



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, July 21, 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, July 21, 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 JACQUE SAMPLE, Council Member NICK FOSTER, Council Member DON WATERMAN, and Mayor BARBARA BUFFALOE were present. Council Member BETSY PETERS 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.

The minutes of the regular meeting of July 7, 2025 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Waterman.

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

BC7-25 Board and Commission Applicants.

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

BICYCLE/PEDESTRIAN COMMISSION

Halsey, Christopher, Ward 5, Term to expire July 31, 2028

Swearngin, Tyler, Ward 1, Term to expire July 31, 2028

BOARD OF HEALTH

Kraus, Bridget, Ward 4, Term to expire August 31, 2026

BUILDING CONSTRUCTION CODES COMMISSION

Dove, Jim, Ward 2, Term to expire August 1, 2028

Jackson, Rob, Boone County, Term to expire August 1, 2028

Weber, Dave, Ward 6, Term to expire August 1, 2028

Young, Matt, Boone County, Term to expire August 1, 2028

Mayor Buffaloe suggested they readvertise both vacancies to the Citizens Police Review Board so interviews could be conducted with all applicants for both vacancies at the same time, and asked if anyone objected. No one objected.

HOUSING AND COMMUNITY DEVELOPMENT COMMISSION

Richardson, Marcus, Ward 1, Term to expire November 1, 2026

Webb, Alexandra, Ward 3, Term to expire November 1, 2025

MARIJUANA FACILITY LICENSE REVIEW BOARD

Nassar, Samantha, Ward 2, Term to expire September 30, 2025

RAILROAD ADVISORY BOARD

Paten, Marty, Boone County, Term to expire July 15, 2029

YOUTH ADVISORY COUNCIL

Brooks, Ellie, Ward 5, Term to expire June 1, 2028

Townsend Blair, Ward 5, Term to expire June 1, 2028

IV. SCHEDULED PUBLIC COMMENT

SPC32-25 Laura Mitchell - Proposed changes to the short-term rental policy.

Laura Mitchell, 209 Ridgeway Avenue, indicated she was representing the West Ash Neighborhood Association, which was one of the central neighborhoods, understood 40 percent of the short-term rentals were located within the First Ward, stated she was concerned about the changes in the short-term rental policy as a definition change would collapse Tier 1 into Tier 2 and the mandatory conditional use for a non-principal resident would be eliminated, pointed out discussion of these changes at the Planning and Zoning Commission meeting occurred after 10:30 p.m. and public comment did not occur until after midnight, explained they were more concerned about the lack of long-term rental housing and empty houses a majority of the time versus noisy football parties every now and then, noted she did not want short-term rentals taking over Columbia as it had in other communities, and suggested the City enforce the short-term rental regulations passed in 2024.

SPC31-25 Cynthia Commager - Cutting down trees and woods.

Cynthia Commager stated her irritation for the flagrant disregard for nature, noted woods were continuously being cleared for development, explained problems, such as soil erosion and animal habitats, were caused by deforestation and fragmentation, wondered who decided it was okay to cut down trees and the forest, and wanted to speak out even if her comments were ignored.

V. PUBLIC HEARINGS

PH21-25 Proposed construction of the Columbia Gorge Parkway sidewalk improvement project.

Discussion shown with B160-25.

B160-25 Authorizing construction of the Columbia Gorge Parkway sidewalk improvement project; calling for bids through the Purchasing Division; amending the FY 2025 Annual Budget by appropriating funds.

The public hearing was read by the City Clerk, and the bill 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.

McKenzie Ortiz, 1619 Wilson Avenue, indicated she supported this project, suggested the City formalize its process with regard to sidewalk gaps, and provided the flow chart for traffic calming as an example as that process was easy for the public to understand from

getting a project on the list through the point of the traffic calming being installed.
There being no further comment, Mayor Buffaloe closed the public hearing.
The Council asked questions and made comments.

B160-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, SAMPLE, FOSTER, WATERMAN, BUFFALOE. VOTING NO: NO ONE. ABSENT: PETERS. Bill declared enacted, reading as follows:

PH22-25 Consider the FY 2026 Capital Improvement Project Plan for the City of Columbia, Missouri.

The public hearing was read by the City Clerk.

Finance Director Matthew Lue and Budget Officer Andrea Greer provided a staff report, and they along with Parks and Recreation Director Gabe Huffington and Public Works Director Shane Creech responded to Council questions and comments.

Mayor Buffaloe opened the public hearing.

Eugene Elkin, 3406 Range Line Street, felt there needed to be a separation of dollars, wondered if the City was pursuing too many projects at the same time, understood revenues were down, and suggested cutting projects before asking the public to assist with funding.

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

The Council made comments.

VI. OLD BUSINESS

B150-25 Voluntary annexation of property located on the northwest corner of New Haven Road and Warren Drive (3501 New Haven Road); establishing permanent R-MH (Residential Mobile Home) zoning; approving the "Woodstock Mobile Home Park" RMH Development Plan, inclusive of requested design exceptions (Case No. 187-2025).

The bill was given second reading by the City Clerk.

Development Services Manager Pat Zenner provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

Christina Luebbert, an engineer with Luebbert Engineering with offices at 409 Vandiver Drive and the representative of the owners, indicated the work for the removal of dead, dying, and diseased trees had started yesterday and some pothole repairs had been made, noted she had suggested they not rebuild or repave the park roads until the water and sewer work had been completed, explained it had been a lengthy and extensive process to meet the requirements of the City as they had started survey work last Fall to locate all 208 homes and record all of the non-conformities, pointed out that if this passed tonight, they would start work on the final plat and the development agreement, and stated the owners did not intend to displace anyone currently there with a tenant agreement.

Marcus Richardson, a Ward 1 resident, asked if there was a provision to prevent the owners from deciding to no longer have a mobile home park and do some other type of development, understood there were many Latino families within the mobile home park who did not speak English, and wondered if Warren Drive would be extended in the future.

The Council asked questions and made comments.

B150-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: CARROLL, SAMPLE, FOSTER, WATERMAN, BUFFALOE. VOTING NO: NO ONE. ABSENT: PETERS. Bill declared enacted, reading as follows:

- B153-25 Granting the issuance of a conditional use permit to Anne Caverte to allow the operation of a short-term rental on property located at 3407 Goldenwood Drive; providing a severability clause (Case No. 194-2025).

The bill was given second reading by the City Clerk.

Development Services Manager Pat Zenner provided a staff report, and responded to Council questions and comments.

B153-25 was given third reading by the City Clerk with the vote recorded as follows: VOTING YES: WATERMAN. VOTING NO: CARROLL, SAMPLE, FOSTER, BUFFALOE. ABSENT: PETERS. Bill declared defeated.

VII. CONSENT AGENDA

The following bills were given second reading and the resolutions were read by the City Clerk.

- B151-25 Rezoning property located on the south side of Starke Avenue and east of Highway 63 (2620 Starke Avenue) from District PD (Planned Development) to District M-C (Mixed-use Corridor) (Case No. 195-2025).
- B152-25 Rezoning property located on the north side of Grindstone Parkway and west of Rock Quarry Road from District PD (Planned Development) to District M-C (Mixed-use Corridor) (Case No. 186-2025).
- B154-25 Granting the issuance of a conditional use permit to Battles Holdings LLC to allow the operation of a short-term rental on property located at 212 Park De Ville Drive; providing a severability clause (Case No. 127-2025).
- B155-25 Granting the issuance of a conditional use permit to Kyle and Bailee Bogner to allow the operation of a short-term rental on property located at 411 N. Brookline Drive; providing a severability clause (Case No. 193-2025).
- B156-25 Granting the issuance of a conditional use permit to A.G. Jones Properties, LLC to allow the operation of a short-term rental on property located at 1516 Wilson Avenue; providing a severability clause (Case No. 196-2025).
- B157-25 Granting the issuance of a conditional use permit to Yronwode-McFarling Revocable Trust to allow the operation of a short-term rental on property located at 105 Pinewood Drive; providing a severability clause (Case No. 202-2025).
- B158-25 Granting the issuance of a conditional use permit to Jon Michael and Christina Washington to allow for the construction of a detached accessory dwelling unit on property located at 1120 Westwinds Drive in an R-1 (One-family Dwelling) zoning district (Case No. 165-2025).
- B159-25 Approving the Final Plat of "The Cottages at Bristol Lake, Plat No. 1" located on the northwest corner of Bristol Lake Parkway and Gans Road; authorizing a performance contract (Case No. 183-2025).
- B161-25 Authorizing construction of a sidewalk along the west side of Oakland Gravel Road between Blue Ridge Road and Smiley Lane; calling for bids through the Purchasing Division.
- B162-25 Authorizing the acquisition of easements associated with the construction

- of a sidewalk along the west side of Oakland Gravel Road between Blue Ridge Road and Smiley Lane.
- B163-25 Authorizing the acquisition of easements associated with the construction of the Rice Road Private Common Collector Elimination (PCCE) #43 sanitary sewer improvement project.
- B164-25 Amending the FY 2025 Annual Budget by appropriating funds for development of a comprehensive safety action plan associated with the Safe Streets for All (SS4A) grant program.
- B165-25 Amending the FY 2025 Annual Budget by appropriating funds for management of City-owned property located at 2810 Lemone Industrial Boulevard.
- B166-25 Authorizing a water line differential payment agreement with Hemme Construction, L.L.C. associated with construction of a water main along Bosco Bell Drive and Barberry Avenue serving Amberton Place, Plat No. 1.
- B167-25 Accepting conveyances for sewer and underground electric purposes; directing the City Clerk to have the conveyances recorded.
- B168-25 Amending the FY 2025 Annual Budget Appendix - Authorized Full Time Equivalent (FTE) position identification summary; amending the FY 2025 Classification and Pay Plan by adding and reassigning classifications.
- R98-25 Setting a public hearing: consider the Water and Light 2025 Renewable Energy Plan.
- R99-25 Setting a public hearing: proposed construction of the Cosmo-Bethel Park tennis court resurfacing project.
- R100-25 Authorizing an agreement for professional engineering services with McClure Engineering Co. associated with development and construction of the North Village Park improvement project.
- R101-25 Authorizing an agreement for professional engineering services with Leidos Engineering, LLC for an electric arc flash evaluation at the City's Municipal Power Plant, Landfill Biogas Generating Station, and Columbia Energy Center.
- R102-25 Authorizing a right of use license permit with Love Columbia Corp. for the construction, installation, maintenance and operation of a private fence within a portion of the Ash Street and College Avenue rights-of-way.
- R103-25 Authorizing a contract with MFA Petroleum Company associated with the issuance of fuel cards for the purchase of gasoline and diesel fuel for City-owned vehicles.
- R104-25 Approving the Preliminary Plat of "Wyatt Acres" located on the east side of Wyatt Lane and north of Mule Deer Drive (Case No. 87-2025).

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

VIII. NEW BUSINESS

None.

IX. INTRODUCTION AND FIRST READING

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

- PR105-25 Rescinding Policy Resolution 115-21 which established a revised City of Columbia Police & Fire Pension Statement of Investment Policy and adopting new provisions related thereto.
- B169-25 Amending Chapter 17 of the City Code as it relates to Parks and Recreation fees.
- B170-25 Amending Chapter 27 of the City Code as it relates to water services and rates.
- B171-25 Approving the Final Replat of "Vanderveen Village Plat 1" located on the east side of Arctic Wolf Court and south of Smiley Lane (203 Arctic Wolf Court); authorizing a performance contract (Case No. 128-2025).
- B172-25 Approving the Final Plat of "Alive in Christ Subdivision Plat 2" located on the northwest corner of Southampton Drive and Bethel Street; authorizing a performance contract (Case No. 192-2025).
- B173-25 Vacating a utility easement on Lots 3 and 4 within Atkinson Woods Plat 1 Subdivision located west of Merideth Drive; directing the City Clerk to record the ordinance (Case No. 232-2025).
- B174-25 Amending the FY 2025 Annual Budget by appropriating funds associated with construction of the Spring Brook roundabout project to be located at the intersection of Veterans United Drive and MU Healthcare/Veterans Middle Drive.
- B175-25 Authorizing a financial assistance agreement with the Mid-Missouri Solid Waste Management District for the purchase of a replacement mini-rolloff truck; amending the FY 2025 Annual Budget by appropriating funds.
- B176-25 Accepting conveyances for electric utility purposes; directing the City Clerk to have the conveyances recorded.
- B177-25 Authorizing construction of the Cosmo-Bethel Park tennis court resurfacing project; calling for bids through the Purchasing Division; authorizing an agreement with Columbia School District No. 93.
- B178-25 Amending Chapter 2 of the City Code as it relates to membership requirements for the Food Council.
- B179-25 Authorizing a contract with the Missouri Department of Health and Senior Services for fetal and infant mortality review program services.
- B180-25 Granting authority for the Airport Manager to execute letters of agreement with Midwest Air Traffic Control Tower Service and FAA Facilities Maintenance for the coordination of operational requirements at the Columbia Regional Airport.

X. REPORTS

- REP35-25 Downtown Community Improvement District (CID) - FY 2026 Annual Budget.
- Mayor Buffaloe understood this was informational and required to be provided per state statute.
- REP36-25 RubinBrown LLC Capital Project Administration and Project Management Internal Audit.
- Finance Director Matthew Lue provided a staff report, and he and City Manager De'Carlton Seewood responded to Council questions and comments.
- REP37-25 Utility Customer Service Survey.
- Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.
- REP38-25 Strategic Plan Quarterly Report - Quarters 1 & 2.
- Assistant City Manager Carol Rhodes provided a staff report, and responded to Council comments.
- REP39-25 Community Summit Report.
- Assistant City Manager Carol Rhodes provided a staff report, and responded to Council comments.
- REP40-25 Monthly Finance Report.
- Assistant Finance Director Jim McDonald provided a staff report, and responded to Council comments.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, suggested the City provide information in the newsletter regarding recycling in terms of whether they were to put the blue bags on the curb or in the bin and clarifying the rotation for recycling pick-up, explained a gentleman from St. Louis had thanked him for informing him of expectations when he had been acting inappropriately inside of businesses, and thought they should construct a slanted roof and allow the unsheltered, who chose not to conform or had a pet, to sleep on the east side of the Room at the Inn building as that would allow access to bathrooms.

The Council and staff discussed various topics to include appreciation for the CIP internal audit, looking forward to the platform mentioned as it fell in line with what they had been discussing in terms of process and communication, a council memo template change to include the ward, which staff indicated was being worked on, appreciation for information regarding the first steps associated with the Strategic Plan updates, the tentative date for the discussions regarding broadcasting council work sessions and virtual participation of council members being October 20, the need to be more accessible by addressing communication with non-English speaking residents since Columbia was a diverse community to ensure those residents understood why they were being contacted and could inform the City that they had a different language need, being grateful for the Finance Department as well as the retirement boards for their work, oversight, and expertise as it made him more confident with regard to how they were moving forward, approval of R100-25, which had been on the consent agenda and would allow the City to move forward with at least the design and construction of the North Village Park, acknowledging that a lot was going on within the City as work was being done in many different ways under the radar and unnoticed, the e-cycle event held last Saturday, which

had been so successful that they had to shut down early due to having collected as much as they had last year but within less time, the fact that the e-cycle event was of great interest to many, suggesting people to look into the Solarize Columbia program, which encouraged the installation of solar on homes and business while utilizing a bulk process so the items purchased were more affordable, thanks to fellow council members for their engagement along with the questions they asked of agenda items as well as a thanks to staff for responding to their questions, a request for an additional location map within the agenda packet showing the project within a larger area for better context as to where the project was located within the City, thanks to staff for the Monday, Wednesday, and Saturday budget work sessions as it was helpful to walk through how the budget was organized and how the money was being spent in terms of priority areas, the fact the U.S. House of Representatives voted to reappropriate CDBG funds for the upcoming fiscal year, which likely occurred due to the different coalitions of communities that had come together to advocate and educate as to the impacts of that funding, the need to continue to advocate for this and similar items, and thanks to the Council from staff for appreciating the work they were doing in terms of process improvements, such as that for the capital projects, as it was important in terms of growth and improvement.

XII. ADJOURNMENT

The meeting was adjourned without objection at 9:20 p.m.