



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, August 4, 2025
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, August 4, 2025, 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 JACQUE SAMPLE, Council Member NICK FOSTER, Council Member DON WATERMAN, 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 July 21, 2025 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

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

II. SPECIAL ITEMS

SI10-25 Presentation of Senator Chuck Graham Award to Jeff Johnson and Daniel Boone Regional Library.

Mayor Buffaloe presented both the Daniel Boone Regional Library and Jeff Johnson with the Senator Chuck Graham Award, which was established by the Disabilities Commission in memory of its former Chair to recognize those that had demonstrated consistent attention to and efforts toward inclusion for all persons with disabilities.

SI11-25 Recognition of Youth Civic Academy Pilot Program Participants.

Mayor Buffaloe recognized the Youth Civic Academy participants and thanked the P.E.A.C.E. & H.O.P.E. Center for Youth for allowing the City to pilot this program as part of their summer program.

SI12-25 Opportunity Campus Project Update by Ed Stansberry with the Voluntary Action Center.

Ed Stansberry with the Voluntary Action Center listed their partners from the beginning as Room at the Inn, who provided overnight shelter, Turning Point, who provided day center services, and Loaves and Fishes, who provided evening meal services, along with those they had received letters of intent for future partnerships, which included Burrell for substance abuse and mental health issues, Central Missouri Community Action for life coaching services, Clarity Health Care for primary medical care services, and Job Point for employment services, explained the facility would include year-round overnight facilities, meal service, laundry facilities, showers, secure storage, kennel facilities, a computer lab, mail services, case management, and employment assistance, noted that

of the total estimated cost of \$18.6 million, they had raised about \$15.1 million and had an active capital campaign to committee to help raise the rest, and pointed out they had about \$921,000 of the \$3.1 million the City provided in ARPA funding left to spend, which would likely be spent within the next 60-90 days.

SI13-25 Presentation for the Fiscal Year 2026 Budget.

Finance Director Matthew Lue provided a handout and presented the FY 2026 budget, and he, City Manager De'Carlton Seewood, and Budget Officer Andrea Greer responded to Council questions and comments.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC33-25 Travis Miller - Requesting council consideration and/or support of a disabled veteran, carried out by other veterans and lawyers using the court system.

Travis Miller did not come forward to speak.

V. PUBLIC HEARINGS

PH23-25 Consider the Water and Light 2025 Renewable Energy Plan.

The public hearing was read by the City Clerk.

Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

Carolyn Amparan, Chair of the Sierra Club Mid-Missouri Group, indicated she was speaking on behalf of the Columbia 100% Renewable Energy Coalition, felt the proposed ordinance provision of 40 percent was insufficient, pointed out Columbia utility customers supported renewable energy as they had passed the renewable energy ordinance in 2004 and had indicated in a recent survey they would be willing to pay five percent more for renewable energy, explained the Climate Action and Adaptation Plan (CAAP) called for the reduction of communitywide greenhouse gas emissions by 35 percent by 2035, which they were not close to achieving, pointed out obtaining energy from renewable energy was essential to meeting the CAAP goal and if Columbia replaced the energy it received from the Sikeston coal generating plant, which was set to close in 2029, with renewable energy, they could achieve 65 percent of energy from renewable sources, expressed disappointment in not issuing a new RFP for wind energy, believed it was important to move forward with new power purchase agreements as they tended to take 3-4 years to come to fruition, asked the Council to push for more aggressive action to move forward with additional renewable energy for Columbia along with the setting of more aggressive goals for 2035, and provided a handout of her comments.

Jack Meinzenbach, 806 Sunstone Drive, pointed out the Green Belt Express had begun about eleven years ago and was canceled again by the State Legislature, explained the grid was overloaded, out of date, and had lots of problems, believed they needed to do things locally if they wanted to add renewable energy in Columbia because they could not wait for the grid to be fixed, and provided a handout.

Rick Shanker, a Sixth Ward resident, asked for an explanation of the three-percent number or rule they were facing.

Kevin Sievert, a resident of the Benton Stephens neighborhood, explained most of his neighborhood was considered affordable, but many could not afford a five percent increase for energy as some could not afford to mow their own lawns, felt the climate change conversation had been going on for 40 years with a minimal number of predictions

coming to fruition as there had not been single day over 100 degrees this year when there had been in his younger years and the temperature within the Devil's Icebox was 56.8 degrees, the same as it had been when he was a boy scout, and reiterated many could not afford a five percent increase.

Jim Windsor, 200 Manor Drive, believed they needed to stop pretending that renewables could provide power when it was needed as the wind did not blow all of the time and the sun did not shine all of the time, stated renewables did not impact the carbon footprint in Columbia, suggested they invest in energy efficiency measures and smart meters which could encourage people to use power off-cycle to reduce loads and not issue any other RFPs unless they were targeted solar projects similar to Truman Solar on the east side of town, which did not provide any power during five months on the peak hour in the winter as the system peaked before the sun came out, reiterated they could not rely on renewable energy and should spend money on things that would provide reliable energy, and pointed out the CAAP indicated the City also needed to harden its infrastructure, which could include the building of a transmission line.

Kyle Owen Sullivan stated the University of Missouri System Board of Curators had voted to allocate \$120 million to an energy engineering and economic policy center which would be located on the Francis Quadrangle, north of the current engineering complexes, explained he was working on a specific project with Regional Economic Development Inc. (REDI) and the Missouri Innovation Center (MIC) and thought other engineering solutions would come forward from REDI and MIC, and suggested the Council have a conversation on how municipal government could intersect with Mizzou's agenda as real solutions were in the pipeline.

Eugene Elkin, 3406 Range Line Street, wondered if something could be done on a serious basis with recycling, recalled the University burning walnut and other nut shells for energy on campus in the past, asked if the City's energy plant was running, and wondered why Columbia could not have water turbines as the nearby river was always moving.

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

The Council asked questions and made comments.

Mayor Buffaloe made a motion to accept the 2025 Renewable Energy Plan. The motion was seconded by Council Member Peters, and approved unanimously by roll call vote with Council Member Sample, Council Member Foster, Council Member Waterman, Council Member Peters, Mayor Buffaloe, and Council Member Carroll voting yes.

PH24-25 Proposed construction of the Cosmo-Bethel Park tennis court resurfacing project.

Discussion shown with B177-25.

B177-25 Authorizing construction of the Cosmo-Bethel Park tennis court resurfacing project; calling for bids through the Purchasing Division; authorizing an agreement with Columbia School District No. 93.

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 and comments.

Mayor Buffaloe opened the public hearing.

Debbie Robison, a Fourth Ward resident, explained there was a vibrant and enthusiastic tennis community in Columbia, noted it had been a difficult year because the courts were unplayable except for the two courts at Philips Park and the Hickman High School courts, which were not available when school was in session or when the teams were utilizing it, felt it was a dismal situation to allow the courts to get into such disrepair,

understood that issue would be addressed with a regular maintenance schedule going forward, and urged the Council to approve this project and to ask staff to look at alternate ways of repairing the courts so they might endure better.

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

The Council asked questions and made comments.

B177-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: SAMPLE, FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

VI. OLD BUSINESS

B169-25 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.

The bill was given second reading by the City Clerk.

Parks and Recreation Director Gabe Huffington provided a staff report, and he and Recreation Services Manager Cavelle Cole-Neal responded to Council questions and comments.

Jim Windsor, 200 Manor Drive, stated the guys he played cards with always complained about people reserving tee times and then not showing up, and suggested the City consider charging a small fee to those who did not show up as encouragement.

The Council asked questions and made comments.

B169-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: SAMPLE, FOSTER, WATERMAN, PETERS, BUFFALOE, CARROLL. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

B170-25 Amending Chapter 27 of the City Code as it relates to water services and rates.

The bill was given second reading by the City Clerk.

Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.

David Switzer, 912 Hulen Drive, indicated he was speaking on behalf of himself although he endorsed the recommendation of the Water and Light Advisory Board (WLAB), explained this plan would accomplish sound fiscal stewardship of the utility with the ability of the utility to pay for operations, maintenance, and capital improvements, cost of service equity whereby the rates were based on how much a customer cost the system to serve, and affordability which involved the ability of low income users to pay for water because it would raise the necessary revenue to cover the growing cost of the system, move the utility closer to the true cost of service equity by moving to a year-round system and more accurately allocating the prices of water to the actual cost produced by the customer, and improve water affordability according to the most widely accepted measures of water affordability, reiterated this plan would promote the fiscal health of the utility, more accurately distribute the cost of serving customers through pricing, and enhance water affordability, encouraged the Council to pass this ordinance, and pointed out the work would not stop here as the cost of service and WLAB recommendations involved a multi-year plan to ensure the utility was in a strong financial condition for years to come.

Rhonda Carlson stated she was speaking on behalf of Spencer's Crest, which was an affordable and majority owner-occupied condominium whereby their 216 owners were individually metered as was the sprinkler system and pool, explained that when the current tier system became effective, the cost of the sprinkler system and pool had gone from \$9,300 to \$14,100, which had been a 51 percent increase, and it was now up to \$17,500, noted they had incorporated water saving measures and had met with the University to discuss drought resistant grass, and asked the Council to consider

situations such as theirs, i.e., condominiums, apartment complexes, etc. that were not commercial uses.

Julie Ryan, COMO Safe Water Coalition, commented that on August 7, 2018, the citizens overwhelmingly voted in favor of a \$48 million water bond meant to provide upgrades, rehabilitation, and new infrastructure to the aging assets of the utility and, at that time, they were told to expect an 11 percent increase over four years to account for the bonds, noted the COMO Safe Water Coalition had advocated for incremental rate increases since its inception in 2016, believed a bait and switch had occurred after the bond was passed as the City had moved to a tiered system instead of continuing with the 11 percent increase and had approved hodgepodge of tier and base fee increases, which she did not consider as a thorough or understandable approach, expressed concern with not having a comprehensive irrigation plan, continuing to fund fluoridation without public input, and not having completed any 2018 water bond project, and stated they could not continue to ask rate payers to fund the inability of the utility to complete projects and take care of critical infrastructure, and suggested these issues be addressed as there was no where else citizens could go to obtain safe water.

Bill Moyes, 4209 Fritz Court, stated that almost ten years ago, a \$42.8 million water bond issue had been passed by the voters, wondered how much of that work had been completed, believed there was an accountability issue if the work had not been completed, which fell on the City Manager and this and previous City Councils, and noted they were losing the trust of citizens by continuing to raise rates.

John Conway, 4902 Thornbrook Ridge, indicated he was representing himself, Mid-Missouri Peaceworks, and Mid-Missouri Sierra Club, suggested the base charge for water not be raised as it was unfair to low usage water customers, the City not move the fire protection service fee to be included in the base charge as he felt that fee would be lost forever and would need to be re-evaluated as part of the Stantec cost of service study, Stantec amend the study to advise the City of how the elasticity of price and demand could impact the financial assumptions made within the study, particularly in terms of the 48 percent increase in tier 3, Stantec work with Black and Veatch to determine how to break down the existing water system components in the flow basis to determine the real cost of service to provide fire protection in the City with an ISO rating of two, removing the \$2 from the base charge that was added for debt service in 2023 and reflecting it in the usage tiers in the new cost of service study, reviewing the handling of the value of the year-end inventory in the target cash flow analysis to see if it complied with PR256-13, and correcting the omission of water storage not being carried forward in the functional allocations or system functions in the system units analysis as he believed the study was otherwise invalid, and provided a handout in support of his points.

Eugene Elkin, 3406 Range Line Street, felt it was unsafe to have fluoride in the water and wondered what other chemicals within the water were causing cancer.

Jim Windsor, 200 Manor Drive, explained he did not oppose the structure proposed, had concerns with transparency as the WLAB approved recommendations to the Council without allowing public comment as public comment was only allowed at the end of the meeting, pointed out a master plan with priorities and costs going forward was needed, and suggested the Council be cognizant of revenue projections as another rainy year like this year or people no longer watering their lawns due to increased costs would not provide for anticipated revenues.

The Council asked questions and made comments, and the Mayor noted this item would be continued to the following meeting.

VII. CONSENT AGENDA

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

PR105-25	Rescinding Policy Resolution 115-21 which established a revised City of Columbia Police & Fire Pension Statement of Investment Policy and
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- adopting new provisions related thereto.
- B171-25 Approving the Final Replat of "Vanderveen Village Plat 1" located on the east side of Arctic Wolf Court and south of Smiley Lane (203 Arctic Wolf Court); authorizing a performance contract (Case No. 128-2025).
- B172-25 Approving the Final Plat of "Alive in Christ Subdivision Plat 2" located on the northwest corner of Southampton Drive and Bethel Street; authorizing a performance contract (Case No. 192-2025).
- B173-25 Vacating a utility easement on Lots 3 and 4 within Atkinson Woods Plat 1 Subdivision located west of Merideth Drive; directing the City Clerk to record the ordinance (Case No. 232-2025).
- B174-25 Amending the FY 2025 Annual Budget by appropriating funds associated with construction of the Spring Brook roundabout project to be located at the intersection of Veterans United Drive and MU Healthcare/Veterans Middle Drive.
- B175-25 Authorizing a financial assistance agreement with the Mid-Missouri Solid Waste Management District for the purchase of a replacement mini-rolloff truck; amending the FY 2025 Annual Budget by appropriating funds.
- B176-25 Accepting conveyances for electric utility purposes; directing the City Clerk to have the conveyances recorded.
- B178-25 Amending Chapter 2 of the City Code as it relates to membership requirements for the Food Council.
- B179-25 Authorizing a contract with the Missouri Department of Health and Senior Services for fetal and infant mortality review program services.
- B180-25 Granting authority for the Airport Manager to execute letters of agreement with Midwest Air Traffic Control Tower Service and FAA Facilities Maintenance for the coordination of operational requirements at the Columbia Regional Airport.
- R106-25 Setting a public hearing: setting property tax rates for 2025 for the City of Columbia.
- R107-25 Setting public hearings: FY 2026 Annual Budget for the City of Columbia.
- R108-25 Authorizing a second amendment to the 2023 agreement with Big Brothers Big Sisters of Central Missouri associated with site-based mentoring services.
- R109-25 Authorizing an amendment to the grant agreement with Dismal Niche Arts for FY 2025 arts programming or services.
- R110-25 Authorizing a sidewalk renovation agreement with First Presbyterian Church of Columbia Missouri, Inc. for reconstruction of a sidewalk located adjacent to property located at 16 Hitt Street.
- R111-25 Authorizing a consulting service agreement with UBS Institutional Consulting associated with investment of fire and police pension funds.
- R112-25 Approving the Preliminary Plat of "White Gate South Plat 2" located on the north side of Clark Lane and west of US Highway 63 (Case No. 229-2025).

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

VIII. NEW BUSINESS

- R113-25 Authorizing a third amendment to the 2024 agreement with First Last Mile Valet Service for transportation services.

The resolution was read by the City Clerk.

Public Health and Human Services Director Rebecca Roesslet provided a staff report, and responded to Council questions and comments.

R113-25 was read by the City Clerk, and the vote was recorded as follows:

VOTING YES: SAMPLE, FOSTER, WATERMAN, 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.

- B181-25 Amending Chapter 2 of the City Code relating to conflicts of interest and financial disclosure procedures; directing the City Clerk to send a certified copy of the ordinance to the Missouri Ethics Commission.
- B182-25 Setting property tax rates for 2025; directing the City Clerk and Finance Director to give notice of the property tax rate.
- B183-25 Adopting a budget for the City of Columbia, Missouri for the fiscal year October 1, 2025, through September 30, 2026 (FY 2026); providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget.
- B184-25 Amending Chapter 27 of the City Code as it relates to electric utility rates.
- B185-25 Granting the issuance of a conditional use permit to OneFrisco LLC to allow the operation of a short-term rental on property located at 1 Fyfer Place; providing a severability clause (Case No. 208-2025).
- B186-25 Granting the issuance of a conditional use permit to ThreeFrisco LLC to allow the operation of a short-term rental on property located at 3 Fyfer Place; providing a severability clause (Case No. 210-2025).
- B187-25 Granting the issuance of a conditional use permit to FiveFrisco LLC to allow the operation of a short-term rental on property located at 5 Fyfer Place; providing a severability clause (Case No. 211-2025).
- B188-25 Granting the issuance of a conditional use permit to SevenFrisco LLC to allow the operation of a short-term rental on property located at 7 Fyfer Place; providing a severability clause (Case No. 212-2025).
- B189-25 Granting the issuance of a conditional use permit to Dean and Amber Klempe to allow the operation of a short-term rental on property located at 910 Madison Street; providing a severability clause (Case No. 205-2025).
- B190-25 Granting the issuance of a conditional use permit to Kamau Bilal and Arwa

- Abdelhadi to allow the operation of a short-term rental on property located at 484 Maple Grove Way; providing a severability clause (Case No. 234-2025).
- B191-25 Granting the issuance of a conditional use permit to Dan and Rachel Harrison to allow the operation of a short-term rental on property located at 317 Victoria Drive; providing a severability clause (Case No. 235-2025).
- B192-25 Granting the issuance of a conditional use permit to Michelle Matthews to allow the operation of a short-term rental on a portion of the property located at 104 N. Greenwood Avenue; providing a severability clause (Case No. 233-2025).
- B193-25 Granting the issuance of a conditional use permit to 905 Hirth Ave LLC to allow the operation of a short-term rental on property located at 905 Hirth Avenue; providing a severability clause (Case No. 213-2025).
- B194-25 Rezoning property located at the terminus of Commerce Court and south of Vandiver Drive from District M-C (Mixed-use Corridor) and District P-D (Planned Development) to District I-G (General Industrial) (Case No. 228-2025).
- B195-25 Approving the Final Replat of "Bergen's Addition, Plat No. 1A" located on the south side of Worley Street and east of Lasalle Place; authorizing performance contracts (Case No. 223-2025).
- B196-25 Approving the Final Replat of "Providence Walkway, Plat No. 1A" located on the southwest corner of Providence Road and Switzler Street; authorizing a performance contract (Case No. 243-2025).
- B197-25 Approving the Final Replat of "Centerstate CNG Plat 1A" located on the southeast corner of Vandiver Drive and Lake Ridgeway Road; authorizing a performance contract (Case No. 227-2025).
- B198-25 Approving the Final Replat of "Atkinson Woods Plat 2" located on the west side of Merideth Drive and north of Chapel Hill Road; authorizing a performance contract (Case No. 230-2025).
- B199-25 Authorizing an agreement with the City of Centralia, Missouri for mutual aid fire services.
- B200-25 Authorizing a participation agreement with the Missouri Department of Health and Senior Services for tuberculosis diagnostic services.
- B201-25 Authorizing a contract with the Missouri Department of Health and Senior Services for WIC local agency nutrition program services.
- B202-25 Authorizing Amendment No. 3 to the contract with the Missouri Department of Health and Senior Services for overdose data to action program services.
- B203-25 Amending the FY 2025 Annual Budget for fourth quarter appropriation of funds.
- B204-25 Amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary as adopted by Ordinance No. 025767 to correct errors associated with the adoption of the FY 2025

Annual Budget.

X. REPORTS

REP41-25 Communication from the Disabilities Commission relating to the Dawn Z Award.

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

Mayor Buffaloe made a motion for the City to established the Dawn Z award which would recognize local businesses for accessibility standards. The motion was seconded by Council Member Sample, and approved unanimously by voice vote.

REP42-25 Communication from the Disabilities Commission regarding the National ADA Symposium Experience.

City Counselor Nancy Thompson provided a staff report, and the Council made comments.

REP43-25 Update on the American Rescue Plan Act (ARPA).

Public Health and Human Services Director Rebecca Roesslet provided a staff report, and the Council made comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, commented that cell phones were dangerous, felt people should use the speaker phone versus holding the phone up to their heads, and had concerns of cell phone usage causing suicides.

The Council and staff discussed various topics to include voting in the election that was being held tomorrow for the Ward 2 Council Member and a property tax freeze, Council Member Sample holding virtual office hours the Sunday before council meetings and to email her for a Zoom link if interested in participating, the need for a centralized calendar of community events, especially when the event might bring hundreds of people to the community, for department heads to view in order to lessen impacts of public projects on those events, the renewable energy plan along with potential ordinance changes forthcoming in the future whereby they would have to determine whether to be aggressive or measured in terms of renewable energy, a request for the final pedestrian safety report to be provided to the Council on October 20 or November 3 so they could discuss a comprehensive approach to pedestrian safety along with how that tied into homelessness, complimenting the City for resurfacing the downtown streets even though it had been a painful process this past week, thanking City staff for the new yellow paint in East Campus as it would assist students in knowing where they could and could not park, the next Let's Talk Local being held at 5:30 p.m. on Monday, August 25 at the Sports Fieldhouse on the topic of recycling, the permitting process with regard to events at parks as well as events involving street closures, such as parades, concerns with regard to the issuance of jaywalking tickets, the fact there had been an increased police presence downtown since an incident in June, directing people to BeHeard.CoMo.gov to learn more about ongoing projects, including the changes to the water and electric rates as there were calculators to help determine the impacts of those changes and information relating to the 2025 small business grants being administered by REDI, boards and commissions being an opportunity to serve the community and the current deadline to apply being 5:00 p.m. on Friday, August 8, and how exciting it was to see the kids from P.E.A.C.E. & H.O.P.E., who were involved in the City's attempt of its first youth civic academy, as they had brought a lot of energy.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:26 p.m.