



# City of Columbia, Missouri

## Meeting Minutes

### City Council

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**Monday, December 1, 2025**  
**7:00 PM**

**Regular**

**City Hall**  
**Council Chamber**  
**701 E. Broadway**  
**Columbia, MO**

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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 Monday, December 1, 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 NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member VERA ELWOOD, and Council Member JACQUE SAMPLE 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.

Mayor Buffalo explained the minutes of the regular meeting of November 17, 2025 were not yet complete.

Mayor Buffalo made a motion to remove R164-25 from the agenda at the request of staff. The motion was seconded by Council Member Elwood, and approved unanimously by voice vote.

Mayor Buffalo explained a constituent had requested the B299-25 be moved from the consent agenda to old business.

The agenda, including the consent agenda with B299-25 being moved to old business and R164-25 being removed from the agenda, was approved unanimously by voice vote on a motion by Mayor Buffalo and a second by Council Member Foster.

#### **II. SPECIAL ITEMS**

None.

#### **III. APPOINTMENTS TO BOARDS AND COMMISSIONS**

None.

#### **IV. SCHEDULED PUBLIC COMMENT**

SPC56-25 Ashton (Ash) Schreiber - How Vidwest helps support students and professional development.

Ashton Schreiber, a junior at the University of Missouri studying music and psychology, indicated he was the head writer for Shot Reverse Shot, which was the filmmaking club at Mizzou that provided students an opportunity to gain hands on professional experience with film outside of class, pointed out Vidwest provided them access to professional grade equipment at a reasonable price, stated the gear at the University was exclusive to film production students and was only permitted to be used for classwork, explained he had become involved with Shot Reverse Shot because he wanted to get into composing film scores, and noted that without the gear Vidwest provided, the club would not be able

to continue.

## V. PUBLIC HEARINGS

- PH31-25      Proposed construction of a sidewalk improvement project along the north side of Mills Drive, between Forum Boulevard and Highridge Drive.

The public hearing was read by the City Clerk.

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

Mayor Buffaloe opened the public hearing.

Shane Lowe, 1133 Ashland Road, stated he was hoping to live in this area soon, wondered if striping on the north and south sides of the intersection at Forum Boulevard could be included in this project as it was not visible from a vehicle in certain locations, thanked the City for keeping the crossing buttons in a relatively accessible position, expressed concern with the pooling of water on the west side of the street where there was a steep gutter, asked for the City to consider ways to convey pedestrians from the east side to Schnucks and other businesses without having to use vehicle corridors, and noted deterioration of a sidewalk on the east side of Forum Boulevard.

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

The Council asked questions and made comments.

**Mayor Buffaloe made a motion authorizing staff to proceed with the construction of the Mills Drive sidewalk improvement project. The motion was seconded by Council Member Foster, and approved unanimously by voice vote.**

- PH32-25      Proposed construction of a pre-engineered metal building (PEMB) at the Material Recovery Facility site located on the south side of Peabody Road; providing for construction of the proposed improvement using a design/build contract.

The public hearing was read by the City Clerk.

Utilities Director Erin Keys provided a staff report.

Mayor Buffaloe opened the public hearing.

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

The Council asked questions and made comments.

**Mayor Buffaloe made a motion authorizing staff to proceed with the design and construction of a building at the Material Recovery Facility, and for the City Manager to proceed with the selection of a design-build contractor. The motion was seconded by Council Member Waterman, and approved unanimously by voice vote.**

## VI. OLD BUSINESS

- B299-25      Granting the issuance of a conditional use permit to Lori Brockman to allow the operation of a short-term rental on property located at 2609 Wee Wynd; providing a severability clause (Case No. 318-2025).

The bill was given second reading by the City Clerk.

Community Development Director Clint Smith provided a staff report, and responded to Council questions.

Jamie Varvaro, 105 Thistledown Drive, indicated he was speaking on behalf of the 38 neighbors who had signed a petition in opposition of the issuance of the permit to operate a short-term rental on this property, explained the circle drive on Wee Wynd was a safe space for young children to ride their bikes and play on its greenspace, noted Thistledown Drive, which was adjacent, did not have any sidewalks for children to safely play, stated many of the surrounding neighbors maintained the park-like area, believed

the continual flow of strangers or renters who were unfamiliar with the neighborhood to this area where the children played was a public safety concern, and asked the Council to deny this request due to the safety issue involved.

Paul Blanchard, 14 Thistledown Drive, explained his property was immediately adjacent at the corner of Thistledown Drive and Wee Wynd, noted this was an established neighborhood with mostly owner-occupied homes, stated the reference to rentals was likely on Dundee Drive, not Thistledown Drive, felt the items in the ordinance were criteria, not guidelines, pointed out the concern was not with long-term renters, only short-term renters, believed allowing this short-term rental would decrease the value and salability of his property, indicated the noise from this property would affect six other properties, and reiterated the comments of Jamie Varvaro in that the short-term renters, their visitors, those cleaning the home, etc. would add to people unfamiliar with the neighborhood, creating the safety concern.

Lori Brockman, 4004 Baurichter Drive, indicated she had owned and managed rental property for 25 years, had purchased this property in 2016, and had been running it as a rental, noted this property had not previously operated as a short-term rental because she wanted to obtain a permit first, stated there had not been any complaints regarding this property and that she only had seven complaints on all of her properties combined, which were minor, such as trash outside on move out day, and resolved, pointed out she had also taken care of the greenspace, understood her permit would be revoked if there were issues, and asked the Council to allow her the opportunity to operate a short-term rental at this site.

The Council asked questions and made comments.

**B299-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN, PETERS, CARROLL, SAMPLE. VOTING NO: FOSTER, BUFFALOE, ELWOOD. 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.

- B296-25 Adopting amended FY 2026 Classification and Pay Plans; establishing implementation dates of December 7, 2025 and January 18, 2026.
- B297-25 Granting the issuance of a conditional use permit to Chelsea Petree to allow the operation of a short-term rental on property located at 318 Anderson Avenue; providing a severability clause (Case No. 312-2025).
- B298-25 Granting the issuance of a conditional use permit to Rock Bridge Rentals, LLC to allow the operation of a short-term rental on property located at 1409 Wilkes Boulevard, Apartment 103; providing a severability clause (Case No. 316-2025).
- B300-25 Accepting a conveyance for sewer purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to have the conveyances recorded.
- B301-25 Authorizing cost share request/agreement with the Missouri Department of Conservation associated with the removal of dead trees at Albert-Oakland Park.
- B302-25 Authorizing a grant agreement with the State of Missouri - Missouri State Council on the Arts for the 2025-2026 Annual Heritage Festival and Crafts Show managed by the Parks and Recreation Department.

- B303-25 Authorizing an agreement with the City of Fulton, Missouri for mutual aid fire services.
- B304-25 Authorizing an agreement with Columbia School District No. 93 for the Teen Connection Project program services.
- B305-25 Authorizing Amendment No. 5 to the contract with the Missouri Department of Health and Senior Services for maternal child health program services.
- B306-25 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.
- B307-25 Authorizing a collective bargaining agreement with Columbia Professional Firefighters I.A.F.F. Local 1055.
- R162-25 Consenting to the issuance of a state license for the sale of intoxicating liquor to 5418 Holdings, LLC, d/b/a Highball, located at 132 S. Ninth Street.
- R163-25 Authorizing investment of police and fire pension funds in securities managed by Ares Private Markets Fund; authorizing execution of any agreements as are necessary for completion of those investments.
- R165-25 Authorizing an airport lease agreement with United Airlines, Inc.
- R166-25 Authorizing a professional engineering services agreement with Burns & McDonnell Engineering Company, Inc. associated with the Clear Creek sewer force main rehabilitation and replacement project.

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

## **VIII. NEW BUSINESS**

None.

## **IX. INTRODUCTION AND FIRST READING**

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

- B308-25 Granting the issuance of a conditional use permit to Marmar Atallah and Hana Shehadeh to allow the operation of a short-term rental on property located at 3408 Eastham Drive; providing a severability clause (Case No. 332-2025).
- B309-25 Granting the issuance of a conditional use permit to Tigers GameDay Escape LLC to allow the operation of a short-term rental on property located at 1906 Grant Lane; providing a severability clause (Case No. 331-2025).
- B310-25 Granting the issuance of a conditional use permit to Chris and Stacy Mattingly to allow the operation of a short-term rental on property located at 717 Campusview Drive; providing a severability clause (Case No. 338-2025).

- B311-25 Granting the issuance of a conditional use permit to Devin Kelley to allow the operation of a short-term rental on property located at 302 N. Ninth Street; providing a severability clause (Case No. 4-2026).
- B312-25 Rezoning property located on the southeast corner of Green Valley Drive and Moon Valley Road from District PD (Planned Development) to District R-MF (Multiple-family Dwelling) (Case No. 335-2025).
- B313-25 Authorizing an annexation agreement with KW COU, LLC for property located on the north side of Enterprise Drive and east of Route Z; directing the City Clerk to have the agreement recorded (Case No. 243-2024).
- B314-25 Approving the Final Plat of "Alan Creek Estates Plat 1" located on the northwest corner of Alan Lane and McKee Street; authorizing a performance contract (Case No. 285-2025).
- B315-25 Approving the Final Plat of "West Worley Addition, Plat 1-A" located on the east side of Pennant Street and the west side of Pershing Road (506 and 508 Pennant Street and 505 Pershing Road); authorizing a performance contract (Case No. 275-2025).
- B316-25 Authorizing an agreement with Columbia Community Land Trust, Inc. for administrative services.
- B317-25 Authorizing a grant agreement with the State of Missouri - Missouri Arts Council for community arts programs and services administered by the Office of Cultural Affairs in FY 2026.
- B318-25 Authorizing application to the United States Department of Transportation Federal Aviation Administration and the Missouri Department of Transportation for airport capital assistance grants in 2026.
- B319-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for local public health agency accreditation assistance program services.
- B320-25 Authorizing a low income home energy assistance program supplier agreement with the Missouri Department of Social Services - Family Support Division.
- B321-25 Amending the FY 2026 Annual Budget by appropriating funds in the total amount of \$5,788,537.67 for first quarter appropriation of funds.
- B322-25 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$99,840.00; authorizing an agreement for professional services with Powerhouse Community Development Corporation for community navigation liaison peer services.

## **X. REPORTS**

None.

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

Bill Moyes, 4209 Fritz Court, handed out a photo of Silvey Street, just north of Compass Evangelical Free Church where the hill met I-70 Drive Southwest, agreed it was dangerous to utilize that hill when the weather was dicey as it had been known as "prayer

hill,” explained that beginning last year, there was a locked gate at the site instead of barricades when the weather was bad, understood the Public Works staff had indicated there had been multiple instances of people moving the barricades to drive through, sometimes with dire consequences, and stated he wanted documentation on the number of dire consequences that had occurred because no one had died, been seriously injured, or been hospitalized for traveling on that road to his knowledge.

Matt Hake asked for clarification regarding whether the items that were read by their number for second reading had been approved, indicated admiration for the Council for taking on short-term rentals as it was a tough issue, thought the associated policy was decent, and noted the Council had approved his short-term rental tonight.

Devin Kelly noted two batches of numbers had been read and asked for clarification as to whether the earlier ones had been approved tonight. Mayor Buffaloe explained the items under Introduction and First Reading would show up on the next meeting for consideration, and the ones under the Consent Agenda has been approved this evening, except for R164-24, which had been removed from the agenda.

The Council and staff discussed various topics to include being appreciative of staff for clearing the roadways as well as the sidewalks surrounding City Hall, picking up trash in these conditions, and working to keep homes heated and lighted, encouraging the public to clear their sidewalks, Council Members Foster, Waterman, and Peters being grateful for the opportunity to recently attend the National League of Cities (NLC) City Summit as they had learned the challenges they were facing were not unique as other communities were facing those same challenges, i.e., affordable housing, transit, childcare, workforce development, homelessness, etc., the desire to look into something similar to The Other Side Academy, which taught people how to live productive and sober lives, the need to address infill appropriately in neighborhoods, Council Member Carroll having the pleasure of attending a Thanksgiving meal hosted by the First Street Christian Church and Powerhouse Community Development, which was a continuation of the Everybody Eats tradition, which was started by Almeta Crayton, a previous First Ward Council Member, appreciation for the thoughtfulness of a Columbia Police Department officer and a Transit Division driver for providing for a bus at 4:00 a.m. for residents of an apartment complex that had been evacuated to stay warm until the incident was over, acknowledging the fact that departments worked together for the betterment of the community, suggesting clarifying signage at the locked gates at Silvey Street indicating the street was closed during the winter season versus just when there was rain, snow, and ice, and the creation of a municipal campaign finance reform task force to review whether there was a need for limitations to campaign contributions after obtaining input from the public along with how enforcement would be handled if it was determined this type of reform was needed.

**Council Member Sample made a motion to create a municipal campaign finance group to study and provide recommendations regarding the topic. The motion was seconded by Council Member Elwood. After discussion, the motion was approved unanimously by voice vote.**

The Council and staff continued discussing various topics to include the plan to provide Council with a report with draft legislation regarding a municipal campaign finance reform task force at the second meeting in January, Council Member Waterman having the opportunity to accept a Digital Cities Survey Award on behalf of the City's IT Department at the NLC Cities Summit as they had come in fourth out of ten in the 125,000-249,999 population category, acknowledging the work of the Convention and Visitors Bureau staff over the past four years in partnership with the Parks and Recreation Department and MU Athletics for recently hosting a successful and efficient District I NCAA Cross Country

Championship event, appreciation for the police officer who directed traffic for that event for at least three hours, and being thankful that Columbia was a welcoming community with opportunities to host events such as this.

## **XII. ADJOURNMENT**

The meeting was adjourned without objection at 8:27 p.m.