

STATE OF MISSOURI )

vs. )

Ian Michael Thomas )

(Insert offender's name)

DOB: 12/7/1961 )

SSN: [REDACTED] )

Case # 2019-001252

### PROBABLE CAUSE STATEMENT

I, Sergeant David Wilson #196

(name and identify law enforcement officer, or person having information as to probable cause),

UPON MY OATH, AND UNDER PENALTIES OF PERJURY, state as follows:

1. I have probable cause to believe that Ian Michael Thomas  
(Insert name of offender(s))

committed the offense(s) of: RSMo. 105.452 Prohibited Acts by Elected Public Official  
(Insert name or names of offense).

The facts supporting this belief are as follows: Beginning sometime in September of 2018 Ian Thomas had a series of meetings with Jay Gebhardt, Shannon Sapp, and Justin Barnes. Gebhardt represented Sapp and Barnes in their plans to develop a parcel of property located at the northwest corner of the intersection of Prathersville and Oakland Gravel Roads, Columbia, Boone County, Missouri.

Thomas initially was against the plan because he considered it a dense development. On November 6, 2018 Thomas sent an email to Gebhardt indicating if the developers would commit to building permanent affordable homes in the development, he would work to gain the City of Columbia Council support. Columbia Planning and Zoning had approved the plans prior to this email, making it difficult to make changes to build affordable homes in the development. The developers discussed with Thomas about alternatives to support affordable housing. They finally decided to offer a financial contribution to the Columbia Community Land Trust.

On November 14, 2018, at 1532 hours, Gebhardt sent Thomas an email indicating instead of the original proposal of a one-time payment of \$44,000.00 to the Columbia Community Land Trust the developers proposed to pay \$213.00 per lot, total amount of \$35,000.00, to the Columbia Community Land Trust.

On November 15, 2018, at 1024 hours, Thomas sent Gebhardt an email indicating he and Mike Trapp wanted the developers to pay \$242.00 per lot, total amount of \$40,000.00. Thomas indicated he would "champion" the project and urge council members to support the development. Gebhardt responded that the developers accepted the proposal.

On November 15, 2018, at 1446 hours, City of Columbia Attorney Nancy Thompson responded to an email Thomas sent her. Thompson advised Thomas that the actions he took were unlawful. After being notified of this Thomas and the developers ceased their actions. The development plan was later withdrawn from consideration.

Despite the plan being halted Thomas did take substantial steps by negotiating a deal to provide affordable housing in the proposed development and in return he offered to support the development by voting for it and would work to gain the support of other City of Columbia Council members. 0

(Insert facts including time and date)

