



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, September 16, 2024
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, September 16, 2024, 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 NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, and Council Member VALERIE CARROLL were present. Council Member ROY LOVELADY was absent. City Manager De'Carlton Seewood, Assistant City Counselor Merilee Crockett, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

The minutes of the regular meeting of September 3, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Meyer.

The agenda, including the consent agenda, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waterman.

II. SPECIAL ITEMS

Mayor Buffaloe recognized the visiting scholars and students from Korea, China, and Japan participating in programming at the University of Missouri Asian Affairs Center along with a few visiting government officials and global leaders that were in attendance.

SI12-24 Acceptance of Gift from Our Sister City, Suncheon City, South Korea.

Sang Kim presented Mayor Buffaloe with a musical instrument in the form of a mudskipper from Mayor Roh Kwan-kyu of Suncheon City, South Korea that was received when a group of 26 Missourians had taken an educational and cultural trip to South Korea at the end of May.

SI13-24 Recognition of Youth Delegation to Our Sister City, Hakusan, Japan.

Mayor Buffaloe recognized the six Columbia Public Schools (CPS) high school students, Blake Hall, Anna Ferguson, Phoenix Ribiat, Braden Ross, Brit Darby, and Langston Schatz-Mitchell, who had participated in an educational and cultural trip to Hakusan, Japan for 14 days this past summer with the Columbia STEM Alliance. They presented Mayor Buffaloe with a traditional Japanese hand folding fan received from the Mayor's Office in Hakusan, Japan.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC10-24 Board and Commission Applicants.

Upon receiving the majority vote of the Council, the following individuals were appointed to the following Boards and Commissions.

BOARD OF HEALTH

Hernandez Arroyo, Joseline, 816 Red Oak Lane, Ward 5, Term to expire August 31, 2026

COMMISSION ON CULTURAL AFFAIRS

Elwood, Vera, 3700 Armadillo Drive, Ward 2, Term to expire October 31, 2025

CONVENTION AND VISITORS ADVISORY BOARD

Burgin, Barth, 7615 W. Black Walnut Drive, Boone County, Term to expire September 30, 2026

Cristal, Scott, 2205 Country Club Drive, Ward 3, Term to expire September 30, 2026

Hargrove, Heather, 2911 S. Providence Road, Apt. 202, Ward 5, Term to expire September 30, 2026

Jarvis, Aric, 7565 W. Golden Willow Drive, Boone County, Term to expire September 30, 2026

Puri, Raman, 3508 Cross Timber Court, Ward 5, Term to expire September 30, 2026

Varvaro, Jamie, 105 Thistledown Drive, Ward 4, Term to expire September 30, 2026

DISABILITIES COMMISSION

Lisenby, Andrea, 2102 Port Townsend Court, Ward 5, Term to expire June 15, 2027

HISTORIC PRESERVATION COMMISSION

Gartner, Carrie, 115 Aldeah Avenue, Ward 1, Term to expire September 1, 2027

MARIJUANA FACILITY LICENSE REVIEW BOARD

Nguyen, Michael, 713 Huntridge Drive, Ward 6, Term to expire September 30, 2025

PERSONNEL ADVISORY BOARD

Crumbliss, Angie, 2501 Woodberry Court, Ward 5, Term to expire September 30, 2027

Mayor Buffaloe understood there was a new vacancy on the Planning and Zoning Commission and suggested they delay this appointment until the October 7, 2024 Council Meeting in order to make both appointments at the same time. There was consensus of the Council to delay the appointment as suggested.

PUBLIC TRANSIT ADVISORY COMMISSION

Ferguson, Joan, 16 N. Tenth Street, Apt. 303, Ward 1, Term to expire March 1, 2026

Meyer, Randal, 401 Kapalua Court, Ward 3, Term to expire March 1, 2027

TAX INCREMENT FINANCING COMMISSION

Meyer, Randal, 401 Kapalua Court, Ward 3, Term to expire September 1, 2028

IV. SCHEDULED PUBLIC COMMENT

SPC47-24 Jim Windsor - Utility customers should not be burdened with rate increases because the city administration won't present required tax increases to voters.

Jim Windsor, 200 Manor Drive, provided a handout and spoke.

SPC48-24 Reece Ellis, Member of the Citizens Police Review Board - The effect of now enacted amendments to Chapter 21 of the City Code relating to duties and responsibilities of the Citizens Police Review Board.

Reece Ellis, a member of the Citizens Police Review Board over the last two years, spoke.

SPC49-24 Susan Renee Carter - Community member input and engagement should be a city priority.

Susan Renee Carter spoke on behalf of Race Matters, Friends.

V. PUBLIC HEARINGS

None.

VI. OLD BUSINESS

B179-24 Adopting the FY 2025 Annual Budget for the City of Columbia.

B179-24A was given fourth reading by the City Clerk.

City Manager De'Carlton Seewood, Finance Director Matthew Lue, and Budget Analyst II Meganne Montesinos provided a staff report, and responded to Council questions and comments.

Traci Wilson-Kleekamp spoke on behalf of Race Matters, Friends.

Jack Meinzenbach, 806 Sunstone Lane, spoke.

The Council made comments.

Mayor Buffaloe made a motion to amend Exhibit A of B179-24A per an amendment sheet provided to the Council earlier today, which included the amendments the Council made at the September 3, 2024 Council Meeting, a Manager's message, and a revised Personnel Appendix. The motion was seconded by Council Member Peters and approved unanimously by voice vote. Mayor Buffaloe made a motion to amend Exhibit A of B179-24A by approving budget amendments No. 45 through No. 55 that were included on the first page of another document provided to the Council earlier today. The motion was seconded by Council Member Foster and approved unanimously by voice vote. B179-24A, as amended, was given fifth reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, PETERS, BUFFALOE, CARROLL. VOTING NO: MEYER, WATERMAN. ABSENT: LOVELADY. Bill declared enacted, reading as follows:

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).

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 engineer and land surveyor with A Civil group, indicated he was representing Dan and Audrey Barraco and spoke.

Dave Beman, 4800 Greenwich Circle, spoke.

Chriss Jones, a Second Ward resident, spoke.

Sonja Germain, 4411 Sussex Drive, spoke.

Joe Barraco, 602 Nancy Drive, spoke.

The Council asked questions and made comments.

B214-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, WATERMAN. VOTING NO: FOSTER, PETERS, BUFFALOE, CARROLL. ABSENT: LOVELADY. Bill declared defeated.

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

The bill was given second reading by the City Clerk.

Finance Director Matthew Lue provided a staff report.
Jack Meizenbach, 806 Sunstone Lane, spoke.
Troy Sapp spoke.
The Council asked questions and made comments.

B226-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: MEYER, FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. ABSENT: LOVELADY. 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.

- B210-24 Amending Chapter 19 of the City Code as it relates to personnel policies, procedures, rules and regulations.
- 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.
- B212-24 Adopting the FY 2025 Classification and Pay Plan; providing for salary adjustments for eligible employees; establishing an implementation date.
- 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.
- 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).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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).

- 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.
- 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.
- 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.
- B225-24 Authorizing a contract with the Missouri Department of Health and Senior Services for public health emergency preparedness program services.
- R160-24 Authorizing an Adopt A Spot agreement.
- R161-24 Authorizing a convention agreement with Endeavor Hotel Group, d/b/a Holiday Inn Executive Center, for the 2025 Columbia Values Diversity Celebration event.
- R162-24 Authorizing a government obligation contract with Community Partners Funding, Inc., d/b/a BancLease Acceptance Corp., for the lease of a trash compactor for use at the municipal landfill; authorizing a service agreement with Roland Machinery Company for maintenance of the leased trash compactor.
- R163-24 Authorizing a contract with Little Dixie/Deer Park Investment Company, LLC for the purchase of properties located south of Vandiver Drive and at the terminus of Calvert Drive as part of the Calvert Drive storm water improvement project.
- R164-24 Authorizing a funding agreement with Burrell, Inc. associated with the construction of a crisis center on property located at 90 E. Leslie Lane and 107 E. Texas Avenue.
- R165-24 Approving the Preliminary Plat of "Bennett Ridge" located on the east side of Creasy Springs Road and south of Prairieview Drive (Case No. 184-2024).
- R166-24 Reaffirming support for the 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; expressing intent to allocate \$350,000.00 in American Rescue Plan Act funds to such project.
- R167-24 Authorizing submission of a 2024 tennis venue services grant application with the United States Tennis Association Incorporated for the tennis court renovation project at Fairview Park.

The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS,

BUFFALOE, CARROLL. VOTING NO: NO ONE. ABSENT: MEYER (Council Member Meyer stepped out during the vote on these items), LOVELADY. Bills declared enacted and resolutions declared adopted, reading as follows:

VIII. NEW BUSINESS

R168-24 Authorizing an extension of the temporary closure of a portion of the sidewalk and parking lane on the south side of Walnut Street, and vehicular lane shifting on Walnut Street between Orr Street and Hubbell Drive, and the temporary closure of an alley located south of Walnut Street between Short Street and Tenth Street, to facilitate the construction of The Broadway Tower Two located at 1104 E. Walnut 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.

R168-24 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: MEYER, FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL.

VOTING NO: NO ONE. ABSENT: LOVELADY. Resolution declared adopted, reading as follows:

R169-24 Authorizing an agreement with RubinBrown LLP for professional auditing services.

The resolution was read by the City Clerk.

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

R169-24 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: MEYER, WATERMAN, PETERS, BUFFALOE, CARROLL. VOTING NO:

NO ONE. ABSENT: LOVELADY, FOSTER (Council Member Foster 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.

B227-24 Authorizing neighborhood access and equity program agreements with the Missouri Highways and Transportation Commission and the United States Department of Transportation for the I-70 Business Loop corridor study.

B228-24 Authorizing construction of one (1) new 69 kV bus at the Bolstad Substation to provide for generation interconnection to the Boone Stephens solar facility; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.

B229-24 Authorizing construction of the North Eighth Street Private Common Collector Elimination (PCCE) #38 sanitary sewer improvement project; calling for bids through the Purchasing Division or authorizing a contract for the work using a term and supply contractor.

B230-24 Authorizing amendments to the Home Performance with Energy Star® participating contractor agreement; authorizing the City Manager, or the Manager's designee, to enter into agreements with qualifying contractors relating to the Home Performance with Energy Star® program.

- B231-24 Accepting conveyances for sewer, temporary construction, underground electric utility, street, and utility and drainage purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.
- B232-24 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for overdose data to action program services.
- B233-24 Authorizing a memorandum of understanding with the Missouri Department of Health and Senior Services for the issuance of birth and death certificates and associated information technology activities.
- B234-24 Amending the FY 2024 Annual Budget by appropriating funds received from the Columbia Chamber of Commerce for repairs and upgrades to the Thomas G. Walton Building.
- B235-24 Amending Chapter 21 of the City Code to add a new Article IV establishing law enforcement surveillance oversight regulations.
- B236-24 Authorizing a master services agreement with Flock Group, Inc. for the purchase of camera systems for the Police Department and Parks and Recreation Department; amending the FY 2025 Annual Budget by appropriating funds.

X. REPORTS

- REP60-24 Annexation Agreement Modification Request - Ordinance # 024934.
- Community Development Director Tim Teddy provided a staff report, and responded to Council questions and comments.
- Mayor Buffaloe made a motion asking staff to prepare revisions to the annexation agreement authorized by Ordinance No. 024934 with respect to the required installation of a sidewalk along South Bethel Church Road. The motion was seconded by Council Member Meyer. After discussion, the motion was approved by roll call vote with Council Member Meyer, Council Member Foster, Council Member Waterman, Council Member Peters, and Mayor Buffaloe voting yes and Council Member Carroll voting no.
- REP61-24 Communication from the Downtown Columbia Leadership Council.
- City Manager De'Carlton Seewood provided a staff report.
- Mayor Buffaloe made a motion asking staff to prepare an ordinance to disband the Downtown Columbia Leadership Council. The motion was seconded by Council Member Meyer. After discussion, the motion was approved unanimously by voice vote.
- REP62-24 Greenhouse Gas Inventory and Climate Action and Adaptation Plan (CAAP) Reports.
- Sustainability Manager Eric Hempel provided a staff report, and responded to Council questions and comments.
- REP63-24 Update about the Planning and Construction of the COLT Trail.
- Parks and Recreation Director Gabe Huffington provided a staff report, and responded to Council questions and comments.
- REP64-24 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, spoke regarding the production of electric vehicles, concerns of switching to electric, water quality, concerns about natural gas, fires associated with electric vehicle and natural gas, and the need for a water tower in southern Columbia.

Bonnie Jo Laughlin spoke about the need to address the homeless situation.

Troy Sapp spoke regarding concerns for the homeless as the homeless were being pushed out, hit by cars, and did not have proper places to stay.

Chriss Jones, a Second Ward resident, spoke on behalf of Hold CoMo Accountable regarding concerns with the City censoring comments, language, and actions of community members on the BeHeard platform and at council meetings as she felt it often violated the First Amendments rights of the most underserved and disenfranchised.

Jack Meinzenbach understood the City was doing some good in terms of climate change, which needed to be publicized, suggested the Climate Action and Adaptation Plan include the steps planned to meet the goals for transitioning to renewable energy, and spoke about the reliability of electric vehicles along with the availability of charging stations.

Mayor Buffaloe suggested Council Member Carroll serve as the liaison to the Community Land Trust Organization Board if there was not an objection and if she was willing and able to serve. Council Member Carroll indicated she was willing to serve and the Council consented to her being the liaison to that Board.

The Council and staff discussed various topics to include the SeeClickFix system, the addition of staff to help some businesses navigate business regulations, the fact Council Member Meyer's grandfather had become an American citizen on September 15, the fact they had received a lot of emails with safety concerns, the status of police staffing, the suggestion for everyone to get their flu and COVID vaccinations, the fact the Housing Summit would be held on October 24, which would involve discussions of the results of the Housing Study and the action steps that should be taken, the two ARPA related items on the consent agenda, i.e., the agreements with Burrell for the development of a crisis center and the agreement with CMCA for the development of housing, the status of ARPA funded projects, Council Member Waterman's positive experience on police ridealongs, the additional funds allocated for the police and fire pension funds with the passing of the budget along with the hope for that to be continued, the status of police recruiting and retention, the passage of a short-term rental on the consent agenda due to the Planning and Zoning Commission and the neighbors not having concerns, which showed the City had written something strong, defensible, and useful, the approval of the Bennett Ridge and Legacy Farms projects, which would involve a mixture of housing types, the reaffirmation of support for the Blind Boone project at the prior meeting and the CMCA project at this meeting in terms of building additional low-income housing units, the COLT trail due to its connection of neighborhoods to downtown work places, thanks to staff for funding the priorities discussed by Council, which included investments in public safety, violence prevention, infrastructure, and housing, appreciation for the Police Chief and staff for clarifying the various crime statistics based on the source and for their responsiveness to incidents, celebrating the new Fire Academy graduates this past Friday, looking forward to the first in-house Police Academy graduates, an update on the crime statistics compared to the prior year, and clarification regarding the terms of those appointed to the Public Transit Advisory Commission, i.e., Randal Meyer to the term

ending March 1, 2027 and Joan Ferguson to the term ending March 1, 2026.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:25 p.m.