



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, October 20, 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, October 20, 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 VALERIE CARROLL, Council Member VERA ELWOOD, Council Member JACQUE SAMPLE, Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Mayor BARBARA BUFFALOE were present. City Manager De'Carlton Seewood, Deputy City Counselor Rebecca Thompson, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

Mayor Buffaloe explained the October 6, 2025 meeting minutes were not yet completed.

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

II. SPECIAL ITEMS

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC10-25 Board and Commission Applicants.

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

BOARD OF ADJUSTMENT

Sharp, Paul, Ward 6, Term to expire November 1, 2030

CITIZENS POLICE REVIEW BOARD

Castilow, Harry, Ward 5, Term to expire November 1, 2028

Zug, Charles, Ward 4, Term to expire November 1, 2028

COMMISSION ON CULTURAL AFFAIRS

Aker, Greg, Ward 2, Term to expire October 31, 2028

Hobart, Ryan, Ward 1, Term to expire October 31, 2028

Howard, Sarah, Ward 4, Term to expire October 31, 2028

Nolte, Kate, Ward 1, Term to expire October 31, 2028

HISTORIC PRESERVATION COMMISSION

Cook, Trey, Ward 1, Term to expire September 1, 2027

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Ritter, Mitchell, Ward 2, Term to expire November 1, 2028

Shaw, Rebecca, Ward 5, Term to expire November 1, 2028

Webb, Alexandra, Ward 3, Term to expire November 1, 2028

SUBSTANCE USE PREVENTION ADVISORY COMMISSION

Khanna, Vinita, Ward 5, Term to expire October 31, 2028

Leykamp, Paul, Ward 6, Term to expire October 31, 2028

Mayor Buffaloe explained the appointment to the Tobacco Retailer License Review Board would be delayed in order to obtain clarification as to what was meant by "citizen" member, i.e., a City of Columbia resident, a United States of America resident, etc.

IV. SCHEDULED PUBLIC COMMENT**SPC46-25 Tyler Travers - Illegal gambling machines.**

Tyler Travers explained there was a proliferation of illegal slot machines, which preyed upon the most vulnerable and were essentially within every gas station and liquor store in town, suggested banning these machines as Springfield had done in 2024 and Kansas City was currently considering, cited a recent decision by a circuit court judge to uphold the Springfield ban and another finding by a jury in a federal case that indicated the machines violated state gambling laws, understood law enforcement agreed that these machines preyed upon at-risk communities and resulted in an increase in related crimes during the overnight hours, and encouraged the Council to be emboldened by these recent court cases and other municipal actions in banning these illegal machines.

SPC47-25 Jonathan Asher - Vidwest Studios volunteer story.

Jonathan Asher, a Third Ward resident, stated his comments were in response to a letter indicating the City did not plan to fund Vidwest Studios in the manner they had over the last five years, explained that Vidwest Studios was a publicly accessible media center that provided people with the opportunity to learn how to utilize audio, video, and photography equipment from experts to apply to their careers, noted some of the equipment utilized was property of the City from the old CAT-TV days, and asked the Council to direct staff to fund Vidwest Studios as it had in the past as he felt the return on the investment was high.

SPC48-25 Susan Renee Carter - Speaking truth to power: what's our role?

Susan Renee Carter, Race Matters, Friends, stated "speaking truth to power" was a nonviolent political tactic employed by dissidents, explained people were choosing not to speak up for numerous self-centered reasons, such as the fear of losing their job, friends, or status, or being shunned, perpetuating the authoritarian nature of our system, which allowed employers to silence speech, legislators to change voting maps to suit their needs, judges to make rulings that deeply affected black and brown people, the unsheltered, and the lowest paid community members, believed they were at a tipping point as the economy, government, families, and most vulnerable were reaching a level of insurmountable obstacles for survival, felt now was the time to look critically at the choices being made, even when in the name of safety or planning, when it targeted the black and brown community, the unhoused, the LGBTQ community, and women, and asked the community to find the courage to change this course and stop the destruction of the community, state, and country.

V. PUBLIC HEARINGS

None.

VI. OLD BUSINESS

- B256-25 Granting a design adjustment relating to the proposed Final Plat of Meadow Lane Plat 1 located on the north side of Meadow Lane and east of Anderson Avenue to waive right-of-way dedication; granting a waiver and design adjustment for sidewalk construction along the south side of Meadow Lane (Case No. 216-2025).

Discussion shown with B257-25.

- B257-25 Approving the Final Plat of “Meadow Lane Plat 1” located on the north side of Meadow Lane and east of Anderson Avenue; authorizing performance contracts (Case No. 216-2025).

The bills were given second reading by the City Clerk.

Community Development Director Clint Smith provided a staff report, and he and Development Services Manager Pat Zenner responded to Council questions and comments.

Jay Gebhardt, a civil engineer with A Civil Group, representing Jared Zillig and Mike and Jewel Keevins, provided a list of uses for R-2 zoned properties, pointed out each R-2 zoned lot in the neighborhood was entitled to an ADU, i.e., a second structure, by right, without going through any other process, explained they were required to go through the platting process because the subject property did not meet the definition of a legal lot since it had been subdivided by survey in 1971, which might not have been legal at that time, noted the existing lot line went through an existing garage and this platting process would correct that issue, stated the initial intent by the Keevins was to renovate the home, but the foundation had been in really poor condition, indicated they planned to remove the structure and develop a two-family structure, and commented that they would be stuck if their request was denied.

Laura Mitchell, President of the West Ash Neighborhood Association, explained they lived in an old and quirky neighborhood platted between 1931 and 1937, noted there were 18 homes on Meadow Lane, including the two being discussed tonight, stated concern for traffic congestion as Meadow Lane was narrow with its narrowest part being about 16 feet wide, and displayed a photo showing the traffic congestion.

Carol Rogers, 111 Anderson Avenue, wondered how the new building would impact car and pedestrian safety as well as stormwater as homes on Aldeah Avenue, which was east of Meadow Lane, had feces in their basements when there was a lot of rain, explained 105 Meadow Lane could access Broadway as the Keevins' owned all of the property affected, agreed the Keevins' could do what they wanted with their property but they should then also be the only people inconvenienced by the extra traffic associated with the duplex development, and suggested the Council ask staff to readdress vehicle access on Meadow Lane and fix the stormwater issues on Aldeah Avenue as this would make that situation worse.

Gary Martin, a resident of Meadow Lane, provided a handout, explained Meadow Lane was only three cars wide so two passing cars had to maneuver their way down the street, stated trash trucks had to honk to make people move their cars in order to get through, pointed out a fire truck would have difficulty getting to something important or fast as had been illustrated recently when the firefighters had to leave the truck to access the area for what ended up being a non-emergency event, noted it was more than inconvenient as it was a dangerous situation, and believed the roadway would be even more congested as the driveway would likely not accommodate the vehicles of the tenants and their guests.

Kathy Newton, a resident of Meadow Lane, explained her home was built in 1939 as a single-family home and she had bought her home in 1987 as a single-family home, noted the neighborhood was walkable and affordable with a high rate of ownership compared to

Columbia as a whole, stated it remained a pleasant single-family home residential street with the exception of one duplex, did not believe they wanted the problems of the East Campus Neighborhood on this little street, felt the owner could build another house on the lot instead of a duplex, and implored the Council to vote no.

Davika Thomas, 411 W. Walnut Street, stated she lived close to Aldeah Avenue where it was common to smell sewer when outside, noted her home was one house away from the drainageway that carried water to Flat Branch, which had previously overflowed into her neighbor's basement causing damage, suggested the issues on Aldeah Avenue be addressed, asked the Council to not approve the 20-foot driveway, which was as big as the street that connected Meadow Lane to Anderson Avenue, nor the plat that would allow two big buildings and more impervious surfaces.

Christine Gardener, 112 Anderson Avenue, stated the current UDC put them at risk, suggested the Council direct staff to develop a protective set of codes to address the problems they and other central city neighborhoods were experiencing as their homes were built before anyone had imagined development codes as they existed today, noted they had R-2 zoning on small R-1 sized lots, increased developments with building out of size and character of the neighborhood, narrow streets and courts, the largest number of short-term rentals, and aging and failing infrastructure, and asked that they start thinking outside of the box to fix these problems one by one instead of waiting for a multi-million dollar capital project.

James Birchler, a resident of Meadow Lane, read a poem essentially stating concern with the development of duplexes due to stormwater, traffic, concrete, and noise pollution, indicating it would not be low-cost housing as rents would be high, questioning the ability of one to affect the calm of others, and asking the Council to not support this request.

Jewel Keevins explained, from her viewpoint, she and her husband had purchased an R-2 lot and were asking for this plat to be processed as an R-2 lot, pointed out nothing could be done until the lot was changed to a legal lot as it was now nonconforming, indicated they would do whatever the City asked in terms of the 10 or 20 foot driveway, stated it was a platting issue and not a zoning issue, felt that traffic concerns could be addressed with yellow curbs eliminating some on-street parking or by widening the street with the neighbors giving up the amount of space they were giving up, noted the roof of a single-family home could be as large as a duplex and the number of cars associated with a duplex could be the same as with a single-family home, and asked that they not be held hostage to the infrastructure problems.

Traci Wilson-Kleekamp wondered why the City did not use an environmental impact process for stormwater, traffic, etc., i.e., by looking at the infrastructure impacts up front, collecting money up front, and not burdening neighbors with infrastructure neglect.

The Council asked questions and made comments.

B256-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: CARROLL, ELWOOD, SAMPLE. Bill declared enacted, reading as follows:

B257-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: FOSTER, WATERMAN, PETERS, BUFFALOE. VOTING NO: CARROLL, ELWOOD, SAMPLE. 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.

B258-25

Granting the issuance of a conditional use permit to Amber and Mark Weigel to allow the operation of a short-term rental on property located at 11 S. Heather Lane; providing a severability clause (Case No. 274-2025).

- B259-25 Granting the issuance of a conditional use permit to Black Dog Enterprise, LLC to allow the operation of a short-term rental on property located at 1501 Paris Road; providing a severability clause (Case No. 277-2025).
- B260-25 Granting the issuance of a conditional use permit to Matthew and Michaela Hayes to allow the operation of a short-term rental on property located at 103 Parkview Drive; providing a severability clause (Case No. 280-2025).
- B261-25 Accepting a conveyance for temporary construction purposes; directing the City Clerk to have the conveyance recorded.
- B262-25 Authorizing an agreement with the U.S. Fish and Wildlife Service for installation of a habitat improvement project in a stormwater basin located on City-owned property at 515 Hickman Avenue.
- B263-25 Authorizing and ratifying application to the Missouri Department of Health and Senior Services for the Missouri Substance Use Disorder Grant Program; authorizing a grant agreement with the Missouri Department of Health and Senior Services for preventing adverse childhood experiences (ACEs) for families impacted by substance use program services.
- B264-25 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$50,000 associated with the Eighth Street and Cherry Street municipal parking structure stairwell tower painting project.
- R140-25 Authorizing a contract with Event 1, Inc. to designate the City's Convention and Visitors Bureau as the third-party vendor for event merchandise sales at the 2025 National Collegiate Athletic Association (NCAA) Division I Men's and Women's Cross Country National Championship event to be held at Gans Creek Recreation Area.
- R141-25 Authorizing license agreements with Discovery Office Park, L.L.C., Discovery Office Park North, L.L.C., and Eurofins BioPharma Product Testing Columbia, LLC for temporary usage of parking areas associated with the 2025 National Collegiate Athletic Association (NCAA) Division I Men's and Women's Cross Country National Championship event to be held at Gans Creek Recreation Area.
- R142-25 Authorizing a convention agreement with Endeavor Hotel Group, d/b/a Wyndham Executive Center, for the 2026 Columbia Values Diversity Celebration event.
- R143-25 Authorizing FY 2026 agreements with various arts and cultural organizations for arts programming or services.
- R144-25 Authorizing a master equipment lease purchase agreement with Community First National Bank for four (4) front load refuse trucks; authorizing a service agreement with Elliott Equipment Company for the maintenance of four (4) front load refuse trucks.
- R145-25 Authorizing a CDBG agreement and a first amendment to a HOME agreement with Central Missouri Community Action associated with the construction of fourteen (14) affordable housing units within the Providence Landing Subdivision located on the northeast corner of Hickman Avenue

and Providence Road.

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

VIII. NEW BUSINESS

- R146-25 Granting Radar Hospitality Company, L.L.C. a temporary waiver from the requirements of Section 16-185 of the City Code to allow possession and consumption of alcoholic beverages and Section 16-258.1 of the City Code to allow amplified sound exceeding a distance of 300 feet for the area along a portion of the alleyway located north of Locust Street and between Sixth Street and Seventh Street, on October 31, 2025 and November 1, 2025 for outdoor events.

The resolution was read by the City Clerk.

Convention and Visitors Director Amy Schneider and Convention and Visitors Assistant Director Julie Ausmus provided a staff report, and responded to Council questions.

**R146-25 was read by the City Clerk, and the vote was recorded as follows:
VOTING YES: CARROLL, ELWOOD, SAMPLE, FOSTER, WATERMAN, BUFFALOE.
VOTING NO: NO ONE. ABSENT: PETERS (Council Member Peters stepped out during the vote on this item). 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.

- B265-25 Amending Chapter 14 of the City Code to add provisions related to the rights and duties of motorists and pedestrians in major corridor roadways and intersections.
- B266-25 Amending Chapter 12 of the City Code relating to mediation and dispute resolution.
- B267-25 Granting the issuance of a conditional use permit to the Germond-Eggener Family Trust to allow the operation of a short-term rental on property located at 1506 Windsor Street; providing a severability clause (Case No. 290-2025).
- B268-25 Granting the issuance of a conditional use permit to The Bank of Missouri to allow the establishment of a drive-up facility on property located on the southeast corner of Nifong Boulevard and Bethel Street (310 W. Nifong Boulevard) in an M-N (Mixed Use - Neighborhood) zoning district (Case No. 288-2025).
- B269-25 Approving the Final Plat of "Bluff Creek Estates Plat 1-A" located on the southwest corner of Wild Plum Court and Bluff Creek Drive; authorizing a performance contract (Case No. 300-2025).
- B270-25 Accepting conveyances for sewer, utility, and temporary construction purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to have the conveyances recorded.

- B271-25 Authorizing an agreement with The Curators of the University of Missouri, on behalf of its University Concert Series, for FY 2026 arts programming funds.
- B272-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for sexual violence prevention and response program services.
- B273-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for fetal and infant mortality review program services.
- B274-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for disease intervention specialist workforce program services.
- B275-25 Authorizing a first amendment to the affordable housing funding agreement with the Housing Authority of the City of Columbia associated with the Blind Boone Apartments project.
- B276-25 Authorizing a second amendment to the affordable housing funding agreement with the Housing Authority of the City of Columbia and Providence Walkway Housing Development Group, LP associated with the Providence Walkway development project.
- B277-25 Authorizing an award agreement with the Missouri Department of Public Safety - Office of Homeland Security, as part of the Missouri Blue Shield Grant Program, for the purchase of protective equipment for the Police Department.
- B278-25 Authorizing federal award agreements with the U.S. Department of Housing and Urban Development - Office of Community Planning and Development for FY 2025 Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds.
- B279-25 Authorizing a consultant agreement with Avenu Insights & Analytics, LLC for short-term rental monitoring and identification services; amending the FY 2026 Annual Budget by appropriating funds (Case No. 182-2025).

X. REPORTS

- REP51-25 Strategic Plan Quarterly Report - Quarter 3.
- Assistant to the City Manager Stacey Weidemann provided a staff report, and she along with Diversity Equity and Inclusion Administrator D'Andre Thompson, City Clerk Sheela Amin, City Manager De'Carlton Seewood, and Public Health and Human Services Director Rebecca Roesslet responded to Council questions and comments.
- REP52-25 Monthly Finance Report.
- Assistant Finance Director Jim McDonald and Finance Director Matthew Lue provided a staff report along with a handout, and responded to Council questions and comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Jay Gebhardt with A Civil Group stated the legal lot status had changed at least five times in the past 35 years, each time being more restrictive, understood the public need for the dedication of easements and rights-of way, but it was at a point where almost

everyone had to plat, which was costly as tonight's action was \$15,000, provided an example of another property on Lakeview, which had been demolished due to being unsafe after a fire and the owner being unable to build another home due to its non-legal lot status, explained he was working with staff on the application of street standards in terms of sidewalks and additional rights-of-way as he believed the UDC already had language associated with it, and pointed out the legal lot status affected everyday people, including those residing on Anderson Avenue protesting tonight's platting item, which would create issues when needing to obtain a building permit for a new roof or other item.

Chriss Jones, a Second Ward resident, stated her disappointment with the Council when discussing accessibility needs in terms of fiscal responsibility or having even longer meetings, and pointed out they were elected officials that had signed up for this work.

Eugene Elkin, 3406 Range Line Street, explained someone could be healthy today but disabled tomorrow, understood there were A-frame homes and Quonset huts in the area, wondered if a subdivision of those types of developments could be build more cheaply and whether people would live there as everyone deserved to have a home, stated appreciation for the work of Council with regard to the homeless, and stated concern in hearing people blaming the homeless for crime.

Bonnie Steinmetz, representing the CoMo Renewal Project, referred to the CBB Transportation report associated with B265-25, which was introduced tonight, as that report indicated it should not be assumed that areas adjoined to roadways were safe for pedestrian use unless specifically designed and designated as a pedestrian area, medians, at least six feet wide, could serve as a place of temporary refuge for pedestrians to cross while waiting for a gap in traffic, law enforcement and ordinances could help to ensure pedestrians were not lingering in or near medians or roadways longer than necessary to directly cross the street, and the percentages of pedestrian deaths or severe injuries were 13-73 percent based on speeds of 20-40 miles per hour, and suggested the proposed ordinance be standardized across all medians and intersections within the City as entire medians were not consistent in size, it was confusing to single out specific medians based on the three criteria of speed, number of vehicles per hour, and the size of the medians, and it was unsafe regardless as medians were not designed for people to linger.

Traci Wilson-Kleekamp, representing Race Matters, Friends, believed the records associated with a records request recently released would be a great archive for the State Historical Society as it showed the types of correspondence received as well as the types of issues the Mayor faced, thanked the City Manager for meeting with her regarding concerns with sustainability and a sales tax, expressed frustration about the superficial concern over medians when public policy at the federal level was harming people with disabilities, children, and senior citizens, likely causing more homelessness, explained that when the Mayor spoke, she spoke as a white woman in a place of privilege and position of power, which sounded differently than if D'Markus Thomas-Brown or someone without that same privilege spoke, and suggested that instead of people checking on the Mayor, they should have been checking on the family of Aiyanna Williams.

Grace Conrad did not feel they should pretend the discussion about medians was about pedestrian safety as it was about the homeless and banning panhandling, suggested they not criminalize acts of homelessness because it made them uncomfortable and instead address the issue by building systems that helped people not get into cycles of poverty, abuse, depression, etc., pointed out that almost no one chose to be homeless, and many panhandled to survive as it was their right to free speech, and expressed frustration about people saying homelessness was bad when not doing anything to help

prevent people from becoming homeless.

The Council and staff discussed various topics to include the comments of Jay Gebhardt regarding the number of non-legal lots as well as the issues that created, the fact staff would discuss the legal lot issue in order to try to clarify the information Council Member Carroll and others wanted, requesting the Public Works staff review and make recommendations regarding parking on Meadow Lane, asking for the Law Department to bring forward an ordinance banning illegal video gambling machines in Columbia, an expression of sympathy to the family and friends of the cyclist who was fatally injured at I-70 and Range Line today, the upcoming community classroom discussion on October 28 at 12:00 p.m. in City Hall regarding the snow removal process, the upcoming Ward 2 Let's Talk Local on October 28 at 5:30 p.m. at the Molly Thomas Bowden Neighborhood Policing Center at which they would discuss the Office of Violence Prevention, a timeline on the report regarding outsourced jobs, which City Manager De'Carlton Seewood thought would be the second meeting in November, a desire to place information regarding public comments on the City's website to help clarify procedures and expectations, such as responses to questions, etc., which staff indicated would be discussed, thanking the police, organizers, and demonstrators for facilitating a peaceful event this weekend, directional truncated domes being the gold standard, implementing a process for front line workers to report issues needing to be addressed, such as trash trucks being able to get down narrow streets like Meadow Lane, and the need to discuss locations for a southwest water tower.

Council Member Waterman made a motion for a closed session to be held in the near future to discuss locations for a southwest water tower. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

The Council and staff continued to discuss various topics to include a visible police presence downtown between the Columbia Police Department, the Missouri Highway Patrol, and the Boone County Sheriff's Department and its positive impact, an assault that had occurred while Council Member Waterman was participating in a ride-a-long involving someone from out of town, which was not uncommon, the fact that violence and homelessness were two separate issues with different approaches and solutions along with the need to communicate clearly that they were two separate issues, the fact this level of police presence could not be sustained without more police officers as well as the need for more staffing in the Fire Department, wondering if those advocating for increase police support would support it with increased revenues, such as through a public safety tax as it would likely require at least a 25 percent budget increase, the need to pre-identify budget work sessions dates for July, whether they wanted to cancel the July 6 council meeting, the fact the groundbreaking for the Burrell Behavioral Crisis Center, which would allow for 24-7, 365 day crisis care, would be held tomorrow, and delaying the second read and vote on B265-25 to the November 17, 2025 Council Meeting, which would allow for discussion on pedestrians on major road corridors and intersections to involve all council members since Mayor Buffaloe would miss the November 3, 2025 Council Meeting.

Mayor Buffaloe made a motion to delay the second read and vote for B265-25 to the November 17, 2025 Council Meeting. The motion was seconded by Council Member Foster, and approved unanimously by voice vote.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:57 p.m.