

City of Springfield



Agenda

City Council

revised

Jeff Schrag, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Bruce Adib-Yazdi, Zone 4

General Councilmembers

Heather Hardinger, General A
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

March 9, 2026

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

[Rules and procedures.](#)

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. February 23, 2026, City Council Meeting.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2026-023 (McGull)

A special ordinance granting Conditional Use Permit No. 486 for the purpose of permitting a day care center as an adaptive use of a non-residential structure within an R-TH, Residential Townhouse District, generally located at 1518 East Dale Street. (By: Community Partnership of the Ozarks Inc.; 1518 East Dale Street; Conditional Use Permit No. 486.)

6.2. Council Bill 2026-021 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.01

acres of property generally located at 509, 515, and 519 West Whiteside Street and 2120 South Wedgewood Avenue from R-SF, Single-Family Residential District, to HC, Highway Commercial District; establishing Conditional Overlay District No. 282; and adopting an updated Official Zoning Map. (By: Hughlett Trust; 509, 515, and 519 West Whiteside Street & 2120 South Wedgewood Avenue; Z-33-2025 with Conditional Overlay District No. 282.)

6.3. Council Bill 2026-024 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.0 acre of property generally located at 3446 South Main Avenue from HC, Highway Commercial District, to R-TH, Residential Townhouse District; and adopting an updated Official Zoning Map. (By: Westport Management, LLC; 3446 S. Main Avenue; Z-31-2025.)

6.4. Council Bill 2026-025 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.4 acres of property generally located at 3101 South Scenic Avenue from HM, Heavy Manufacturing District, to IC, Industrial Commercial District; and adopting an updated Official Zoning Map. (By: FFace, Inc.; 3101 S. Scenic Avenue; Z-26-2025.)

6.5. Council Bill 2026-022 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.67 acres of property generally located at 3409 South Parkhill Avenue and 918 West Walnut Lawn from R-SF, Single-Family Residential District, to R-TH, Residential Townhouse District; establishing Conditional Overlay District No. 279; and adopting an updated Official Zoning Map. (By: Angies Co. LLC; 3409 South Parkhill Avenue and 918 West Walnut Lawn Street; Z-27-2025 with Conditional Overlay District No. 279.)

6.6. Council Bill 2026-045 (Adib-Yazdi)

A special ordinance authorizing a budget adjustment amending the budget of the City Manager's Office for Fiscal Year 2025-2026 by appropriating \$75,000 of the Spring Forward SGF ½-cent sales tax revenue for the purpose of providing for an urban design framework for the National Avenue and Bennett Street Node.

6.7. Council Bill 2026-046 (Carroll)

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2025-2026, by appropriating carryover funds from Fiscal Year 2024-2025 and increasing expenses in the amount of \$1,082,994.

7. **RESOLUTIONS.**

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2026-047 (McGull)

A resolution approving the use of Zone 2 Minor Neighborhood Improvement Program funds from the 1/4-Cent Capital Improvements Sales Tax in the amount of \$12,000 to fund the procurement and installation of a Route 66 Centennial Sculpture.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2026-049 (McGull)

A special ordinance granting Conditional Use Permit No. 485 for the purpose of permitting residential uses on first-floor frontage within a GR, General Retail District, generally located at 3259, 3305, and 3319 North Glenstone Avenue. (By: WLM RE HOLDCO, LLC; 3259, 3305, & 3319 N. Glenstone Avenue; Conditional Use Permit No. 485).

12.2. Council Bill 2026-050 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.5 acres of property generally located at 1012, 1015, 1020, 1024, 1028, 1036, 1037, and 1040 South Douglas Avenue and 1015, 1025, and 1037 South Grant Avenue from Planned Development No. 382 and Grant Avenue Parkway District Subdistrict E to Planned Development No. 394; and adopting an updated Official Zoning Map. (By: Tribecca Park LLC; 1012, 1015, 1020, 1024, 1028, 1036, 1037, and 1040 South Douglas Avenue and 1015, 1025, 1037 South Grant Avenue; Planned Development 394).

12.3. Council Bill 2026-051 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.42 acres of property generally located at 2610, 2612, and 2616 West College Road and 2630, 2632, 2634, 2636, 2638, 2642, and 2646 West Olive Street from HC – Highway Commercial District, R-LD – Low Density Multi-Family Residential District with Conditional Overlay District 32, and R-TH – Residential Townhouse District, to R-LD – Low Density Multi-Family Residential District with Conditional Overlay District 285; establishing Conditional Overlay District No. 285; and adopting an updated Official Zoning Map. (By: Lakes Country Rehabilitation Center Association; 2610, 2612, & 2616 West College Road and 2630, 2632, 2634, 2636, 2638, 2642, & 2646 West Olive Street; Z-9-2026 with Conditional Overlay District No. 285).

12.4. Council Bill 2026-052 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 12.61 acres of property generally located at 3199 and 3225 West Sunshine Street from County C-2, General Commercial District, to HC – Highway Commercial District; and adopting an updated Official Zoning Map. (By: 3225 W Sunshine LLC; 3199 & 3225 West Sunshine Street; Z-4-2026).

12.5. Council Bill 2026-053 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.18 acres of property generally located at 3635 East Olive Street from Planned Development No. 298 to GR, General Retail District; and adopting an updated Official Zoning Map. (By: Kyon House, LLC; 3635 E. Olive Street; Z-7-2026).

12.6. Council Bill 2026-054 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.96 acres of property generally located at 3319 North Glenstone Avenue from R-MD, Medium Density Multi-Family Residential District, to GR, General Retail District; and adopting an updated Official Zoning Map. (By: WLM RE HOLDCO, LLC; 3319 N. Glenstone Avenue; Z-1-2026).

13. FIRST READING BILLS. Requiring One Reading.

14. FIRST READING BILLS. Requiring Two Readings.

Citizens May Speak. Not Anticipated To Be Voted On.

14.1. Council Bill 2026-056 (Hardinger)

A general ordinance amending the Springfield City Code, Section 2-92, known as the 'Salary Ordinance,' relating to salary grades for various job titles within the City service as contained in the Classifications of the Professional, Administrative and Technical Schedule by making provision for one new job title.

14.2. Council Bill 2026-066 (Hardinger)

A special ordinance amending the Springfield Fiscal Year 2025-2026 budget of the Department of Environmental Services to authorize seven new full-time equivalent positions.

14.3. Council Bill 2026-067 (Lee)

Suspending General Ordinance 6973, which amends Springfield City Code Chapter 98, "Streets, Sidewalks and Public Places," by deleting Article III, "Sidewalks and Driveways," and enacting a new Article III, "Access Management Standards for Public Rights of Way," in lieu thereof; and referring the same to the Community Involvement Committee.

14.4. Council Bill 2026-057 (Hosmer)

A general ordinance amending Chapter 120, “Wastewater Regulations,” Article VI, “Wastewater Charges and Rates,” Section 120-245, “Rates,” and Section 120-247, “Extra Charges,” of the Springfield City Code, by repealing the existing rate schedule and establishing a new rate schedule effective July 1, 2026, which shall provide necessary funding for increases in operating costs, continued compliance with the Clean Water Act and Missouri Department of Natural Resources mandates, and continued implementation of the Supplemental Overflow Control Plan.

14.5. Council Bill 2026-058 (Lee)

A special ordinance amending the Fiscal Year 2025-2026 budget, for the Department of Environmental Services, in the amount of \$600,000 to appropriate retained earnings from the Clean Water Enterprise Fund for the conceptual design of the Wilsons Creek Parallel Trunk Sewer Project.

14.6. Council Bill 2026-060 (Referendum Petition)

A special ordinance repealing Special Ordinance 28232, passed by City Council on December 15, 2025, said ordinance being entitled, “declaring the necessity of acquiring certain real property for the purpose of replacing the Main Avenue bridge over Jordan Creek, which the Missouri Department of Transportation independently rates as ‘poor’ and recommends ‘replacement.’ This project would be paid for in part by federal funds.”

14.7. Council Bill 2026-061 (Schrag)

A special ordinance calling an election on Tuesday August 4, 2026, in the City of Springfield, Missouri, to submit to the qualified voters the question of whether to declare the necessity of acquiring certain real property for the purpose of replacing the Main Avenue bridge over Jordan Creek, which the Missouri Department of Transportation independently rates as “poor” and recommends “replacement.” This project would be paid for in part by federal funds; and declaring an emergency.

15. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

15.1. Isaac Protiva wishes to address City Council.

15.2. Brian Paschall wishes to address City Council.

15.3. Robert M. Brantley wishes to address City Council.

15.4. Rob Ybanez wishes to address City Council.

16. NEW BUSINESS.

16.1. Refer to the Plans and Policies Committee a proposed resolution regarding realignment of the Citizens' Advisory Board.

- 16.2. Refer to the Plans and Policies Committee the review of the Board and Commission Alignment Audit.
- 16.3. Refer to the Public Involvement Committee consideration of a Planning and Zoning Commission Application Questionnaire.
- 16.4. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

17. UNFINISHED BUSINESS.

18. MISCELLANEOUS.

19. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

- 19.1. Council Bill 2026-062 (McGull)
A special ordinance authorizing the City Manager, or designee, to enter into an Intergovernmental Cooperative Agreement with Greene County for the purpose of realigning Farm Road 116 and providing for future maintenance of the same.
- 19.2. Council Bill 2026-063 (Jenson)
A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of West Sunshine Marketplace, generally located at 3199 & 3225 West Sunshine Street upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: 3225 W Sunshine, LLC; 3199 & 3225 West Sunshine Street; Preliminary Plat of West Sunshine Marketplace).
- 19.3. Council Bill 2026-064 (Horton)
A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Hawkins Mill Subdivision, generally located at 3299, 3373, and 3449 North Vernon Road and 3173 North Summit Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Hawkins Mill, LLC; 3299, 3373, & 3449 North Vernon Road & 3173 North Summit Avenue; Preliminary Plat of Hawkins Mill Subdivision).

20. CONSENT AGENDA – ONE READING BILLS. See Item #3.

- 20.1. Council Bill 2026-065 (Lee)

A resolution confirming the appointment of Denise Allsop, Jennifer Bair, and Wendy Huscher to the Galloway Community Improvement District Board of Directors.

21. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

21.1. Confirm the following appointment to the Land Clearance for Redevelopment Authority Board: Kent Lammers with term to expire March 1, 2028.

22. END OF CONSENT AGENDA.

23. CLOSED SESSION.

City Council will hold a closed meeting to discuss legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys pursuant to Section 610.021(1), RSMo.; and leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor pursuant to Section 610.021(2), RSMo.; and sealed bids and related documents, until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed, or all proposals are rejected; pursuant to Section 610.021(12), RSMo; and this meeting, record, and vote shall be closed and the City Council shall stand adjourned at the end of the closed session.