



# City of Columbia, Missouri

## Meeting Minutes - Final

### City Council

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**Monday, November 17, 2025**  
**5:00 PM**

**Pre-Council**

**City Hall**  
**Conference Room**  
**1A/1B**  
**701 E. Broadway**  
**Columbia, MO**

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#### **I. CALL TO ORDER**

Mayor Buffaloe called the meeting to order at approximately 5 p.m.

**Present:** 6 - Buffaloe, Foster, Waterman, Carroll, Sample, and Elwood

**Absent:** 1 - Peters

#### **Energy Codes 101**

Clint Smith, Community Development Director, provided background for the discussion. He introduced Zoya Ehsan, a representative from the Midwest Energy Efficiency Alliance (MEEA), who would lead the presentation. She spoke about MEEA, which is a collaborative network and nonprofit organization. She covered what an energy code is, noting that it is a set of rules that set the minimum energy efficiency standards for new buildings.

She discussed the two national model codes, the IECC and ASHRAE 90.1. She noted that in Missouri municipalities and counties adopt their own energy codes, and that there is not a state adopt code. She reviewed the purview of building energy codes, comparing residential with commercial standards. She emphasized energy code uses the science of controlling heat transfer in buildings.

She discussed why an energy code should be adopted in whole, noting that many different systems work together to increase energy efficiency, using the example of a well insulated house with quality windows would use less energy for heating and cooling. She emphasized cost savings, particularly during development rather than retrofitting an existing building.

She mentioned the health and safety benefits, noting air quality in particular. She highlighted a study commissioned by the Metropolitan Energy Center in KCMO which found a 34% difference in asthma frequency and intensity between weatherized homes and the control group.

Valerie Carroll asked about how these codes address existing buildings. Zoya noted that the codes were more relevant for new construction, but highlighted weatherization efforts on homes of all ages from the KCMO study.

She reviewed the code adoption landscape in Missouri for both residential and commercial. She noted that the 2024 IECC code has not yet been adopted in the state.

She highlighted the major updates in the IECC from 2015 through 2024 - this code is updated on a three year timeframe. She highlighted cost savings for occupants. She

covered national averages for the additional cost for single family home construction. She noted, in Missouri the average additional construction cost between 2018 to 2024 IECC code is between \$3,000 and \$4,200. She noted that the impact on affordable housing does not necessarily paint a complete picture, referencing the \$32,000 figure attributed to the 2021 IECC code. She added double counting, jurisdictions where the home is built, and other factors that may account for increased costs.

She also referenced the long-term benefit to energy codes, including improved public health, decreased demand on the grid, and more resilient buildings.

Clint provided information on how building codes are updated in Columbia, and provided information about the item on tonight's Council agenda that would allow the proposed codes to be on display for 90 days in the Clerk's Office. He also referenced increased public engagement surrounding this potential update.

Clint briefly discussed how applications would be handled if they were submitted on the cusp of any new code adoption. He also noted plans for a potential public form to help with education and outreach.

Don Waterman raised some concerns about impacts on housing costs.

### Snow & Ice Discussion

**Attachments:** [Presentation](#)

Richard Stone, Engineering & Operations Manager, presented. Richard emphasized everything they do is centered around keeping people safe on the roadways. He noted several major roadways that are controlled by MoDOT or Boone County - though they often have the plows down when driving on those unless the roads have recently been treated.

He noted the first, second, and third priority routes, and that any weather response is based on availability of resources and establishing a plan before winter. He noted that each weather season has around 10 winter weather events, but it can be as low as 4 or as many as 25. He emphasized the around 1,465 lane miles the City is responsible for - noting that it would be a single road from Columbia to Miami, FL.

He mentioned the deferred fleet replacement, but complimented the recent investment, adding 4 tandems and 1 single axle that should be delivered this winter. He noted that a dump truck fully outfitted can cost up to \$300,000 and take up to one year to arrive.

He noted that there are between 8-30 drivers per shift, plus additional support. The Street Division has 45 FTE currently, compared to 43 FTE in 2005. Most communities target 20-35 lane miles per operator for continuous operation. In Columbia, staffing is at about 35 lane miles for Street Division, but with the other resources from other departments it is about 25 lane miles per operator.

For less than 4" of snow, there are continuous operations for first, second, and third priority routes. Neighborhood streets are addressed during normal business hours after the priority routes are cleared. For 4" or greater, the priority routes are addressed first. All streets are plowed and treated to passable condition, which means passable by a front wheel vehicle at slow speeds with reasonable winter weather driving. Salt is not effective at less than 15 degrees.

Richard noted issues with freeze/thaw and the challenges it can cause. When the majority of routes are passable, the Contact Center may forward calls to Public Works for

review.

For events with 6" and greater snow events, downtown snow removal may be necessary due to the lack of places to push the snow. For snow events with 12" or snow or greater, it may take multiple days to address first and second priority routes.

Priority routes are evaluated each year, as well as parking requirements. Priority neighborhoods require neighbors to agree to remove all vehicles from the street. They are normally plowed at night.

There are some potential for blowers, potentially for the 2027-2028 winter. This is still being evaluated. He discussed a future new salt dome and highlighted the time saving of having a second site.

Staff answered questions related to public notification, plowing pedways, and priority neighborhoods. Stephanie Brown discussed how information flows through the Contact Center.

The Mayor noted it was helpful last winter for Council to receive updates from staff during winter weather events.

## **II. ANY OTHER ITEMS COUNCIL MAY WISH TO DISCUSS**

None.

## **III. ADJOURNMENT**

The meeting adjourned at approximately 6:35 p.m.