

**CITY COUNCIL MEETING MINUTES  
COUNCIL CHAMBER, CITY HALL  
701 E. BROADWAY, COLUMBIA, MISSOURI  
DECEMBER 18, 2023**

**INTRODUCTORY**

The City Council of the City of Columbia, Missouri met for a regular meeting at 7:00 p.m. on Monday, December 18, 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 DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member NICK KNOTH, Council Member RACHEL PROFFITT, Council Member ROY LOVELADY, and Council Member NICK FOSTER were present. Deputy City Manager Mike Griggs, City Counselor Nancy Thompson, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

**APPROVAL OF THE MINUTES**

The minutes of the regular meeting of December 4, 2023 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

**APPROVAL AND ADJUSTMENT OF THE AGENDA INCLUDING CONSENT AGENDA**

Mayor Buffaloe noted R206-23 would be removed from the agenda at the request of staff. The agenda, including the consent agenda with the removal of R206-23 from the agenda, was approved unanimously by voice vote on a motion by Council Member Foster and a second by Council Member Waterman.

**SPECIAL ITEM**

**S116-23**      Columbia Regional Airport Terminal Project Awards Presentation.

Economic Development Director Stacey Button introduced Mitchell Fuemmeler with Nabholz Construction who presented the City with two regional awards associated with the recent improvements at the Columbia Regional Airport. One was from the Associated Builders and Contractors Heart of America (ABC) for Excellence in Construction and the other was from the Design-Build Institute of America (DBIA) for design-build excellence. Mayor Buffaloe thanked the Airport staff and Nabholz Construction for their efforts.

**APPOINTMENTS TO BOARDS AND COMMISSIONS**

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

COLUMBIA SPORTS COMMISSION

- Baehman, Beau, 4502 Maxwell Lane, Ward 2, Term to expire December 31, 2025
- Calfee, Julie, 109 Port Way, Ward 3, Term to expire December 31, 2025
- Cobb, Ethan, 2102 Millay Drive, Ward 2, Term to expire December 31, 2025
- Karfeld, Jared, 28 North Cedar Lake Drive East, Ward 5, Term to expire December 31, 2025

COMMUNITY LAND TRUST ORGANIZATION BOARD

- Banks, Barbie, 215 W. Ash Street, Ward 1, Term to expire December 1, 2027
- Hunt, Douglas, 206 Westwood Avenue, Ward 4, Term to expire December 1, 2027

FINANCE ADVISORY AND AUDIT COMMITTEE

- Oropallo, Maria, 208 E. Briarwood Lane, Ward 4, Term to expire December 31, 2026
- Richards, Tom, 1920 Devonshire Drive, Ward 5, Term to expire December 31, 2026

Mayor Buffaloe suggested they readvertise the Firefighters' Retirement Board vacancy and asked if there was an objection. No one objected.

HUMAN SERVICES COMMISSION

- Banks, Barbie, 215 W. Ash Street, Ward 1, Term to expire December 31, 2026
- Spear, Lisa, 2607 Burrwood Drive, Ward 5, Term to expire December 31, 2026
- Teagarden-Monk, Allie, 2208 Bluff Pointe Drive, Ward 6, Term to expire December 31, 2026

POLICE RETIREMENT BOARD

- Hackmann, Mike, 1306 Morning Dove Drive, Ward 6, Term to expire December 31, 2025

PUBLIC TRANSIT ADVISORY COMMISSION

Rushing, Joy, 507 Florence Avenue, Ward 1, Term to expire March 1, 2026

**SCHEDULED PUBLIC COMMENT**

**SPC70-23** Jim Windsor - What goals were met by the July 1, 2023 electric rate increase?

Jim Windsor, 200 Manor Drive, spoke.

**SPC71-23** Jordan Haag - Why all the cops are leaving Columbia.

Jordan Haag, a five-year police officer and detective for the Columbia Police Department whose last day was on December 14, 2023, spoke.

**SPC72-23** Sutu Forte - It's Our Wild Nature update.

Sutu Forte rescheduled her scheduled public comment to the January 16, 2024 Council Meeting.

**PUBLIC HEARINGS**

**PH41-23** Proposed construction of the North Eighth Street Private Common Collector Elimination (PCCE) #38 sanitary sewer improvement project.

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 the proposed construction of the North Eighth Street Private Common Collector Elimination (PCCE) #38 project. The motion was seconded by Council Member Peters and approved unanimously by voice vote.

**PH42-23** Proposed construction of a playground, two (2) shelters, and natural surface hiking and biking trail in the Gans Creek Recreation Area.

**B304-23** Authorizing construction of a playground, two (2) shelters, and natural surface hiking and biking trail in the Gans Creek Recreation Area; calling for bids for a portion of the project through the Purchasing Division; providing for the design and construction of the proposed trail improvement using a design/build contract; amending the FY 2024 Annual Budget by appropriating donated 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.

Mike Burden, a Fourth Ward resident, indicated he was representing the COMO Raptors, a youth mountain bike team, and spoke.

Sutu Forte spoke.

Christine Doerr, 2510 Brookside Court, spoke.

Jason Patrie, a Sixth Ward resident, spoke.

Elle Patrie spoke.

Wil Froeliger, a senior at Hickman High School and a member of NICA, spoke.

Valerie Carroll and Oliver Carroll, First Ward residents, spoke.

Herb Tillema, a founding chair of the Mid-Missouri group of the Sierra Club, spoke.

Marlowe Weis, a freshman at Rock Bridge High School and a member of the COMO Raptors, spoke.

Lelande Rehard indicated he was the President of the COMO Trails Association (COMOTA) and spoke.

Mason, a junior at Columbia Independent and a member of NICA, spoke.

Beth Kelly, a Fourth Ward resident, indicated she was representing the Columbia Track Club and spoke.

Carter Lembke, a sophomore at Hickman High School, spoke.

Guillermo Hernandez indicated he was representing the University of Missouri Club Cycling and spoke.

Chris Mileski indicated he was the Vice President of Field Operations with National Interscholastic Cycling Association (NICA) and the founding League Director of Missouri Interscholastic Cycling and spoke.

Sarah Ashman, a trustee of the Frank W. Morris Memorial Trust, spoke.

Elliott Usher, a Fourth Ward resident, spoke.

Sue Tillema, a Fourth Ward resident, spoke.

Rick Shanker, a Sixth Ward resident, spoke.

Mickie Brittin spoke.

Tim Middelkoop and Eric Middelkoop, Fourth Ward residents, spoke.

Adam Gingrich, a freshman at Hickman High School and a member of NICA, spoke.

Susan Renee Carter, a Second Ward resident, spoke.

Kevin Roberson indicated he was representing Friends of Rock Bridge and spoke.  
Dee Dokken, a First Ward resident, indicated she was representing the Mid-Missouri Sierra Club and spoke.  
Eugene Elkin, 3406 Range Line Street, spoke.  
Blake Morris, a member of the COMO Raptors, spoke.  
Liam Simonson, 411 McBaine Avenue, indicated he attended Jefferson Middle School and spoke.  
Lawrence Simonson, CEO of Local Motion, spoke.  
Chriss Jones, a Second Ward resident, spoke.  
Amelia Renaldi spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council asked questions and made comments.  
B304-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER. VOTING NO: NO ONE.  
Bill declared enacted, reading as follows:

**PH43-23** Proposed annexation of property located north of Gibbs Road (3705 W. Gibbs Road).

The public hearing was read by the City Clerk.  
Community Development Director Tim Teddy provided a staff report.  
Mayor Buffaloe opened the public hearing.  
Tim Crockett, an engineer with Crockett Engineering with offices at 1000 W. Nifong Boulevard, spoke.  
Hal James, 3605 Barberry Avenue, spoke.  
Rachel Brekhus spoke.  
There being no further comment, Mayor Buffaloe closed the public hearing.  
The Council made comments.

**OLD BUSINESS**

**B222-23** Approving a major amendment to the PD Plan for "Woodrail Terrace Plat 1 Lots 14B and 14C" located at the south end of Woodrail Terrace; approving a statement of intent.

The bill was given fourth reading by the City Clerk.  
Community Development Director Tim Teddy provided a staff report.  
Jay Gebhardt, a civil engineer and land surveyor for A Civil Group, spoke.  
Bob Roper, 3404 Woodrail Terrace, spoke.  
Cameron Dunafon, Woodrail Terrace, spoke.  
Tom Bender indicated he was the Board Chairman of the HOA for the Woodrail Terrace area and spoke.  
Tom McNabb indicated he was a member of the Architectural Committee for Woodrail Terrace and spoke.  
Chriss Jones, a Second Ward resident, spoke.  
Matt Westenhaver, 3201 Woodkirk Drive, indicated he owned a condo in the Woodrail Terrace HOA and spoke.  
Clark Swisher, 3403 Woodrail Terrace, spoke.  
Marjorie Lewis, an attorney with Evans and Dixon, indicated she was speaking on behalf of the Woodrail Country Homes Association No. 1 as well as its Architectural Committee and Tracey Atwood, the owner of the property at 3411 Woodrail Terrace also known as Lot 14A, provided a handout, and spoke.  
Caleb Colbert, an attorney with offices at 827 E. Broadway, spoke.  
Marty Townsend, 3403 Woodrail Terrace, spoke.  
Travis McGee, 308 S. Ninth Street, spoke.  
Mary Anne McCollum, 3459 Woodrail Terrace, indicated she was a Woodrail HOA Board Member and spoke.  
The Council asked further questions.  
B222-23 was given fifth reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER. VOTING NO: NO ONE.  
Bill declared enacted, reading as follows:

**B309-23** Amending Chapter 13 of the City Code relating to regulations for business occupation licenses and armed guards and security guards.

The bill was given second reading by the City Clerk.  
Finance Director Matthew Lue provided a staff report, and responded to Council questions.  
The Council made comments.  
B309-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER. VOTING NO: NO ONE.  
Bill declared enacted, reading as follows:

**B310-23** Amending Chapter 19 of the City Code relating to sick leave usage for new City employees and to establish paid family and medical leave as an employee benefit.

The bill was given second reading by the City Clerk.

Human Resources Director Kathy Baker provided a staff report, and responded to Council questions.

Susan Renee Carter, a Second Ward resident, spoke.

The Council made comments.

Council Member Proffitt made a motion to amend B310-23 by increasing the proposed six weeks of paid leave to eight weeks of paid leave. The motion was seconded by Council Member Knoth. After discussion, the motion was defeated by roll call vote with Council Member Waterman, Council Member Peters, Mayor Buffaloe, and Council Member Foster voting no, and Council Member Knoth, Council Member Proffitt, and Council Member Lovelady voting yes.

The Council made further comments.

B310-23 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER. VOTING NO: NO ONE.

Bill declared enacted, reading as follows:

**CONSENT AGENDA**

The following bills were given second reading and the resolutions were read by the City Clerk.

**B298-23** Approving a major amendment to the PD Plan for “Centerpointe Hospital of Columbia” located on the northeast corner of Highway 763 and International Drive (1201 International Drive).

**B299-23** Approving a major amendment to the PD Plan for “Fairview Marketplace” located on the west side of Fairview Road and north of Broadway; approving a statement of intent.

**B300-23** Amending Ordinance No. 025464 to correct a scrivener’s error as it relates to the legal description associated with the rezoning of property located on the northwest corner of Highway WW and Rolling Hills Road from District PD (Planned Development) to District M-N (Mixed-Use Neighborhood).

**B301-23** Vacating a portion of a sewer easement on Lot 327 within Wyndham Ridge, Plat No. 3 located on the south side of Steinbrooke Terrace (3804 Steinbrooke Terrace); directing the City Clerk to have a copy of this ordinance recorded.

**B302-23** Accepting a partial award of grants funds from the Missouri Department of Natural Resources for the Calvert Drive stormwater detention project; authorizing a financial assistance agreement; amending the FY 2024 Annual Budget by appropriating funds.

**B303-23** Accepting conveyances for sewer and water purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to record the conveyances.

**B305-23** Authorizing an intergovernmental agreement with the County of Boone, Missouri relating to the Edward Byrne Memorial Justice Assistance Grant (JAG) Program FY 2023 Local Solicitation.

**B306-23** Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services relating to the Teen Outreach Program (TOP) services.

**B307-23** Authorizing Amendment No. 2 to the contract with the Missouri Department of Health and Senior Services for disease intervention specialist workforce program services.

**B308-23** Amending Chapter 2 of the City Code to establish a food council.

**R203-23** Setting a public hearing: proposed installation of traffic calming devices on Hulen Drive, south of Rollins Road.

**R204-23** Authorizing an agreement with American Airlines, Inc. for the lease of space in the Columbia Regional Airport.

**R205-23** Authorizing an agreement with Moberly Area Community College for the lease of ground space in the old terminal facility at the Columbia Regional Airport for establishment of an aviation technology program.

**R207-23** Authorizing a tourism development sponsorship agreement with Missouri Basketball Coaches Association, Inc. for the Missouri Basketball Coaches Association Event Trio: Sophie Cunningham Classic, Coaches Clinic, and Norm Stewart Classic.

**R208-23** Authorizing FY 2024 social services provider agreements.

**R209-23** Authorizing an amendment to the agreement with The Housing Authority of the City of Columbia for tenant-based rental assistance services.

**R210-23** Authorizing a seventh amendment to the software license and services agreement with CentralSquare Technologies, LLC, formerly known as Superior, LLC, for a Records Management System (RMS) for the Police Department.

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

NO: NO ONE. ABSENT: FOSTER (Council Member Foster stepped out during the vote on these items). Bills declared enacted and resolutions declared adopted, reading as follows:

## NEW BUSINESS

**R211-23** Authorizing an extension of the temporary closure of a portion of the parking lane on the south side of Broadway between Tenth Street and Hitt Street, portions of the parking lane and sidewalk along the east side of Tenth Street between Broadway and Cherry Street, and a portion of the alley behind property located at 1000 E. Broadway and east of Tenth Street to facilitate the construction of a new building located at 1000 E. Broadway.

The resolution was read by the City Clerk.

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

Jack Cardetti indicated he was representing Discovery Development, LLC, and spoke.

Nickie Davis indicated she was representing the Downtown Community Improvement District (CID) and spoke.

R211-23 was read by the City Clerk, and the vote was recorded as follows: VOTING YES: WATERMAN, PETERS, BUFFALOE, KNOTH, PROFFITT, LOVELADY, FOSTER. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

## INTRODUCTION AND FIRST READING

The following policy resolution and bills were introduced by the Mayor unless otherwise indicated, and all were given first reading.

**PR212-23** Expressing support for adoption of a livable streets policy to improve the livability of and contribute to the safety, health, equity, economic viability, and quality of life within the city by providing efficient and accessible connections between homes, neighborhoods, schools, work, recreation, and business destinations.

**B311-23** Calling the municipal election to be held on Tuesday, April 2, 2024, to elect Council Members for Wards 2 and 6 for the City of Columbia.

**B312-23** Voluntary annexation of property located north of Gibbs Road (3705 W. Gibbs Road); establishing permanent District R-1 (One-Family Dwelling), District R-2 (Two-Family Dwelling), and District R-MF (Multiple-Family Dwelling) zoning.

**B313-23** Authorizing an annexation agreement with the Faye C. Nowell Trust for property located on the south side of Gillespie Bridge Road (5550 W. Gillespie Bridge Road); directing the City Clerk to have the agreement recorded.

**B314-23** Approving the Final Plat of "Pieper Point, Plat No. 1" located on the south side of Austin Avenue and west of Providence Road (200 and 202 Austin Avenue); authorizing a performance contract.

**B315-23** Approving the Final Plat of "Copperstone Plat 7E" located on the west side of Copperstone Court and south of Copperstone Creek Drive (4605 Copperstone Court); authorizing a performance contract.

**B316-23** Approving the Final Plat of "High Side, Plat No. 1" located on the east side of High Street and south of University Avenue (508 High Street); authorizing a performance contract.

**B317-23** Authorizing an agreement with Columbia Community Land Trust, Inc. for administrative services.

**B318-23** Authorizing a municipal agreement with the Missouri Highways and Transportation Commission associated with improvements to the Interstate 70 corridor, between Route B and U.S. Route 54 in Kingdom City, and including improvements to the U.S. Route 63 connector and interchange.

**B319-23** Accepting conveyances for sewer and underground electric purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to record the conveyances.

**B320-23** Authorizing a sponsorship agreement with the Missouri Department of Economic Development - Division of Tourism in support of 2024 Juneteenth events; amending the FY 2024 Annual Budget by appropriating funds.

**B321-23** Amending the FY 2024 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary for the Finance Department and Police Department by adding and deleting positions; amending the FY 2024 Classification and Pay plan by adding, closing, reassigning, and retitling classifications; amending Chapter 19 of the City Code relating to unclassified service positions.

**B322-23** Amending the FY 2024 Annual Budget for first quarter appropriation of funds.

## REPORTS AND PETITIONS

### **REP76-23** Request to Place "Historic Sharp End" Honorary Street Signs at Four Intersections.

Community Development Director Tim Teddy provided a staff report.

Mayor Buffaloe made a motion for staff to proceed with drafting a resolution to authorize the installation of the Historic Sharp End secondary street signs at the intersections of Fifth Street and Sixth Street with Walnut Street and Ash Street for Council consideration. The motion was seconded by Council Member Peters and approved unanimously by voice vote.

### **REP77-23** Correspondence from the Human Rights Commission regarding LGBTQ+ Sanctuary City Legislation.

City Counselor Nancy Thompson provided a staff report, and responded to Council questions and comments.

Council Member Lovelady made a motion for staff to proceed with drafting an ordinance for Council consideration. The motion was seconded by Council Member Proffitt. After discussion, the motion was approved by roll call vote with Council Member Peters, Mayor Buffaloe, Council Member Knoth, Council Member Proffitt, Council Member Lovelady, and Council Member Foster voting yes, and Council Member Waterman voting no.

The Council asked further questions and made comments, and asked for the ordinance to come forward for introduction and first reading at the February 5, 2024 Council Meeting.

### **REP78-23** Vacant Property Leadership Institute Report.

Neighborhood Services Manager Leigh Kottwitz provided a staff report.

The Council discussed the report and understood recommendations would come forth in the future.

### **REP79-23** Volunteer Service to the City Annual Report.

Neighborhood Services Manager Leigh Kottwitz provided a staff report, and the Council made comments.

### **REP80-23** Downtown Community Improvement District (CID) - End of Year (FY 2023) Fiscal Report.

Mayor Buffaloe understood this had been provided for informational purposes.

## COMMENTS BY PUBLIC, COUNCIL AND STAFF

Wayne Brekhus, a Sixth Ward resident, thanked the Council for choosing the Sanctuary City ordinance versus a resolution.

Tom McNabb thanked Council Member Lovelady and Council Member Waterman for spending extra time with him on the Woodrail Homeowners Association issue.

May Hall indicated support for the Sanctuary City ordinance, thanked Council Member Lovelady for his work toward that effort, and provided clarification regarding their request for the Sanctuary City ordinance.

Chriss Jones, a Second Ward resident, indicated she was representing Hold CoMo Accountable, agreed with the comments of May Hall, and spoke about lawsuits against the police due to excessive use of force, the denial of constitutional rights, and wrongful deaths, a records request being denied by Boone County Joint Communications, the response to a complaint made to the Columbia Police Department regarding racist chatter, and the need for bad officers to leave the police force.

Eugene Elkin, 3406 Range Line Street, spoke regarding the police, the need for a review date for the family medical leave ordinance, chemicals impacting Rock Bridge State Park and other natural areas, the LGBTQ+ community, and democracy.

The Council and staff discussed various topics to include thanking everyone for their comportment tonight with the differing opinions expressed, the need to stay involved, the lack of information involving the public hearing signs located on impacted properties, the youth activism shown tonight, wishing everyone happy holidays, items on the consent agenda to include items that funded social services within the community, celebrating paid family leave being passed, volunteerism, the need to compost, the need to provide Council with a response to the scheduled public comments if warranted, Mayor Buffaloe's participation at the U.N. Climate Change Conference in Dubai, which was not paid for by the City of Columbia, thanking staff for their work, and thanking citizens for their participation.

The meeting was adjourned without objection at 11:39 p.m.

Respectfully submitted,

Sheela Amin  
City Clerk