



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, January 5, 2026
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, January 5, 2026, 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 BETSY PETERS, Mayor BARBARA BUFFALOE, Council Member VALERIE CARROLL, Council Member VERA ELWOOD, Council Member JACQUE SAMPLE, Council Member NICK FOSTER, and Council Member DON WATERMAN 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 December 15, 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

None.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

None.

IV. SCHEDULED PUBLIC COMMENT

SPC1-26 Robin Schweitzer - Impact of Vidwest Studios as a small business owner and single mother.

Robin Schweitzer, a Third Ward resident, commented that she had become a single mom of two with less than \$6,000 to her name a couple of years ago after a contentious divorce, explained Vidwest had allowed her to check out a Mac-mini and a new keyboard when her 10-year old laptop and keyboard stopped working, which had allowed her an access point to scale her digital media consulting business that now supported nonprofits in Columbia and throughout the world, stated Vidwest had provided her financial support, grace, flexibility, and a job, and that this access and care, i.e., workforce development and economic mobility, had been lifesaving as it had allowed her to begin rebuilding from ground zero, pointed out Vidwest made it possible for people without inherited resources or for people who had lost everything to continue to participate fully and professionally in public life, and believed that without Vidwest and community media, she would be working less, earning less, and contributing less, and would not have been able to tell her story and build a livelihood while carrying responsibility, and emphasized that Vidwest had been the difference between barely surviving and being able to sustain a life that

worked for her and her kids.

SPC2-26

Traci Wilson-Kleekamp, Race Matters, Friends - The Missouri Public Records Act (Sunshine) as a tool, transparency, accountability, and the City not being prohibited from being more transparent.

Traci Wilson-Kleekamp with Race Matters, Friends, commented that hope was not naïve and was work, referred to a moral crisis within Second Baptist Church in 1873 whereby some church deacons and trustees acted outside of their authority creating trauma that had led to debt and mistrust within the church community, noted moral courage, transparency, and accountability allowed the brick and mortar work of hope to continue unabated with the building of a thriving church and school from the ground up, noting unilateral action could not be tolerated, understood the City Manager's Office had discretionary funds to distribute to various organizations and citizens but was she unaware of any distribution process, wondered if the intent was to buy silence, complicity, or apathy from funded groups, noted she was awaiting a response to a related records request because she did not believe the brick and mortar work could flourish under a pretext of naivety, silence, eraser, or opacity, stated the City of Webster Groves had recently updated their charter to increase part-time city council pay and add language regarding public engagement, which she read, pointed out Webster Groves had also admitted they had been involved in racial covenants and were encouraging people to bring their deeds to the courthouse to have those covenants removed, explained hope was a moral resistance to unilateral power, egocentric individualism, and authoritative personalities in government, and cited the Ralph M. Brown Act by saying people did not yield their sovereignty to the agencies which served them, did not give their public servants the right to decide what was good or not for the people to know when delegating authority, and insisted on remaining informed so that they might retain control over the instruments they had created.

V. PUBLIC HEARINGS

None.

VI. OLD BUSINESS

B323-25

Granting the issuance of a conditional use permit to Jennifer Hempel and Paula Clayton to allow the operation of a short-term rental on property located at 411 McBaine Avenue; providing a severability clause (Case No. 11-2026).

The bill was given second reading by the City Clerk.

Community Development Director Clint Smith provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

Russell Boyt indicated he was speaking on behalf of the owners as well as the designated agent and potential manager, Jessica Simpson, commented that he strongly believed in the private property rights, understood this had previously been a Job Point home, expressed concerns with the discussion at the Planning and Zoning Commission meeting as he did not feel race should have been discussed, felt affordable housing needed to be defined if that was a concern in terms of allowing short-term rentals, and pointed out the inconsistencies in approving and denying short-term rentals as some that had been approved were within 300 feet of others and others had price points that could be considered affordable.

Traci Wilson-Kleekamp believed an inventory of the existing housing stock, which included location, age, type of home, how serviced in terms of utilities, etc., was needed, agreed with Russell Boyt with regard to his comments about defining affordability, felt they were taking affordable housing offline every time they turned a property into a

short-term rental in an affordable neighborhood, and suggested the Council endeavor to fix this conundrum.

Barbie Banks, 215 W. Ash Street, commented that she did not care about parking, having lots of cars on the street, or transient people living in her neighborhood, explained she cared about having guardrails and working through the democratic process they had, which included providing input to the Planning and Zoning Commission and to the City Council, stated their comments were not personal attacks, pointed out she purchased her home through an affordable housing program at a time when she made less money and was required to purchase within certain neighborhoods, and felt this process and its guardrails were similar to that program.

Ben Falby, 407 McBaine Avenue, stated he remembered when the City had decided to take a vested interest in affordable housing on that block and when 411 McBaine Avenue along with a few other homes were built, expressed it feeling strange to go crossways with the original intent of the home and that area, noted he knew many people that were looking for homes and allowing short-term rentals made it harder to find homes, explained he was unsure of where the line was, but believed they were good with short-term rentals on McBaine Avenue between Broadway and Worley Street, and commented that they did not need this home to become a short-term rental.

Paula Clayton, one of the applicants, provided a handout, explained she and her wife were applying for the conditional use permit for a short-term rental to allow for flexibility because Columbia would be where they retired and it would allow them to travel back multiple times per year to establish relationships and work on the home while they were still physically able, pointed out they were good neighborhoods, stated they were committed to being sustainable, long-term residents and had a responsible plan with a designated agent, noted this had been a private sale because the 10-year restrictions on the property had passed, and asked the Council to approve their request.

The Council asked questions and made comments.

B323-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, ELWOOD, SAMPLE, FOSTER, WATERMAN. VOTING NO: CARROLL. Bill declared enacted, reading as follows:

B328-25 Authorizing a municipal agreement with the Missouri Highways and Transportation Commission associated with improvements to the Interstate 70 corridor from the Missouri River to Route B (Paris Road).

The bill was given second reading by the City Clerk.

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

Elke Boyd indicated she lived in the southern part of the Parkade Neighborhood and within two blocks of I-70, asked that sound barriers be included in the municipal agreement because the interstate was loud and it was difficult to have conversations outside, suggested they wait to approve the municipal agreement until after the upcoming community advisory group meeting as there might be other items they would like to incorporate into the agreement, believed it was important for the sidewalks and crossings to be sufficient in width to not get hit by a side mirror and for adequate lighting at the on and off ramps for safety purposes, and requested those two items be added to the municipal agreement as well.

Jackson Hotaling stated he was a resident of the downtown without a car, understood the last community advisory meeting had been held around June 6 and the issues raised then had not been incorporated into the municipal agreement, pointed out Missouri had more pedestrian fatalities this year than in 2024, which would not be improved with the addition of another lane as it would make it more challenging to cross, explained prior recent construction in the Conley Road area had not adequately addressed pedestrian needs, noted they would lose some pedestrian and bicycle facilities, especially along Providence Road, with this project, expressed concern with having to choose between

pedestrian and railroad amenities, and asked the Council to consider the consequences associated with this project.

The Council asked questions and made comments.

Mayor Buffaloe made a motion to amend B328-25 per the amendment sheet, which replaced Attachment A. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

B328-25, as amended, was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, WATERMAN. VOTING NO: NO ONE. Bill declared enacted, reading as follows:

- B329-25 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$133,500.00 for the purchase of medical supplies in support of the fire paramedic pilot program.

The bill was given second reading by the City Clerk.

Fire Chief Brian Schaeffer provided a staff report, and responded to Council questions and comments.

B329-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, WATERMAN. VOTING NO: NO ONE. 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.

- B324-25 Granting the issuance of a conditional use permit to Ridge View Investments Series LLC, Series Six to allow the operation of a short-term rental on property located at 1603 Woodmoor Court; providing a severability clause (Case No. 337-2025).
- B325-25 Granting a waiver and design adjustment associated with the Final Plat of Consolidated Water, Plat No. 1 for sidewalk construction along a portion of the east side of Seventh Street (Case No. 284-2025).
- B326-25 Approving the Final Plat of "Consolidated Water, Plat No. 1" located on the east side of Seventh Street and north of Nebraska Avenue; authorizing a performance contract (Case No. 284-2025).
- B327-25 Accepting conveyances for sewer and utility purposes associated with the proposed Final Plat of "Centerstate South Plat 1" and located along portions of Lake Ridgeway Road; directing the City Clerk to have the conveyances recorded (Case No. 315-2025).
- B330-25 Authorizing an agreement with Columbia School District No. 93 associated with plans to utilize park facilities in the event of an emergency.
- B331-25 Authorizing a memorandum of understanding with the United States Capitol Police for the purpose of reimbursing the City for law enforcement protective services.
- B332-25 Authorizing a cooperative agreement with Boone County, Missouri for the transfer of surplus equipment to support countywide enforcement

operations.

- B333-25 Authorizing an agreement with Boone County, Missouri, on behalf of the Boone County Sheriff's Office, to provide the Police Department's K-9 unit with maintenance proficiency training in obedience, explosives detection, and other operational skills.
- B334-25 Authorizing a subgrantee agreement with the State of Missouri Department of Economic Development - Missouri Community Service Commission, d/b/a ServMO, associated with the 2026 MLK Day of Service program.
- R1-26 Setting a public hearing: proposed construction of renovations to portions of the utility customer service and treasury office areas located on the first floor of the City Hall Building.
- R2-26 Authorizing the temporary closure of vehicular and parking lanes on portions of Eighth Street between Broadway and Walnut Street, and on portions of Walnut Street between Eighth Street and Ninth Street, to facilitate repairs to the Guitar Building located at 28 N. Eighth Street.
- R3-26 Authorizing an aviation project consultant agreement with Burns and McDonnell Engineering Co., Inc. for design services associated with construction of a deicing pad and containment facility at the Columbia Regional Airport.
- R4-26 Authorizing Nabil and Dana Beaini to pursue access to sanitary sewer services through an annexation agreement for contiguous property located on the east side of Gans Creek Road (Case No. 44-2026).

The bills were given third reading and the resolutions were read by the City Clerk with the vote recorded as follows: VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, WATERMAN. 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 policy resolutions and bills were introduced by the Mayor unless otherwise indicated, and all were given first reading.

- PR5-26 Repealing Policy Resolution No. 145-12 establishing revised policies relating to appointments to City boards and commissions and adopting a new policy resolution on the same subject.
- PR6-26 Repealing Resolution No. 101-14A that established revised procedures and guidelines for scheduled public comment at City Council meetings and adopting a new policy resolution on the same subject.
- PR7-26 Repealing Resolution No. 188-81 reaffirming rules for public hearings and comments before the City Council and adopting a new policy resolution on the same subject.
- PR8-26 Establishing a policy for City Council member virtual participation at city council meetings.

- B1-26 Calling the municipal election to be held on Tuesday, April 7, 2026, to elect Council Members for Wards 1 and 5 for the City of Columbia.
- B2-26 Granting the issuance of a conditional use permit to Janet Rogers to allow the construction of a detached accessory dwelling unit on property located at 105 S. Glenwood Avenue in an R-1 (One-family Dwelling) zoning district; providing a severability clause (Case No.19-2026).
- B3-26 Rezoning property located on the northeast corner of Old Highway 63 and Walnut Street (202 N. Old Highway 63) from District PD (Planned Development) to District M-OF (Mixed-use Office) (Case No. 6-2026).
- B4-26 Approving the PD Planned Development of "Ashford Place" located at the northern terminus of Sagemoor Drive and west of Hoylake Drive; approving a revised statement of intent; authorizing a development agreement; directing the City Clerk to record the development agreement (Case No. 231-2025).
- B5-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$200,000.00 to provide for Public Works Department capital improvement projects.
- B6-26 Accepting a conveyance for sidewalk purposes; directing the City Clerk to record the conveyance.
- B7-26 Authorizing an Abatement Order on Consent with the Missouri Department of Natural Resources.
- B8-26 Accepting conveyances for utility and sewer purposes; accepting a Stormwater Management/BMP Facilities Covenant; directing the City Clerk to have the conveyances recorded.
- B9-26 Vacating portions of utility easements adjacent to properties located at 801 Fairway Drive and 2103 Country Club Drive associated with the Columbia Country Club waterline relocation project; accepting a grant of easement for utility purposes from Richard J. Rother and Kimi C. Rother; directing the City Clerk to have the ordinance and conveyance recorded.
- B10-26 Authorizing an aviation project consultant agreement with Burns and McDonnell Engineering Co., Inc. for design services associated with construction of a snow removal equipment building at the Columbia Regional Airport; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$436,500.00.
- B11-26 Authorizing a sponsorship agreement with the Missouri Department of Economic Development, Division of Tourism in support of 2026 Juneteenth events; authorizing the City Manager, or the Manager's designee, to enter into agreements for sponsorship of Juneteenth community events; amending the FY 2026 Annual Budget by appropriating funds in the amount of \$26,982.00.
- B12-26 Authorizing an agreement with The Housing Authority of the City of Columbia for tenant-based rental subsidy assistance program services.
- B13-26 Amending the FY 2026 Annual Budget by appropriating funds in the

amount of \$291,280.00; authorizing an agreement with the National Institute of Criminal Justice Reform for research, strategic planning, and technical assistance professional services.

B14-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$600,000.00; authorizing a contract with TSI Global Companies, LLC for services associated with the City Hall audiovisual modernization project.

B15-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$1,000,000.00 for the purchase of an aerial ladder truck.

B16-26 Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$65,000.00 for Risk Management office space.

X. REPORTS

REP1-26 Downtown Community Improvement District (CID) - End of Year (FY 2025) Fiscal Report.

Mayor Buffaloe understood this report was provided as required by state statute. Nickie Davis, the Executive Director of the Downtown CID, provided a statement and responded to Council questions and comments.

REP2-26 Water and Light Advisory Board FY 2025 Annual Report.

Mayor Buffaloe understood this report was provided for informational purposes.

REP3-26 DIVERT Programmatic Report.

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

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Traci Wilson-Kleekamp suggested that they celebrate collaboration and teamwork with the DIVERT program as it was a good example of a collective effort, expressed concern with the narrative implying the City was not trying to address the homelessness issue prior to the death of Aiyanna Williams as she had emails involving the Mayor from January of 2025 indicating what was being done, asked the Council to publicly state that fact and explain what was being done, and requested context to a conversation at the December retreat involving a potential entertainment district in the downtown.

Eugene Elkin, a Second Ward resident, thanked the City for the services provided to the homeless, suggested the parking meters be \$1 per hour during the nine-month school year and reduced during the summer, thought they could determine affordability via incomes per square mile in categories of low, medium, and high, and pointed out costs were increasing, making it more difficult for people like him who were on fixed incomes.

John Shinn, 4408 Kingston Heath Drive, expressed concern with regard to the Ashford Place development, stated he did not feel the Planning and Zoning Commission had been properly informed, asked the Council to read the public comments on this issue, particularly his comments, noted this development was inappropriate in this location as it would create traffic hazards and safety issues, believed there was a procedural issue in that the statement of intent was nullified when Tract 5 was subdivided into four tracts, felt the ten acre public park would not be provided because the developer would likely stop at 299 units, and suggested the Council address the issue of panhandlers with dogs in the street.

Terry Haupt, 1224 Shore Acres Loop, felt the Planning and Zoning Commission had provided inappropriate waivers, agreed with John Shinn regarding the park, which meant there would not be a large park on the east side of the city, pointed out the density was actually about 9 units per acre versus 3.1 units per acre because they were only developing on eight acres as the rest was the Grindstone Creek, trails, etc., noted the situation could not be fixed once the development occurred, and explained he understood the property would be developed but thought it should be developed appropriately.

The Council and staff discussed various topics to include appreciation for police, fire, and other first responders for their efficient and professional work this past weekend, the fact incidents of gun violence and domestic violence affected everyone, the need for mental health resources and preventative measures, appreciation for the improved communication from staff to the City Council following tragic incidents, the utilization of Flock cameras in catching the perpetrator of the incident at the Shoppes at Stadium this past weekend as well as its use with the abduction that had occurred a few weeks ago, the fact Columbia had a policy in terms of the data associated with Flock that other communities did not, the understanding that they needed to come at the issues surrounding shooting deaths at multiple angles and as a community involving the Office of Violence Prevention, the Columbia Police Department and other first responders, State legislators in terms of legislative priorities, etc., because there was not a single solution, appreciation for the Public Works staff for sweeping the streets in the East Campus neighborhood while the students were out of town, sadness for the passing of Kenny Greene as he had been a staple in the downtown and the arts scene, acknowledgement of the emails received requesting the City consider renaming the North Village Park in memory of Kenny Greene, recalling that Kenny Greene had suggested the old Ameren site be named the North Village Park, understanding the Parks and Recreation Department would relay to Council potential opportunities along with associated processes for recognizing the impacts of Kenny Greene, an explanation of the testing, treatment, etc. involved with water quality and ensuring safe drinking water in Columbia in light of the reported issues in Eldon, Missouri, appreciation for the development of the paramedic pilot program as it would provide on-scene lifesaving services, the power of getting involved in the community when one felt hopeless in the face of huge and tragic issues as volunteering was a positive way to directly impact one's neighbors and the community as a whole, a request for any communications received from boards and commissions involving the pedestrian safety ordinance to be provided prior to the work session on that item, a request to add the affordable housing stock discussion to the work session list in terms of a potential definition of affordable housing along with its impact on short-term rentals, recognition of the success of the DIVERT program in terms of its innovation and allowing staff to feel empowered, suggesting each Council Member attend a community support docket to view the associated interactions, the meeting Mayor Barbara Buffaloe, City Manager De'Carlton Seewood, and Police Chief Jill Schlude participated in with Governor Mike Kehoe, which allowed them to provide Columbia's safety and crime data, advocate for Columbia's values, and suggest how the State could assist with issues such as minors in possession of firearms, and appreciation for the comments of the City Council regarding the DIVERT and paramedic programs as staff had been embracing innovation and collaboration.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:54 p.m.