



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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Tuesday, September 3, 2024  
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 Tuesday, September 3, 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 VALERIE CARROLL, Council Member LISA E.A. MEYER, Council Member ROY LOVELADY, Council Member NICK FOSTER, Council Member BETSY PETERS (arrived at approximately 7:02 p.m.), and Mayor BARBARA BUFFALOE were present. Council Member DON WATERMAN was absent. City Manager De'Carlon 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 August 19, 2024 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

Upon her request, Mayor Buffaloe made a motion for Council Member Carroll to be allowed to abstain from voting on B203-24. Council Member Carroll noted on the Disclosure of Interest form that her husband's employer has a financial responsibility for the Frank Morris Trust, which is providing funding for the bike park construction project. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.

Mayor Buffaloe noted a citizen had asked for R156-24 to be moved from the consent agenda.

The agenda, as amended, including the consent agenda with R156-24 being moved to new business, 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

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

Ellen Hayes did not speak.

**V. PUBLIC HEARINGS**

PH28-24      FY 2025 Annual Budget for the City of Columbia.  
Discussion shown with B179-24.

B179-24      Adopting the FY 2025 Annual Budget for the City of Columbia.  
The public hearing was read by the City Clerk, and B179-24 was given third reading by the City Clerk.  
Finance Director Matthew Lue and Budget Officer Andrea Greer provided a staff report, and they along with Assistant Finance Director Jim McDonald, City Manager De'Carlon Seewood and Police Chief Jill Schlude responded to Council questions and comments.  
Mayor Buffaloe opened the public hearing.  
John Conway, 4902 Thornbrook Ridge, spoke.  
Eugene Elkin, 3406 Range Line Street, spoke.  
Chriss Jones, a Second Ward resident, spoke on behalf of Hold CoMo Accountable.  
Troy Sapp spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
**Mayor Buffaloe made a motion to amend Exhibit A of B179-24 by approving staff amendments No. 1 through No. 44. The motion was seconded by Council Member Lovelady and approved unanimously by voice vote.**  
**Mayor Buffaloe made a motion to amend Exhibit A of B179-24 by approving council amendment No. 1. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.**  
**Council Member Meyer made a motion to amend Exhibit A of B179-24 by approving council amendment No. 2. The motion was seconded by Mayor Buffaloe. After discussion, the motion was approved unanimously by voice vote.**  
**Mayor Buffaloe made a motion to amend Exhibit A of B179-24 by approving council amendment No. 3. The motion was seconded by Council Member Foster and approved unanimously by voice vote.**  
Mayor Buffaloe made a motion to amend Exhibit A of B179-24 by approving council amendment No. 4. The motion was seconded by Council Member Meyer. After discussion, the motion was defeated unanimously by voice vote.  
Mayor Buffaloe explained the budget with these amendments would be voted on at the next council meeting.

PH31-24      Proposed addition of one (1) new 69 KV bus at the Bolstad Substation to provide for generation interconnection to the Boone Stephens solar facility.  
The public hearing was read by the City Clerk.  
Utilities Director David Sorrell provided a staff report.  
Mayor Buffaloe opened the public hearing.  
There being no comment, Mayor Buffaloe closed the public hearing.  
**Mayor Buffaloe made a motion to authorize staff to proceed with the final design for a new 69 KV bus for the interconnection of the Boone Stephens solar facilities at the Bolstad Electric Substation. The motion was seconded by Council Member Meyer and approved unanimously by voice vote.**

**VI. OLD BUSINESS**

B192-24      Amending Chapter 21 of the City Code relating to duties and responsibilities of the Citizens Police Review Board.  
The bill was given second reading by the City Clerk.  
City Counselor Nancy Thompson provided a staff report, and responded to Council questions.

David Tyson Smith with offices on Cherry Street in Columbia and in Jefferson City spoke. Chriss Jones, a Second Ward resident, spoke.

Doug Hunt, a Fourth Ward resident and Chair of the Citizens Police Review Board, spoke.

The Council asked questions and made comments.

Council Member Foster made a motion to table B192-24 to the November 4, 2024 Council Meeting and to suspend the activities of the Citizens Police Review Board related to hosting public meetings and educational programs as well as policy review. The motion was seconded by Council Member Lovelady. After discussion, the motion was defeated by roll call vote with Council Member Carroll, Council Member Lovelady, and Council Member Foster voting yes, and Council Member Meyer, Council Member Peters, and Mayor Buffaloe voting no.

The Council asked additional questions and made comments.

**B192-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, MEYER, PETERS, BUFFALOE. VOTING NO: LOVELADY, FOSTER. ABSENT: WATERMAN. Bill declared enacted, reading as follows:**

B209-24

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

The bill was given second reading by the City Clerk.

Housing and Neighborhood Services Director Becky Thompson provided a staff report, and responded to Council questions and comments.

The Council made comments.

**B209-24 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, MEYER, LOVELADY, FOSTER, PETERS, BUFFALOE. VOTING NO: NO ONE. ABSENT: WATERMAN. 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.

B193-24

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

B194-24

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

B196-24

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

B197-24

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

B198-24

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

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

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

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

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

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

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

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

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

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

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

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

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

R154-24 Authorizing Supplemental Agreement No. 2 to the Aviation Project Consultant Agreement with Burns & McDonnell Engineering Company, Inc.

for redesign of the former Automated Flight Service Station Building at Columbia Regional Airport.

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

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

R158-24 Expressing support for the construction of a housing development to be known as Spartan Pointe II to be located on the southeast corner of Battle Avenue and Spartan Drive and TerraVest Development Corp.'s associated application to the Missouri Housing Development Commission for low-income housing tax credits.

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

**The bills were given third reading and the resolutions read by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL (except for B203-24 on which she abstained), MEYER, LOVELADY, FOSTER, PETERS. VOTING NO: NO ONE. ABSENT: WATERMAN, BUFFALOE (Mayor Buffaloe stepped out during the vote on these items). Bills declared enacted and resolutions declared adopted, reading as follows:**

### **VIII. NEW BUSINESS**

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

The resolution was read by the City Clerk. Public Works Director Shane Creech provided a staff report, and responded to Council questions. Jacque Sample, Chair of the Disabilities Commission, spoke but not on behalf of the Commission. Chriss Jones, a Second Ward resident, spoke. Eric Westhues of Westhues Architecture spoke as the representative of Jonkman Construction and Commerce Bank. The Council asked questions and made comments.

**R156-24 was read by the City Clerk, and the vote was recorded as follows:**  
**VOTING YES: CARROLL, MEYER, LOVELADY, FOSTER, PETERS, BUFFALOE.**  
**VOTING NO: NO ONE. ABSENT: WATERMAN.** 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.

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.

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).

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.

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

## X. REPORTS

None.

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

Traci Wilson-Kleekamp spoke regarding the Citizens Police Review Board (CPRB), the State Legislature, SB26, and the need to take the uncomfortable vote at times.

Eugene Elkin, 3406 Range Line Street, spoke about the danger of fluoride and other additives to the water.

Chriss Jones, a Second Ward resident, spoke about the need to engage with and better inform residents of services available, especially those most in need.

Troy Sapp spoke regarding the use of drones at parks instead of adding more park rangers, the need to study the reason for the increase in the number of homeless being hit by cars, and the handling of the homeless by the police.

The Council and staff discussed various topics to include appreciation for labor unions in honor of Labor Day as well as concerns associated with definition of family and its tie to occupancy limits.

**Council Member Carroll made a motion for the Planning and Zoning Commission to evaluate alternate mechanisms to calculate occupancy limits. The motion was seconded by Council Member Meyer. After discussion, the motion was approved unanimously by voice vote.**

The Council and staff continued discussing various topics to include the Neighborhood Watch program, a reminder to talk to one's neighbors, the status of Flock, the status of the staffing within the Police Department, appreciation for Troy Sapp telling his story to the City Council, the approval of ARPA contracts via the consent agenda, the upcoming Black Business Expo hosted by Columbia College, approval of the first conditional use permit for a short-term rental via the consent agenda, appreciation to have been able to participate in a solid waste ridealong as it had been educational, appreciation for the work of city staff, the Boone County Nature School, the True North Men as Allies Breakfast, which was a fundraiser to assist with issues related to domestic violence, the Girls State documentary, which revealed the inequities women continue to face, Council Member Foster's intent to be an ally to his fellow women council members, inequities in the treatment of women in leadership versus men in leadership, and sidewalk continuity.

**Mayor Buffaloe made a motion for staff to provide a report with options to maintain sidewalk continuity, especially during construction in the downtown area. The motion was seconded by Council Member Carroll and approved unanimously by voice vote.**

The Council and staff continued discussing various topics to include the increase in funding to some of their priorities, such as social services, housing, etc., the support for low-income housing tax credits on the consent agenda for two projects to help with affordable housing, staffing per capita within the Police Department, the hope that the Citizens Police Review Board can continue to do its work along with the hope that the State Legislature corrects the unintended consequences of SB 754, and the importance of media literacy.

**XII. ADJOURNMENT**

The meeting was adjourned without objection at 10:02 p.m.