisory Board, explained the Airport Advisory Board was supportive of this proposal, believed the growth at the Airport was a great problem to have, and noted adequate staffing would allow them to move current and future projects and plans along more quickly as well as allow for redundancy.

The Council made comments.

B140-26 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

- B141-26 Amending the FY 2026 Annual Budget in the total amount of \$9,398,731.56 for third quarter appropriation of funds.

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue and City Manager De'Carlton Seewood provided a staff report, and they along with Police Chief Jill Schlude, Parks and Recreation Director Gabe Huffington, and Assistant Utilities Director-Electric Gwen Corches responded to Council questions and comments.

B141-26 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS, BUFFALOE, CARROLL. 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.

- B134-26 Authorizing a second amendment to the tower agreement and memorandum of lease with Cellco Partnership, d/b/a Verizon Wireless, relating to the lease of City-owned property located at 1313 Lakeview Avenue (Grissum Building).
- B135-26 Authorizing the reconstruction of Fire Station #5 located on the east side of Hector Place and south of Ria Street; calling for bids through the Purchasing Division.
- B137-26 Authorizing an intergovernmental agreement with the County of Boone, Missouri relating to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2025 Local Solicitation.
- B138-26 Authorizing an amendment to the agreement with The Business Loop Community Improvement District to fund a shared commercial kitchen program and scholarship assistance.
- R105-26 Authorizing a services agreement with Missouri Conservation Heritage Foundation for development of a long-term operating model for the proposed Boone County One Health Clinic.
- R106-26 Authorizing an FY 2025 CDBG grant agreement with Connections to Success for vocational training associated with employment preparation.
- R107-26 Authorizing an FY 2025 CDBG grant agreement with Services for Independent Living Center of Mid-Missouri, Inc., d/b/a Services for Independent Living, associated with home modifications to provide accessibility improvements for persons with disabilities.
- R108-26 Authorizing an FY 2025 CDBG grant agreement with Woodhaven Learning Center for renovations to the Workforce Development Center building located at 1401 Hathman Place.

- R109-26 Authorizing a software as a service (SaaS) agreement with ParkLync, L.L.C. for the downtown business employee parking permit program.
- R110-26 Authorizing a special event operations agreement with STL Taco Fest associated with the 2026 Taco King Taco Fest event.
- R111-26 Authorizing The Boyles Family Revocable Trust to pursue access to sanitary sewer services through an annexation agreement for property located on the east side of Cedar Grove Boulevard (1404 S. Cedar Grove Boulevard) contiguous to the city limits (Case No. 165-2026).

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

VIII. NEW BUSINESS

- R112-26 Authorizing the temporary closure of portions of parking lanes and sidewalks on Locust Street, Seventh Street, and Eighth Street, and the alleyway north of Eighth Street, to facilitate building restoration of the District Flats apartment complex located at 127 S. Eighth Street.

The resolution was read by the City Clerk.

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

R112-26 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

- R113-26 Approving the Preliminary Plat of "Cambridge Place Phase 2" located on the south side of Scarborough Drive and east of Rock Quarry Road (Case No. 121-2026).

The resolution was read by the City Clerk.

Community Development Director Clint Smith provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

R113-26 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, HARTMAN, PETERS, BUFFALOE, CARROLL. 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.

- B142-26 Amending Chapter 29 of the City Code to revise the use-specific standards associated with accessory dwelling units (Case No. 113-2026).
- B143-26 Granting the issuance of a conditional use permit to Jodi Kuntz to allow the operation of a short-term rental on property located at 713 Hilltop Drive; providing a severability clause (Case No. 125-2026).
- B144-26 Authorizing construction of Fire Station #10 located at 1020 S. El Chaparral Avenue; calling for bids through the Purchasing Division.

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- B145-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$1,500,000.00 associated with the Municipal Service Center South construction project.
- B146-26 Authorizing an FY 2025 CDBG grant agreement with the Housing Authority of the City of Columbia associated with the J.W. Blind Boone Center building renovation project.
- B147-26 Authorizing an agreement with The Curators of the University of Missouri associated with the 2026 Missouri State Senior Games and Show-Me State Games.
- B148-26 Authorizing a tourism development sponsorship agreement with The Curators of the University of Missouri associated with the 2026 Missouri State Senior Games and Show-Me State Games.
- B149-26 Authorizing Amendment No. 1 to the master services and purchase agreement with Axon Enterprise, Inc. associated with software, equipment, and technology services for the Police Department.
- B150-26 Authorizing a cooperative agreement with Boone County, Missouri for the Police Department's participation in a countywide 800 MHz interoperable radio system to improve communications among public safety agencies.
- B151-26 Authorizing a cooperative agreement with Boone County, Missouri for the Fire Department's participation in a countywide 800 MHz interoperable radio system to improve communications among public safety agencies.
- B152-26 Authorizing a cooperative agreement with Boone County, Missouri for the participation of Columbia Regional Airport in a countywide 800 MHz interoperable radio system to improve communications among public safety agencies.

X. REPORTS

- REP25-26 2026 Community Summit Report.
- Assistant to the City Manager Stacey Weidemann provided a staff report, and responded to Council comments.
- REP30-26 Consideration for the Addition of a Short-Term Rental Representative to the Convention and Visitors Advisory Board.
- Convention and Visitors Director Amy Schneider provided a staff report, and responded to Council questions and comments.
- Council Member Carroll made a motion for staff to bring forward an ordinance to add a short-term rental owner/operator member to the Convention and Visitors Advisory Board. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.
- REP31-26 Proposed Artwork Installation at the Columbia Regional Airport.
- Convention and Visitors Director Amy Schneider provided a staff report.
- Mayor Buffaloe made a motion for installation of the proposed artwork at the Columbia Regional Airport. The motion was seconded by Council Member Foster, and approved unanimously by voice vote.

REP32-26 Communication from the Finance Advisory and Audit Committee.

Finance Director Matthew Lue provided a staff report, and he and Finance Advisory and Audit Committee (FAAC) Chair Peter Schneeberger responded to Council questions and comments.

Mayor Buffaloe made a motion for staff to bring forward an ordinance with the changes recommended by the FAAC along with the addition of a requirement for an annual report from the FAAC to the City Council. The motion was seconded by Council Member Elwood, and approved unanimously by voice vote.

REP33-26 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

Marcus Richardson, President of the Southern Christian Leadership Conference Columbia Chapter, recognized Council Member Foster for bringing resources and voices to those that lacked them regardless of the reason and for giving generously to grassroots organizations working in spaces of equity and service, encouraged Council Member Foster to participate in the Southern Christian Leadership Conference Headquarters in Atlanta, and asked that the City grant their community the opportunity be a part of the process when purchasing and/or entering into agreements related to historic properties, especially when along the African American Heritage Trail as they likely knew the history of the area in order to allow for preservation and for future generations to know that African Americans had done things in the community to help Columbia.

Pamela Hardin, President of the Columbia NAACP, stated her appreciation for the work of Council Member Foster, explained Columbia had been two cities divided by race after the Civil War as black people were not allowed to shop in white stores, attend white churches, or obtain services by white establishments so they had their own stores, churches, and professional establishments, noted urban renewal and the Columbia Land Clearance for Redevelopment Authority removed most of the black businesses and homes in the downtown or central city areas, listed a few existing and lost historical properties, such the home of the internationally acclaimed horticulturalist who had been born a slave, Henry Kirklin, the Wiggins Medical Clinic, the home of a legendary caterer known for her beaten biscuits, Annie Fisher, the Nora Stewart Nursery, the McKinney building which had been a jazz club that had hosted musical legends, and the McAllister home, commented that Dr. McAllister, the only dentist providing services to black people, had lived and housed his dental office at 200 N. Garth Avenue, understood the City had entered into an agreement to lease the property to Love Columbia without a public process, and believed it was a problem for the community to not have been involved in discussions about the use of the property as the property reflected the resilience of a black doctor who provided service to people that could not go just anywhere.

Mary Ratliff expressed concern about the McAllister building as it had housed the only dentist in Columbia for African American people, stated a desire for the property to be honored and remain in the community as that was their neighborhood when they could not go to other places, pointed out communication was important because learning of things after the fact caused a lot of grief, noted the African American community had not gained the gains or the recognitions they should have for the area they had occupied in Columbia, and asked the City to work with them to take another look at the McAllister house.

Eugene Elkin, a Second Ward resident, pointed out the Wilkes United Methodist Church

closed yesterday, listed other Methodist churches in the area along with those that were no longer operating, and suggested a non-denomination chapel be established at the new Room at the Inn (RATI) location as the homeless needed hope like everyone else.

Renee Carter, a representative of Race Matters, Friends, commented that a thriving airport was a nice amenity for local travelers, business travelers, and tourists, expressed disappointment that the same time, energy, enthusiasm, and funding had not been put towards the public transportation system, understood they had not shifted roads, bikeways, and pedways to the recommended designs or placed restrictions on vehicle speeds that would allow for a walkable and livable city, felt the City had been reluctant to moving those types of projects ahead, asked that the City invest the time, energy, and enthusiasm to make plans to move toward more walkable and livable streets as that was really needed, especially for the marginalized members of the community.

Andy Boyles, a Boone County resident, provided a handout related to an annexation agreement request, which had been approved tonight as part of the consent agenda.

The Council and staff discussed various topics to include appreciation for everyone that had helped in getting the buses back to 45-minute cycles, congratulating all of the recent graduates, including Council Member Elwood's son, River, who graduated from Hickman High School, recognizing June as Pride Month, thanking Council Member Foster for his friendship, mentorship, and years of public service, wishing Council Member Foster well in this next chapter of life, encouraging people to apply for boards and commission, looking forward to Fire Station No. 10 coming on line, the meetings with the community held by Love Columbia regarding the McAllister house, the lack of original structures along the African American Heritage Trail, and the need to preserve culture and history.

Council Member Carroll made a motion for the creation of a historic preservation overlay for the African American Heritage Trail area to allow for added oversight on demolition permits and the identification of historic feature to be preserved as well as the establishment of a task force related to the historic preservation overlay to serve in an advisory capacity with duties that could include reviewing historical surveys, recommending the potential boundaries of the overlay, suggesting the architectural or historical features that should be preserved, organizing surveys, focus groups, and listening sessions, gathering input from affected communities, engaging in joint work sessions with the Historic Preservation Commission and the Planning and Zoning Commission, and submitting a report to Council summarizing their activities and recommendations. The motion was seconded by Council Member Hartman. After discussion, the motion was approved unanimously by Council.

The Council and staff continued to discuss various topics to include the fact the Council had already asked for a list of city-owned properties with historical or cultural significance that could be used to protect some properties while the overlay was being established, the resending of a list of city-owned properties that were sent a year or two ago, understanding the recommendation on the McAllister house was likely going to be the termination of the lease agreement and obtaining public input on any future use of the property, and the history of PEG channels along with CAT-TV and Vidwest.

Mayor Buffaloe made a motion for a report regarding the history of PEG channel fees, the history of funding of CAT-TV and Vidwest, and the expected deliverables included in the existing Vidwest contract. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

The Council and staff continued to discuss various topics to include the improvements at

the water treatment plant as it related to an increase in its value and an increase in the PILOT contribution by the water utility.

Mayor Buffaloe made a motion for a report with the potential of a freeze in the value of the plant and/or a phased approach, similar to what was considered with Chapter 100 projects, with regard to the PILOT contribution of the water utility. The motion was seconded by Council Member Elwood, and approved unanimously by voice vote.

The Council and staff continued to discuss various topics to include Council Member Foster's appreciation for his fellow council members as well as City staff as he had learned so much in this role, the upcoming strategic plan community forums, which were scheduled for Wednesday, June 3 at 10:30 a.m. at the Boone Electric Cooperative building, Thursday, June 4 at 5:30 p.m., which was virtual, Saturday, June 6 at 2:00 p.m. at the Daniel Boone Regional Library, and Tuesday, June 9 at 5:30 p.m. at the ARC, the need for community input at the forums, and the kick-off event for the Juneteenth Celebrations happening on Saturday at 4:00 p.m. at Second Missionary Baptist Church.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:12 p.m.