



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, November 3, 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, November 3, 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 VERA ELWOOD, Council Member JACQUE SAMPLE, Mayor Pro Tem and Council Member NICK FOSTER, Council Member DON WATERMAN, Council Member BETSY PETERS, and Council Member VALERIE CARROLL were present. Mayor BARBARA BUFFALOE was absent. City Manager De'Carlton Seewood, City Counselor Nancy Thompson, City Clerk Sheela Amin, and various Department Heads and staff members were also present.

Mayor Pro Tem Foster explained the October 6, 2025 and October 20, 2025 meeting minutes were not yet complete.

Mayor Pro Tem Foster understood Council Member Sample and Council Member Peters were interested in moving B279-25 from the consent agenda to old business.

The agenda, including the consent agenda with B279-25 being moved to old business, was approved unanimously by voice vote on a motion by Mayor Pro Tem Foster and a second by Council Member Sample.

II. SPECIAL ITEMS

SI24-25

Ribbon of Meritorious Service Award.

Police Chief Jill Schlude presented Officer Nate Turner with the Ribbon of Meritorious Service Award as was recommended by one his peers for demonstrating courage and sound judgement in dangerous situations, including two in the downtown in 2025 whereby he apprehended shooting suspects while protecting innocent lives.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC49-25

Kathy Newton - Neighborhoods and rezoning.

Kathy Newton spoke in response to actions associated with Meadow Lane at the prior council meeting, suggested all neighbors who would be impacted during construction and operation of additional housing within densely developed neighborhoods be notified versus just those within 185 feet of the subject property, recommended that a conservation overlay for the neighborhood be informed by the historic survey that had been completed in 2006, explained their homes were equivalent to R-1 when built, but the zoning had changed to R-2 in 1957, likely without notification, and felt that issue should be revisited.

- SPC50-25 Chris Kendrick - Vidwest Studios making Columbia a destination for media creators; Vidwest Studios growth and how automation is used best with volunteers.

Chris Kendrick stated Vidwest Studios, which currently had 240 active members, brought attention to Columbia by providing creators, studio resources, and media that reached wide audiences, gave examples of uses of Vidwest Studios' resources and its impact, and explained how they had automated services with City funding, such as their membership portal and reminders for picking up and returning items.

- SPC51-25 Sutu Forte - Columbia's unicorn.

Sutu Forte provided a handout of the letter she read for an environmental colleague, who felt the Gans Creek was the unicorn of Columbia, indicated the poorly designed mountain bike trails were causing severe erosion, which in turn was polluting the water, harming plant life, and disrupting the delicate balance of the ecosystem, and asked that ongoing construction be halted until proper studies and sustainable designs were in place.

V. PUBLIC HEARINGS

None.

VI. OLD BUSINESS

- 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).

The bill was given second reading by the City Clerk.

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

Kurt Albert indicated he had an office at 1512 Windsor Street, noted he had sold the subject property to the current owners eight years ago, pointed out water, gas, and sewer lines, a water meter, a sewer cleanout, and a gas meter as well as a 45 year old tree, some bushes, and a privacy fence would be impacted by the installation of a driveway, explained parking had never been an issue on this street, and stated he did not oppose the use of this property as a rental, but did not think the yard, tree, and bushes should be torn up for a driveway.

Chriss Jones, a Second Ward resident, stated she did not feel off-street parking could be constructed here, pointed out she was opposed to STRs because it took affordable housing out of the market, and felt approval of this would take a home away from people that needed housing.

Susan Eggener, 1504 Windsor Street, explained the backyards of her residence and the subject property, 1506 Windsor Street, were fenced in together, noted they had spent six months renovating the kitchen, bathroom, and wiring in order to insure the home as a non-primary residence rental, stated that since 2018, the subject property had accommodated their four adult out-of-state children, traveling friends, neighborhood events, visiting True/False Film Festival technicians and filmmakers, and vetted Airbnb participants who were in Columbia for local events or were families of hospital patients, and asked the Council to approve their request for a conditional use permit.

Patrice Albert explained there was no way parking could be placed on the lot of the subject property, asked that the Council grant a variance to allow parking on the street as tenants had been doing for a number of years since there was not an excess demand for parking on that street, and explained the character of the quiet residential neighborhood with its trees and rock walls should be kept as it had been for the last fifty years.

The Council asked questions and made comments.

B267-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, WATERMAN, PETERS, CARROLL. VOTING NO: NO ONE. ABSENT: BUFFALOE. Bill declared enacted, reading as follows:

- 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).

The bill was 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.

B279-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: ELWOOD, SAMPLE, FOSTER, WATERMAN, PETERS, CARROLL. VOTING NO: NO ONE. ABSENT: BUFFALOE. 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.

- B266-25 Amending Chapter 12 of the City Code relating to mediation and dispute resolution.
- 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.
- R147-25 Setting a public hearing: proposed construction of a sidewalk improvement project along the north side of Mills Drive, between Forum Boulevard and Highridge Drive.
- R148-25 Authorizing an adopt a spot agreement.
- R149-25 Authorizing a FY 2026 agreement with Columbia Neighborhood Watch to encourage neighborhood involvement and participation relating to crime prevention.
- R150-25 Authorizing an agreement with Green Valley Rifle & Pistol Club, Inc. to provide the Columbia Police Department access and use of a range facility for training purposes.
- R151-25 Authorizing a business associate agreement for counseling service providers with Chris Lawrence & Associates, LLC.
- R152-25 Authorizing the Purchasing Agent to execute copier lease and maintenance agreements with GFI Digital, Inc. for the installation of equipment at the Columbia Training Center.
- R153-25 Authorizing a professional services agreement with Stantec Consulting Services, Inc. for a Sanitary Sewer Utility and Solid Waste Utility cost of service study, rate design, and review of fees.
- R154-25 Authorizing an expanded HIV testing program agreement with Big Tree Medical Home, LLC.
- R155-25 Authorizing a second amendment to the 2023 agreement with The Food Bank for Central & Northeast Missouri, Inc. for food distribution services.
- R156-25 Authorizing a second amendment to the memorandum of agreement with Columbia Police Lieutenants' Association to provide for FY 2026 salary adjustments.
- R157-25 Authorizing application for a Land and Water Conservation Fund grant from the Missouri Department of Natural Resources for replacement of playground equipment at Rock Quarry Park.

- R158-25 Authorizing a special event operations agreement with Rader Hospitality Company, L.L.C. for the Mizzou Watch Party & After Party events; authorizing the temporary closure of a portion of the alleyway located north of Locust Street and between Sixth Street and Seventh Street; granting 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.

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

- B280-25 Adopting amended FY 2026 Classification and Pay Plans; establishing implementation dates of November 23, 2025 and January 18, 2026; amending Chapter 19 of the City Code as it relates to vacation leave.
- B281-25 Rezoning property located on the west side of Hinkson Creek Road and east of Paris Road (3815 Hinkson Creek Road) from District A (Agriculture) to District IG (Industrial) (Case No. 301-2025).
- B282-25 Granting the issuance of a conditional use permit to Par Five Properties, LLC to allow the operation of a short-term rental on property located at 1306 St. Michael Drive; providing a severability clause (Case No. 296-2025).
- B283-25 Granting the issuance of a conditional use permit to SSBMO Properties, LLC to allow the operation of a short-term rental on property located at 502 S. West Boulevard; providing a severability clause (Case No. 295-2025).
- B284-25 Granting the issuance of a conditional use permit to Curt Krehbiel Properties, LLC to allow the operation of a short-term rental on property located at 1205 E. Ash Street, Unit A; providing a severability clause (Case No. 303-2025).
- B285-25 Granting the issuance of a conditional use permit to HAE Properties, LLC to allow the operation of a short-term rental on property located at 308 N. Ninth Street; providing a severability clause (Case No. 307-2025).
- B286-25 Granting the issuance of a conditional use permit to Trueman Orson and Julie Allen to allow the operation of a short-term rental on property located at 4216 Forum Boulevard; providing a severability clause (Case No. 310-2025).

- B287-25 Accepting a conveyance for temporary public turnaround purposes; directing the City Clerk to have the conveyance recorded; approving the Final Plat of "Centerstate Crossing Plat 1" located on the south side of Vandiver Drive and east of US 63; authorizing a performance contract (Case No. 276-2025).
- B288-25 Authorizing a second amendment to PCS antenna agreement and memorandum of second amendment to PCS antenna agreement with T-Mobile USA Tower LLC for the lease of City-owned property located at 1400 Ballenger Lane (Fire Station No. 5).
- B289-25 Authorizing an equitable sharing agreement and certification with the U.S. Department of Justice and U.S. Department of the Treasury detailing FY 2025 receipts and expenditures of shared funds by the Police Department.
- B290-25 Authorizing a Statewide Transportation Improvement Program (STIP) agreement with the Missouri Highways and Transportation Commission for On Call Work Zone Enforcement activities.
- B291-25 Authorizing a memorandum of understanding with The Curators of the University of Missouri and University of Missouri-Columbia Police Department to establish and formalize the duties and responsibilities associated with the Mid-Missouri Bomb Squad.
- B292-25 Authorizing the City Manager, or the Manager's designee, to enter into business associate agreements when contracting for provider services that may involve protected health information.
- B293-25 Authorizing expanded HIV testing program agreements with Johnson County Community Health Services, Chariton County Health Department, Audrain County Health Department, Putnam County Health Department, Gasconade County Health Department, and Pettis County Health Center.
- B294-25 Amending Chapter 2 of the City Code to establish a collegiate advisory council.
- B295-25 Amending Ordinance No. 026112 to correct a scrivener's error associated with the fiscal year identified for an appropriation in the amount of \$21,000 relating to an agreement for professional services with TMT Consulting, LLC for trauma informed and community mental health trainings and presentations.

X. REPORTS

- REP53-25 Community Engagement Update.

Engagement and Public Communications Manager Sydney Olsen provided a staff report, and responded to Council comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Traci Wilson-Kleekamp, representing Race Matters, Friends, suggested the Council read *Building a More Effective, Responsive Government: Lessons Learned from the Biden-Harris Administration* by the Roosevelt Institute, felt only having 130 people attend meetings when there were 130,000 residents in the community meant better outreach was needed, including outreach to people experiencing structural barriers, and believed

that this was all performative unless they were attacking structural barriers as part of the conversations.

Eugene Elkin, 3406 Range Line Street, stated he worked with the disabled homeless, felt police officers needed to learn empathy and how to handle the disabled, and had heard a rumor of police officers being involved in a social media page, which he believed was not appropriate without the knowledge of the Police Chief.

Chriss Jones, representing Hold CoMo Accountable, noted she was one of the 110 people that had attended the budget meetings, which was not great as it was essentially one out of 1,180 community members, and suggested everyone be required to state their name prior to speaking at council meeting whether they were streamed or not, including council members, as an ADA accommodation.

The Council and staff discussed various topics to include thanking those that attended the Ward 2 Let's Talk Local conversation regarding the Office of Community Violence last week, particularly D'Markus Thomas Brown and Shawna Johnson for facilitating such a great and engaging conversation, informing everyone of the Pollinator Art Pole Dedication that would occur on Thursday, November 13 from 4:00 p.m. to 5:00 p.m. on Providence Road in Ward 2, expressing appreciation for the outpouring of community engagement and passion with regard to many important issues coming before the City Council meeting tonight and in the future, informing everyone of the next Let's Talk Local to be held in Ward 3 on November 18 from 5:30 p.m. to 7:00 p.m., thanking the NOCAP group, which included grandparents and parents trying to determine how to engage the youth in proactive ways, for continuing to meet and looking forward to seeing what would come out of the group, Council Member Sample thanking the Columbia Police Department for allowing her to participate in a ride-a-long on Saturday night from 10:00 p.m. to 3:00 a.m., acknowledging the fact that a lot of people were darting out in traffic in front of moving vehicles late at night, even with increased compliance, informing the public that the helicopters and planes circling the downtown area were a result of the support being provided by the Missouri Highway Patrol to observe the area, witnessing several young children between the ages of 13 and 15 years old in the downtown around midnight and 1:00 a.m., requesting that adults in the community think about opportunities for safe socialization options for children, asking people not to park in the Uber/Lyft spots as it led to those rideshare drivers stopping in the middle of the street to pick up riders creating hazards, asking Uber/Lyft drivers to not pick up passengers in the middle of the street, asking passengers to not dart out in the middle of streets, asking patrons of large establishments, such as My House, to remain on sidewalks when those establishments close, the need to address all facets of pedestrian safety, which included allocating money in the budget to fix and build sidewalks, repair curb cuts, install accessible pedestrian signals at intersections, allowing for a traffic unit to enforce speed violations, creating protected bike lanes, establishing more traffic calming measures, and improving public transit, and suggesting the Council obtain input on B265-25 from the Public Transit Advisory Commission, the Disabilities Commission, the Bicycle/Pedestrian Commission, and the Commission on Human Rights.

Council Member Sample made a motion requesting input from the Public Transit Advisory Commission, the Disabilities Commission, the Bicycle/Pedestrian Commission, and the Commission on Human Rights on B265-25. The motion was seconded by Council Member Elwood, and approved by voice vote with Council Member Waterman voting no and Mayor Buffaloe being absent.

The Council and staff continued to discuss various topics to include the approval of the allocation of \$50,000 to the Food Bank earlier this evening, which was somewhat in

response to the government shutdown affecting the SNAP program, lunch sacks being provided at Lincoln and Unity Park since school was out tomorrow, food being available at the Food Bank locations and markets, the recognition of National First Responders Day last week by press release, which included not only police, fire, and emergency medical technicians, but also public works and other staff who were sometimes the first on the scene due to storms, etc., a preview look of the Opportunity Campus, which had been encouraging as the resource center for the Voluntary Action Center was set to open in March and the shelter was set to open in June, the definition of success among unsheltered people and those organizations that provided services to the unsheltered, which likely involved a spectrum as it could be the number of people who were kept out of the cold or did not freeze to death for Room at the Inn or providing stabilization services for other organizations, the fact that 42 household were housed between August and October per the Boone County Coalition to End Homelessness, which was impressive considering the lack of available housing, and the fact that the City staff had done more in terms of engaging with its citizens this past year than in the prior year with programs such as the community connectors, who visited neighborhoods to talk about how to weatherize homes and access funds, and the citizens academy, which explained what the City did as well as how and why things were done the way they were and had recently been expanded to the Osher Lifelong Learning Institute for people over 50 years old and the P.E.A.C.E. & H.O.P.E. Center for Youth for younger participants.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:07 p.m.