



City of Columbia, Missouri

Meeting Minutes

City Council

Monday, September 15, 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, September 15, 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 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, Deputy City Clerk Holly Alexander, and various Department Heads and staff members were also present.

The minutes of the regular meeting of September 2, 2025 were approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Elwood.

Mayor Buffaloe understood R132-25 had to be moved from the consent agenda to new business at the request of staff due to a needed amendment.

The agenda, including the consent agenda with R132-25 being moved to new business, was approved unanimously by voice vote on a motion by Mayor Buffaloe and a second by Council Member Foster.

II. SPECIAL ITEMS

SI18-25

Citizen Heroism Award & Citizen Lifesaving Awards.

Fire Chief Brian Schaeffer and Utilities Director Erin Keys presented Jesse Fudge with the Citizen Heroism Award and Andrew Blackburn, Brett Helms, and Cody Rowland with Citizen Lifesaving Awards. Fire Chief Schaeffer explained Jesse Fudge climbed the pole and lowered his coworker, who was severely burned and had gone into cardiac arrest when making contact with an active power line while repairing a line that had caused disruption to a number of people, obtaining significant burns himself, and Andrew Blackburn, Brett Helms, and Cody Rowland administered hands-only CPR and applied the automated external defibrillator (AED) keeping their coworker's brain and heart perfused until the paramedics arrived.

Fire Chief Schaeffer also recognized Captain Doug Ritchie, Firefighter Andrew Lane, Firefighter Isaac Bartholomew, and Battalion Chief Mark Jenkins for their leadership and teamwork under extreme stress and chaos.

On behalf of the City Council, Mayor Buffaloe thanked those recognized tonight along with the utility worker whose life was saved and others that did this type of work every day.

SI19-25

Check presentation from the Columbia Youth Basketball Association.

Jim Chapdelaine, Vice President of the Columbia Youth Basketball Association (CYBA), stated the CYBA was founded in 1992 to provide youth with the opportunity to play

basketball in a recreational environment, listed some of the CYBA activities and programming for the upcoming season, expressed appreciation for the partnership with the Columbia Parks and Recreation Department, and provided a \$100,000 donation for the public address system that would be used for safety and security messaging when needed throughout the Sports Fieldhouse building.

III. APPOINTMENTS TO BOARDS AND COMMISSIONS

BC9-25 Board and Commission Applicants.

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

AIRPORT ADVISORY BOARD

Morrison, Eric, Ward 5, Term to expire December 1, 2026

BUILDING CONSTRUCTION CODES COMMISSION

Kroll, Jamie, Boone County, Term to expire August 1, 2028

CITY OF COLUMBIA NEW CENTURY FUND, INC. BOARD

Howald, Tim, Boone County, Term to expire September 30, 2028

CONVENTION AND VISITORS ADVISORY BOARD

Kunz, Kristopher, Boone County, Term to expire September 30, 2027

Laird, Donald, Ward 5, Term to expire September 30, 2027

Marcks, Melody, Boone County, Term to expire, September 30, 2027

Strodtman, Rusty, Ward 2, Term to expire September 30, 2027

Walls, Richard, Ward 5, Term to expire September 30, 2027

DISABILITIES COMMISSION

Inman-Ahlstrom, Koda, Ward 2, Term to expire June 15, 2027

Rice Ken, Ward 2, Term to expire June 15, 2027

FINANCE ADVISORY AND AUDIT COMMITTEE

Shockley, Jeff, Ward 5, Term to expire December 31, 2026

MARIJUANA FACILITY LICENSE REVIEW BOARD

Nassar, Samantha, Ward 2, Term to expire September 30, 2028

PERSONNEL ADVISORY BOARD

Kelly, Jacqueline, Ward 4, Term to expire September 30, 2028

Lantzy, Walter, Ward 4, Term to expire September 30, 2028

Mayor Buffaloe noted Council Member Sample, who was the staff liaison to the Youth Advisory Council, was happy to continue in that role, and verified there was no objection to that.

IV. SCHEDULED PUBLIC COMMENT

SPC42-25 Pat Kelley - Grand Avenue Traffic Calming Petition.

Pat Kelley withdrew her request to speak.

SPC43-25 Emily Goes - Tenet's testimony about rental issues in the community.

Emily Goes, a 2025 Mizzou graduate and renter in Columbia for nearly five years, expressed concerns with the gaps between leases in July and August causing people to be unhoused, the lack of rental units and the affordability of rental units, particularly one

bedroom or studio apartments in safe neighborhoods, and predatory fees for damages for items reported during the lease period, and asked the Council to address the situation by establishing protections against unfair fees, creating more affordable and safe housing, and developing solutions to close the lease gaps in July and August, as she believed it was the responsibility of community leaders to ensure its residents could live safely, affordably, and with stability.

V. PUBLIC HEARINGS

PH27-25 Proposed voluntary annexation of property located on the south side of I-70 Drive SE and east of Easter Lane (7098 I-70 Drive SE) (Case No. 292-2025).

The public hearing was read by the Deputy City Clerk.
Development Services Manager Pat Zenner provided a staff report.
Mayor Buffaloe opened the public hearing.
There being no comment, Mayor Buffaloe closed the public hearing.
The Council made comments.

PH28-25 Proposed voluntary annexation of property located on the northwest corner of Clark Lane and Lakewood Drive (Case No. 293-2025).

The public hearing was read by the Deputy City Clerk.
Development Services Manager Pat Zenner provided a handout and staff report, and responded to Council questions and comments.
Mayor Buffaloe opened the public hearing.
There being no comment, Mayor Buffaloe closed the public hearing.
The Council made comments.

VI. OLD BUSINESS

B205-25 Amending Chapter 14 of the City Code as it relates to parking meter rates.

The bill was given third reading by the Deputy City Clerk.
Public Works Director Shane Creech provided a staff report, and responded to Council comments.
Susan Renee Carter, a Second Ward resident, understood there had been a lot of comments about the rates doubling or nearly doubling as well as confusion as to the fees associated with the app used to pay for parking, and suggested the City not wait to increase rates in the future for as long as they previously had and that the City explain that the fee was essentially a convenience fee for using the app to pay for parking.
Nickie Davis with The District explained the Downtown CID Board did not take any action on this topic, thanked City staff for meeting with them, and looked forward to working with the City in getting the information out once a decision was made.
The Council asked questions and made comments.

B205-25 was given fourth reading by the Deputy 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:

B183-25 Adopting a budget for the City of Columbia, Missouri for the fiscal year October 1, 2025, through September 30, 2026 (FY 2026); providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget.

The bill was given fourth reading by the Deputy City Clerk.
Finance Director Matthew Lue and Assistant Finance Director Jim McDonald provided a staff report, and they along with Budget Analyst II Meganne Montesinos and City

Counselor Nancy Thompson responded to Council questions and comments.

Mayor Buffaloe made a motion to amend the proposed amendment sheet so it included a correction to the numbers associated with Amendment No. 54 from the prior meeting indicating the revenue was \$0 instead of \$900,000 and the expense was \$900,000 instead of \$1,800,000. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

Mayor Buffaloe made a motion to amend B183-25A per the amended amendment sheet, which included the correction to the numbers associated with Amendment No. 54 from prior meeting, corrected two numbers in Section 1 of the ordinance, and provided for a new Exhibit A. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

Michelle Casey, Associate Director and Campaign Manager at the Central Missouri Humane Society (CMHS), stated it was a matter of time before they would no longer be able to operate out of their current building as it was not safe, which would impact both the City and the County in terms of their animal control programs, noted the new facility would be costly but they wanted to do it once and right, and explained funding was needed from the City in order to make that happen.

Ken Rice, a Second Ward resident, stated appreciation for the attempt to make the budget more understandable, explained being more transparent than in the past did not mean they were transparent, provided the \$14 million settlement and closed meetings as examples, and suggested the \$14 million settlement be used for one time expenses versus personnel expenses.

Steve Spellman, 2312 Katy Lane, expressed appreciation for the public education involving the budget, including the PowerPoint slides, charts, the history of cash reserves, and an explanation of the \$14 million, felt they were moving in the right direction in terms of the size of the budget document and the reduction in the overage in the general fund, suggested the City be cautious as they were in a different era in terms of federal partners and the likelihood of federal funding in the future would decrease, and stated appreciation for the City's prudence and public engagement.

Susan Renee Carter, a Second Ward resident, appreciated the update to the PowerPoint presentation as it provided more information and better explained things, understood the second largest expenditure area was services and miscellaneous, and felt those items should be separated as large expenses should be in more specific categories and not shown as miscellaneous.

Steve Spellman spoke again in appreciation of staff, specifically the staff member in attendance with their family as it went above and beyond.

The Council made comments and asked questions.

B183-25A, as amended, was given fifth reading by the Deputy 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:

B218-25 Amending Chapter 2 of the City Code as it relates to closed records.

The bill was given third reading by the Deputy City Clerk.

City Counselor Nancy Thompson provided a staff report, and responded to Council questions and comments.

B218-25 was given fourth reading by the Deputy 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:

B241-25 Authorizing an agreement for professional services with TMT Consulting, LLC for trauma informed and community mental health trainings and presentations; amending the FY 2025 Annual Budget by appropriating

funds in the amount of \$21,000.

The bill was given second reading by the Deputy City Clerk.

Violence Prevention Administrator D'Markus Thomas-Brown provided a staff report, and responded to Council questions.

The Council made comments.

B241-25 was given third reading by the Deputy 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 Deputy City Clerk.

- B231-25 Amending Chapter 2 of the City Code as it relates to city departments; amending Chapter 19 of the City Code as it relates to personnel policies, procedures, rules and regulations.
- B232-25 Adopting the FY 2026 Classification and Pay Plans; establishing implementation dates of September 28, 2025 and January 18, 2026; providing for salary adjustments for eligible employees.
- B233-25 Establishing plan year 2026 active employee medical premium rates, active employee dental premium rates, and non-Medicare and Medicare medical and retiree dental premium rates for the City of Columbia; providing for payroll withholdings.
- B234-25 Granting the issuance of a conditional use permit to Stephen Dupre to allow the operation of a short-term rental on property located at 207 W. Briarwood Lane; providing a severability clause (Case No. 250-2025).
- B235-25 Approving the Final Plat of "Bethel Baptist Church Plat 1" located on the northeast corner of Old Plank Road and Bethel Church Road; authorizing a performance contract (Case No. 219-2025).
- B236-25 Authorizing an amendment to the financial assistance agreement with the Missouri Department of Natural Resources associated with the preparation of a new historic preservation plan to establish goals and priorities for the identification and registration of historic properties within the city (Case No. 258-2023).
- B237-25 Authorizing a transportation alternatives program supplemental agreement with the Missouri Highways and Transportation Commission for the Oakland Gravel Road (Blue Ridge Road to Smiley Lane) sidewalk project.
- B238-25 Authorizing a cost match letter of commitment to the Missouri Department of Natural Resources as it relates to a grid resilience formula funding program grant for the replacement of electric transmission poles.
- B239-25 Amending the FY 2025 Annual Budget by appropriating funds in the amount of \$120,000 for maintenance on Fire Department vehicle apparatus.
- B240-25 Amending the FY 2025 Annual Budget by appropriating funds in the amount of \$3,327,800 to provide for end-of-year adjustments in certain

departmental personnel accounts.

- R129-25 Setting a public hearing: proposed construction of the Albert-Oakland Family Aquatic Center improvement project; providing for the design and construction of the proposed project using a design/build contract.
- R130-25 Authorizing application to the Environmental Protection Agency for a grant associated with replacement of water distribution infrastructure along Business Loop 70 (Phase 6A) and Country Club Drive (Walnut Phase 2), and replacement of Alluvial Well 10 serving the McBaine Water Treatment Plant.
- R131-25 Authorizing a sidewalk renovation cost share program agreement with Copperstone Homeowners Association for reconstruction of sidewalk adjacent to a common area along Vawter School Road.

The bills were given third reading and the resolutions were read by the Deputy 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

- R133-25 Authorizing the temporary closure of certain parking stalls on the south side of Cherry Street and the west side of Fifth Street to facilitate the restoration of the Flat Branch Home Loans building located at 101 S. Fifth Street.

The resolution was read by the Deputy City Clerk.
Public Works Director Shane Creech provided a staff report.
The Council made comments.

R133-25 was read by the Deputy City Clerk, and the vote was recorded as follows: VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE, WATERMAN. VOTING NO: NO ONE. ABSENT: FOSTER. Resolution declared adopted, reading as follows:

- R132-25 Authorizing a second amendment to the collective bargaining agreement with Columbia Police Officers Association, Fraternal Order of Police Lodge #26.

The resolution was read by the Deputy City Clerk.
Human Resources Director Kathy Baker provided a staff report.

Mayor Buffaloe made a motion to amend R132-25 per the amendment sheet, which would replace Exhibit B to Attachment A. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.
R132-25, as amended, was read by the Deputy City Clerk, and the vote was recorded as follows: VOTING YES: PETERS, BUFFALOE, CARROLL, ELWOOD, SAMPLE, FOSTER, WATERMAN. VOTING NO: NO ONE. Resolution declared adopted, reading as follows:

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.

- PR134-25 Adopting priorities for the 2026 state legislative session.
- B242-25 Voluntary annexation of property located on the south side of I-70 Drive SE

- and east of Easter Lane (7098 I-70 Drive SE); directing the City Clerk to give notice of the annexation; establishing permanent District R-2 (Two-family Dwelling) zoning (Case No. 221-2025).
- B243-25 Voluntary annexation of property located on the northwest corner of Clark Lane and Lakewood Drive; directing the City Clerk to give notice of the annexation; establishing permanent District M-C (Mixed-use Corridor) zoning (Case No. 242-2025).
- B244-25 Granting the issuance of a conditional use permit to VSP, LLC to allow the operation of a short-term rental on property located at 11 Club Court; providing a severability clause (Case No. 262-2025).
- B245-25 Granting the issuance of a conditional use permit to The Tyler and Ashley Perry Living Trust to allow the operation of a short-term rental on property located at 2613 N. Creasy Springs Road; providing a severability clause (Case No. 266-2025).
- B246-25 Rezoning property located on the east side of Forum Boulevard and north of Old Plank Road from District PD (Planned Development) to District R-1 (One-family Dwelling) (Case No. 265-2025).
- B247-25 Authorizing construction of the Albert-Oakland Family Aquatic Center improvement project; calling for bids for a portion of the project through the Purchasing Division using a design/build contract.
- B248-25 Authorizing an agreement with The Housing Authority of the City of Columbia, Missouri related to electric water heating equipment installation reimbursement for the Patriot Place Apartments located at 2112 Business Loop 70 East.
- B249-25 Authorizing a cooperative agreement with the County of Boone, Missouri for the installation of a replacement radio tower on City's Municipal Power Plant property located at 1501 Business Loop 70 East.
- B250-25 Accepting conveyances for sewer and temporary construction purposes; accepting Stormwater Management/BMP Facilities Covenants; directing the City Clerk to have the conveyances recorded.
- B251-25 Amending the FY 2025 Annual Budget by appropriating \$3,000.00 for the Terminal Building loop road project at the Columbia Regional Airport.
- B252-25 Authorizing amendment number one to the agreement with Boone County, Missouri for 2025 public health services.
- B253-25 Authorizing amendment number one to the agreement with Boone County, Missouri for 2025 animal control services.
- B254-25 Authorizing Amendment No. 1 to the contract with the Missouri Department of Health and Senior Services for teen connection project program services.
- B255-25 Authorizing an affiliation agreement with The Curators of the University of Missouri, on behalf of University of Missouri Health Care, to provide educational experience and training for medical residents and fellows.

X. REPORTS

REP47-25 Communication from the Commission on Human Rights regarding Mediations Services in Chapter 12 of the Code of Ordinances.

Diversity Equity and Inclusion Administrator D'Andre Thompson provided a staff report, and he and City Counselor Nancy Thompson responded to Council questions and comments.

Mayor Buffaloe made a motion for staff to bring forward an ordinance with the changes suggested for Council consideration. The motion was seconded by Council Member Peters, and approved unanimously by voice vote.

REP48-25 Electric Integrated Resource Plan (IRP).

Utilities Director Erin Keys provided a staff report, and responded to Council questions and comments.

Mayor Buffaloe made a motion to authorize staff to move forward with an agreement for The Energy Authority (TEA) to develop an Electric Integrated Resource Plan for the electric utility. The motion was seconded by Council Member Elwood, and approved unanimously by voice vote.

XI. GENERAL COMMENTS BY PUBLIC, COUNCIL AND STAFF

Eugene Elkin, 3406 Range Line Street, expressed concern with cell phone and other electronic devices due to health concerns and thanked the Council for passing B 241-25, which would help address mental health issues.

The Council and staff discussed various topics to include a request for a detailed update regarding bond issues, including the amount and use of each bond as well as information regarding bond authority and debt obligation, a request for a detailed update regarding capital improvement projects, including how they were funded since some were only partially funded, a staff report regarding current notification requirements and processes along with a suggestion as to how to move forward with reviewing or updating those requirements and processes, a request for specific costs for services provided by the Central Missouri Human Society (CMHS) not covered by the current contract along with comparison data with those communities with partner shelters and those that operated their own shelters, which staff indicated they already had and would provide that information to the Council, a request for a report identifying the services outsourced during fiscal year 2025 regardless of the department or the amount of money involved to assist with transparency issues, which staff indicated an update would be provided in a couple of months as some of this work had already begun due to a labor request but would take a lot of time to compile, a request to provide a supplemental memo for every item tabled regardless of the reason for tabling or the lack of additional information, the CelebrARTy event this Thursday at the Blue Note benefiting Access Arts, the desire for a closed meeting to discuss requests for outside counsel, the comments of Fire Chief Brian Schaeffer and Utilities Directors Erin Keys during the special item recognizing some employees for their life saving efforts as a lot of unseen and dangerous work was done regularly by employees and acknowledging this work involved training for life threatening situations similar to the one described, the critical need for housing that was affordable for everyone across the income spectrum, looking forward to the new Housing and Neighborhood Services Director coming on board so the housing study could be put to work, today being monumental as the last Central Missouri Honor Flight returned tonight after about 16 years of transporting approximately 5,500 veterans to Washington D.C. to see the memorials and welcoming those veterans back home since they might

not have received a welcome when originally returning home from their service to the country, the Ward 5 Let's Talk Local, which would be held on September 24 at 5:30 p.m. at Gentry Middle School, recognizing the Fire Department for their response to multiple incidents over the last couple of weeks, a request for the consensus of Council to send a letter to the Environmental Protection Agency (EPA) in opposition to the potential elimination of the 2009 endangerment finding in greenhouse gas vehicle standards, thanks from staff to the Council for their patience during the budget process, acknowledgement of the engagement efforts of staff in that regard, and the appreciation for those residents that participated in budget town hall meetings.

XII. ADJOURNMENT

The meeting was adjourned without objection at 10:14 p.m.