



David Kunz <david.kunz@como.gov>

Case #9-2026

John Hall <j@calendar.com>
 To: david.kunz@como.gov

Tue, Nov 11, 2025 at 9:56 PM

Hey David,

I got your postcard about the concept review meeting and just wanted to make sure you're aware of an issue that we have had with the previous owner of the land (Capital Land Group). I live in Copperstone and also own the development just east of the site, along with a few of the businesses there.

The new potential owner (O'Reilly Group) already reached out to me and said they plan to make things right by planting more trees along the east side of the property to replace the ones the previous owner removed. Basically, Capital Land Group (Farmers) had shown the neighbors one PD plan and then switched it up later — not exactly an ethical move on their part.

From what I understand, the new group worked it out in their negotiations with the seller so they could get credit to handle the replanting and fixing the area that Capital messed up.

You don't need to do anything right now — I just wanted to flag it so it's clear they're planning to add trees on the east side to rebuild that natural buffer we had before and make the area look nice. If you have any questions or want me to clarify, feel free to give me a call at 573-808-1913.

We'll be involved as things move through planning, zoning, and council, but I just wanted to make sure you're not caught off guard when this comes up later. I copied some correspondence below. O'Reilley seems to be acting in good faith initially so I hope they will improve this area as they have said.

Thank you!
 John Hall
 Owner of Copperstone Park

----- Forwarded message -----

From: **John Hall** <j@calendar.com>
 Date: Sun, Sep 22, 2024 at 5:47 PM
 Subject: Re: Important: Complaint on mature trees being removed against what was agreed to
 To: Mayor Barbara Buffaloe <mayor@como.gov>
 Cc: Jamie Reed <jreed@farmercompanies.onmicrosoft.com>

Hey!

Yes I had a good conversation with Tim about this on Friday. There are good people in that department that are taking it seriously. I plan to visit with the arborist on Monday as well to show the plans that were sent to us by the developer and the notes. One of the key factors we need to dive into here is an out of town developer (Jeff City) changing the plans from what was turned into myself/the neighborhood to what was actually turned into the city. This was to get support since they knew they would need it to get what they wanted for the plots. The last time we had clear communication with them they wouldn't remove the mature trees near these borders. Along with many verbal conversations with multiple people neighboring this land. I even took a screenshot (attached) of the statement from their (the Farmer/Capital Holdings) own engineers making the case for us to support them. A key part of all of my discussions was "will not remove large/mature trees" as they stated themselves. I can understand if something in the middle of the property just couldn't be avoided so I'm not extreme that every tree needs to be saved, but it was easy to leave the trees that were in the preserved treeline area that they assured wouldn't be disturbed. In addition to planting more to make up for any that are killed similar to what I did well over the amount with my development. To my understanding from Aaron, the treeline preservation that was given to us was not turned in. I'm waiting on Jamie/Farmers/Capital Holdings to explain that and welcome it if/when they call me back.

At this point, the damage is irreparable what they already did since we can't plant extremely mature trees on the border that was demolished. However, I hope to work with Jamie and his team on trying to make it right in some way. I haven't heard back from them since I initially shared with him the damage being done. I'm openly copying them on everything so this can be a learning experience and that they realize the significance. This will be a long development of fighting on all the other plots in this development unless we can get on the same page and have some level of trust.

I will do my best to work with Tim/his team on making sure that this doesn't happen again. I will likely be a common visitor/along with other neighbors with Capital Holdings presents for the plots in the future. We can make sure the city officials have the right information to make informed decisions. As you know from me, I'm an entrepreneur that really likes to support smart growth for our city. This corner is a key part of the SW area so I'm really hoping that there can be responsible decisions and honest communication with the stakeholders around it.

I appreciate you getting it on Tim's radar. After my staff said the contractors weren't really listening to our plead, Aaron jumped on it very quickly and was able to help stop the damage being done to the environmental border there. If it becomes a larger issue where there could be positive improvement for the city I will let you know. As upsetting as all this was, I'm hopeful that something good will come of it or it will avoid worse problems with development.

Have a safe trip to North Carolina and I'll hopefully see you at an upcoming meeting.

John Hall

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Tel: [573-808-1913](tel:573-808-1913)

On Sun, Sep 22, 2024 at 4:46 PM Mayor Barbara Buffaloe <mayor@como.gov> wrote:

Hi John,

I wanted to confirm that I spoke with Tim after you emailed and he should have called to follow-up. I believe our arborist is also planning on visiting the site on Monday.

Please keep me posted. Unfortunately, I will not be at this week's MIC meeting because I will be on the Chamber of Commerce Leadership Trip to North Carolina.

Barbara Buffaloe
Mayor of Columbia, Missouri

www.CoMo.gov

On Fri, Sep 20, 2024 at 11:15 AM John Hall <j@calendar.com> wrote:

Hey Mayor Buffaloe,

Hope to see you at the board meeting this week and I think it would be important since I'm hosting it at my office where this problem just happened. I know you are very busy and doing the best you can to get everywhere, but I'd like for you to see what the developer did here.

To keep open transparency, I've copied Jamie Reed the contact here for the Famer Companies (Developer). I'm open to looking at solutions to fixing the damage they caused, but when you are tearing down 100 year old trees it's something that's not

This is an out of town developer that I was concerned about from the start, however I've tried to be open to working with them as long as they did a couple major things. One was to protect these mature trees that are that separate our property.

I tried to call Pat Zenner about it, who has always given good advice and was aware that I was big on preserving this tree line. However, I'm not sure he's in the office.

A planning department representative is going out there now to stop this. However, I wanted this on your radar since you will be out at my office on Wednesday. This is the type of thing we CAN'T let outside of town developers do. I want to be cooperative towards growth since I'm a developer myself, but destroying mature treelines is a major thing that our city needs to protect.

We did try to verbally stop them, but they weren't receptive towards that. Would appreciate you taking a look and any advice on who we need to involve for this to be investigated.

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John Hall

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2 attachments

- There was concern on when the screening device will be installed particularly for any current residents wanting to sell their homes in the near future - the residents at the meeting all agreed the screening device should be installed as soon as possible for future residents of the area know what their yard will look like
- There was discussion on tree removal and grading. A Civil Group provided the elevation to the residents to get a visual of how their lot will be impacted due to grading, additionally while trees will be removed, large/mature trees will not be removed and the developer will be required to plant new trees according to the City's landscaping code for trees removed as a result of the development
- There was discussion on creating the development in a fashion that what landscaping screening and plants/trees are installed are the responsibility of the developer and in a

3401 Broadway Business Park Ct, Suite 100 Columbia, Missouri 65203
PHONE: 873-817-3738 FAX: 873-817-1677 EMAIL: kali@activedgroup.com

Screenshot 2024-09-22 at 10.09.34 AM.png
500K

 EXHIBITS - Treeline Removal 2-24-23.pdf
322K

Michael L. Nichols, OD, FAAO

4422 Silver Valley Dr
Columbia, MO 65203-7255

573-819-4580 idocmike@gmail.com

November 17, 2025

Cole DeBerg
Project Executive / O'Reilly Development
5051 S. National Ave, Suite 4-100
Springfield, MO 65810

Dear Mr. DeBerg,

As a resident of the Copperstone neighborhood I am writing to support your plans for a residential care facility that adjoins our development here in Columbia. The meeting not long ago with the neighbors demonstrated a commitment to working with us to ensure our property owners are respected and protected during the buildout. I am sure more discussion will be required as details unfold but am hopeful the project will go forward and that our concerns will be appropriately addressed.

Please feel free to share this correspondence with others as you work with the city of Columbia to get zoning changes and project approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael L. Nichols', with a stylized, cursive script.

Michael L. Nichols, OD