

COUNCIL ARPA REVIEW COMMITTEE

August 16, 2024

12:00 p.m.

Councilman Denny Whayne Conference Room, 4th Floor, Busch Municipal Building
840 Boonville Avenue

MEMBERS

PRESENT: Matthew Simpson, Chair; Abe McGull; and Callie Carroll.

MEMBERS

ABSENT: Heather Hardinger.

COUNCIL

PRESENT: None.

STAFF

PRESENT: Jason Gage, City Manager; Collin Quigley, Deputy City Manager; Maurice S. Jones, Deputy City Manager; Tim Rosenbury, Director of Quality of Place Initiatives; Brett Foster, Traffic Engineer; Steve Childers, Director of Planning and Development; Nick Nelson, Director of Art Museum; Olan Morelan, Assistant Fire Chief; Katie Towns, Director of Public Health and Welfare; Jennifer Swan, Registered Architect; Rinda Davis; Assistant Director of Public Health and Welfare; Tona Bowen, Financial Analyst; Miles Park, Assistant Director of Parks and Recreation; Jordan Paul, City Attorney; Jody Vernon, Assistant Director of Finance and Comptroller; Tom Dancey, Principal Engineer; Jerry Mitchell, Superintendent of Parks Business Operations, Ron Schneider, Director of Parks and Recreation; Eric Claussen, Assistant Director of Public Works; Melissa Haase, Assistant Director of Public Information and Civic Engagement; Anita Cotter, City Clerk; and Julie Greer, Deputy City Clerk.

GUESTS: John Montgomery, Ozark Greenways; Amos Shiels, The Salvation Army; Brendan Griesemer; Restore SGF; Michelle Garand, Community Partnership of the Ozarks; Jaimie Trussell, Council of Churches of the Ozarks; Cheyenne Wicken, Council of Churches of the Ozarks; Jessie East, Springfield-Greene County Library; Ed Walker, Springfield-Greene County Library; and Melissa Davis, Springfield-Greene County Library.

Mayor Pro Tem Matthew Simpson, Chair, called the meeting to order at approximately 12:06 p.m. Roll call was conducted: Present: Abe McGull, Callie Carroll, and Matthew Simpson. Absent: Heather Hardinger.

Mayor Pro Tem Simpson welcomed everyone and pointed out the sign-in sheets and the availability of handouts and public comment forms.

Councilmember Carroll moved to approve the minutes of the June 7, 2024, meeting as presented. Councilmember McGull seconded the motion, and it was approved by the following vote: Ayes: Carroll, McGull, and Simpson. Nays: None. Absent: Hardinger. Abstain: None.

Mayor Pro Tem Simpson expressed his interest in hearing the status of the projects and recognized the efforts of local partners who have made these projects possible. He then turned the meeting over to Jason Gage, City Manager.

Mr. Gage explained the goals for this meeting were to review the status of the projects and make recommendations to allocate the remaining fund balance. He noted representatives were in attendance to answer questions about specific projects. Mr. Gage introduced Jody Vernon, Assistant Director of Finance and Comptroller, to provide project status updates.

Ms. Vernon noted representatives were present from both the internal and external entities to provide additional information on their respective projects. She explained the focus of the meeting would be on the status of the projects and current spending levels. She noted there had been many project developments within the previous months.

Ms. Vernon explained she would provide a high-level overview of each project, and representatives would provide specific details, if needed.

Ms. Vernon noted the City had been awarded just over \$40.2 million in American Rescue Plan Act (ARPA) funding. Eight projects had been completed at a cost of \$9.7 million. There was \$8.5 million remaining to be spent on the eleven external partner projects and grant compliance. There was \$14.6 million remaining to be spent on the twelve internal projects. The obligation deadline is December 31, 2024, and the spending deadline is December 31, 2026. The current amount to be reappropriated was \$83,662.43.

Ms. Vernon noted the Community Partnership of the Ozarks had been awarded \$3 million for a purpose driven day center. To date, \$1.7 million had been expended, including the purchase of property at 809 North Campbell. The remaining balance was \$1.3 million, and plans had been identified for expenditures, with all funds being spent by December 31, 2026.

Mayor Pro Tem Simpson asked for clarification regarding the obligation deadline and the spending deadline. He asked if the City having allocated the funding for the projects would be considered as meeting the obligation deadline or if additional steps would be needed by the project partner. Ms. Vernon responded the City had met the obligation deadline for the external projects. She said there were obligation deadlines in the contracts with each external partner which would allow the City to assign the funds to another project if the partner were unable to meet the obligation deadline.

Mr. Gage asked about reallocation opportunities after the December 31, 2024, deadline. Ms. Vernon responded funds could be reallocated to other ARPA projects which had already had funds obligated. Mr. Gage confirmed funds could be moved between already-identified projects but not allocated to any new projects. Ms. Vernon responded affirmatively.

Michelle Garand, Vice President of the Community Partnership of the Ozarks, explained they had purchased the former the legal services building, and the goal was to have a day center which could provide access for those needing services. She added the facility would have a shuttle to link the day center to the O'Reilly Center for Hope.

Ms. Vernon noted Ozark Greenways was awarded \$3 million. To date, \$416,694 had been expended. There was a contract in process with CMT (Crawford, Murphy & Tilly) for \$2.4 million, and construction bids were scheduled to go out on August 30, 2024. The estimated project completion date is October 30, 2026.

John Montgomery, Executive Director of Ozark Greenways, noted the section between Kissick Avenue and the Christian County line had been completed, including a bridge with new features that would serve both as a local and a regional connection. The contract with CMT for planning and engineering for the project between Kissick Avenue and Sunshine Street was almost completed.

Councilmember Carroll asked what the finds allocated for public art would entail. Mr. Montgomery responded they were exploring different options, including murals, sculptures, and surface decals.

Councilmember McGull asked about maintenance and security apparatus. Mr. Montgomery responded the section of the greenway trail located in Greene County would be adopted by the Springfield-Greene County Park Board which maintains the trails in Springfield. The entirety of the Chadwick Flyer Trail also included maintenance agreements with the City of Ozark and Christian County. Everything would continue to be maintained. The security issues would be addressed via the planning and engineering contract with CMT. Councilmember McGull noted that was something that needed to be considered as the trails were connected and utilized by residents. He suggested providing some help boxes that could be utilized to call for assistance, if needed. Mr. Montgomery responded that he did not have details on that aspect, but noted that it was being considered and would come later in the design stage.

Mayor Pro Tem Simpson asked for any updates on the rail acquisition. Mr. Montgomery responded the rail acquisition between Kissick Avenue and Sunshine Street was still in the negotiation stage with Burlington Northern.

Ms. Vernon noted The Salvation Army was awarded \$1,832,569 and had no expenditures or obligations to date.

Major Amos Sheils explained The Salvation Army was in the process of completing initial steps with other expenditures so the ARPA funding could be utilized. He noted The Salvation Army was wanting to expand the Harbor House and relocate it from the Boonville location to property at the Kansas Avenue and Chestnut Expressway location. The relocation would allow expansion from 31 beds to 60 beds and increase respite beds from five to ten.

Councilmember Simpson asked if there were any concerns about meeting the timeline requirements. Major Shiels responded there no concerns and noted the plan was to sell the Boonville property.

Major Sheils also noted between 120 and 150 individuals were being served lunch every day in the current facility. The new facility would allow expansion of the kitchen and the lunchroom to serve additional individuals.

Ms. Vernon noted the Council of Churches was awarded \$1.1 M for a congregate shelter. There had been no expenditures to date. The original plan was to purchase a facility, but that was unsuccessful, so the new strategy was to build on to the existing facility to create a 9,000-square-foot facility. The estimated completion date is June of 2026.

Jaimie Trussell, Chief Executive Officer of the Council of Churches, explained when the funds were first awarded, Council of Churches staff members were very confident that they had a property secured for this project, along with architectural renderings and a cost estimate. Those plans were unsuccessful, and staff members had come up with alternatives. She noted the Council of Churches does own property which is appropriately zoned for a congregate shelter, so the current strategy is to build a facility on the current property. Having all services in one location would have benefits, such as adding security measures and reducing the number of staff needed overnight, Mayor McClure's mileage form for travel on 11-01-24 which would make the facility less expensive to operate.

Mayor Pro Tem Simpson noted both the Council of Churches and The Salvation Army ended up with the great option of centralization of services.

Councilmember McGull asked about the ability to expand at their current site. Ms. Trussell responded the planned facility would simply replace the current number of beds. She noted the current situation is precarious, and this would provide a permanent, sustainable solution.

Councilmember McGull asked about a food bank at the current location. Ms. Trussell responded affirmatively and expressed appreciation to all agencies who collaborate.

Ms. Vernon noted Restore SGF was awarded \$1 million. To date, \$207,490 had been expended. Programming began in October of 2023; so far, three staff members had been hired, office space had been secured, and operations had commenced. The planned spending through December 2026 would be for staffing, office space, and programming.

The Affordable Home Ownership Program, an internal City project, was awarded \$466,000. To date, \$202,171 had been expended. Closing or reserve funds had been provided for 42 first-time home buyers, and \$330,000 in grants leveraged \$4.8 million in home purchases. It was anticipated all funds would be committed by September 2, 2024.

Mayor Pro Tem Simpson referenced a recent presentation regarding Restore SGF at a City Council Lunch meeting and expressed his appreciation for the work to assist people to achieve the American Dream.

Brendan Griesemer, Executive Director of Restore SGF, explained this was a true public/private partnership. Restore SGF had received \$1.9 million from local banks for funding programs, such as Restore My Block. The ARPA funds were being utilized to support the organization and provide down payment funds. He noted when the original application was submitted for down payment assistance, the Interim Director, Dana Elwell, anticipated the organization might be able to provide assistance to 15 interested homeowners per year. He noted Restore SGF had assisted with 50 home purchases to date.

Councilmember McGull expressed his appreciation for the program, noting this would be transformational for the community and would help improve property values. He expressed an interest in seeing additional investments in this program due to the benefits to the city and the individuals.

Councilmember Carroll expressed her opinion Restore SGF may have been the most agreed-upon topic by City Council. She asked if the digital before and after photos could be sent to the private partners. Mr. Griesemer responded he did provide information to bank presidents but would be very happy to send additional information, as the photos may not have made it to the staff level.

Ms. Vernon noted the Springfield-Greene County Library Center Auditorium project was awarded \$500,000. No funds had been expended to date, but a bid opening was held on August 13, 2024. Construction was scheduled to begin in September of 2024. Concrete and steel will be encumbered by October 1, 2024, for the full award amount.

Jessie East, Branch Manager with the Springfield-Greene County Library, explained the Library was building a 500-seat auditorium. This would be additional space at the existing site on South Campbell. This would be space available for public use and for library programming. Seating would be retractable, and a meeting room policy was being developed.

Mayor Pro Tem Simpson noted the Library also received State funding for this project. He expressed his opinion this would provide adaptable event space which was not currently available in south Springfield. Ms. East added the auditorium would have a kitchen and a green room for presenters.

Mayor Pro Tem Simpson noted the current meeting spaces would not be replaced. Ms. East explained the community has requested this; there were 13 different meeting spaces currently within the library, and she noted they were utilizing the same architect as was used for the original building which opened in 1999.

Ms. Vernon reviewed the status of the other external projects:

The Connecting Grounds project had \$50,326 remaining, with spending estimated to be completed by the spring of 2025.

The Burrell Behavioral Health Crisis Line project had \$30,576 remaining, with spending estimated to be completed in the spring of 2025.

The Lincoln Cemetery project had \$42,987.30 remaining.

Ms. Vernon provided updates on the two projects awarded in July of 2024:

The Commercial Street Community Improvement District was awarded \$50,000. The contract had not been started yet; staff members were gathering data and contacts for the contracts.

The Community Partnership of the Ozarks was awarded \$90,000 for neighborhood cleanups. The contract had not been started yet; staff members were gathering data and contacts for the contracts.

The additional \$100,000 allocated for the Forvis compliance services contract brought that total to \$420,000; to date, a little over \$300,000 had been expended.

Ms. Vernon then reviewed the status of the internal projects.

She noted Cooper Killian was awarded \$8,205,502 and had expended \$1.7 million. The project had \$6,520,033 in obligated funds. Bids were anticipated to be completed in early October of 2024. All funds should be obligated by December of 2024.

Ms. Vernon noted the Historic City Hall project was awarded \$4,534,190. To date, \$130,324 had been expended, and \$1 million in funds had been obligated.

She noted the Art Museum Education Wing project had been awarded \$3 million. To date, \$1.8 million had been expended, and the funds had been fully obligated. The anticipated completion date was May of 2026.

Ms. Vernon noted \$500,000 was awarded for the Renew Jordan Creek project. To date, no funds had been expended. Bids were due September 18, 2024.

She noted the Family Connects project was awarded \$650,000. To date, \$184,539 had been expended, with \$465,461 remaining. Ms. Vernon explained \$300,000 of the remaining funds would be for used to provide planning, training, and technical support activities via contracts through November 30, 2027. The remaining funds would be used for supplies and salaries. All funds should be utilized by December 31, 2024. Katie Towns, Director of Public Health and Welfare, expressed her appreciation for the financial support.

Councilmember McGull asked how many people would qualify for this program each year. Ms. Towns responded it was a universal program open to anyone who wanted to participate. She further noted there were approximately 3,000 births annually in Greene County.

Ms. Vernon reviewed the two projects related to the City's Department of Planning and Development:

There had been \$923,617 awarded for congregate shelters with The Kitchen. To date, there had been no expenditures. However, they just recently received the authorized use of funds from the U. S. Department of Housing and Urban Development. The Kitchen is expecting to begin construction in October.

There had been \$564,703 awarded to the Affordable Home Ownership Program. Of that, \$466,000 was awarded to Restore SGF and was reviewed previously. The remaining \$98,703 was awarded to the Springfield Community Land Trust. There had not been any closings yet, but there are two to three applicants currently in progress.

In July, \$100,000 was awarded for the HUD 5-Year Consolidated Plan Part 1. A meeting had been scheduled with the consultant, and expenditures are anticipated to start in September.

In July, \$50,000 was awarded for the HUD 5-Year Consolidated Plan Part 2 (Fair Housing). A meeting had been scheduled with the consultant, and expenditures are anticipated to start in September.

Ms. Vernon reviewed two additional internal projects which had been awarded in July.

\$100,000 had been awarded for the Sunshine Corridor from Glenstone to Grant project. Staff had met, and it was anticipated that additional funds would be needed from the ¼-cent sales tax proceeds. Mayor Pro Tem Simpson asked how much additional funding would be required for the project. Ms. Vernon deferred to Steve Childers, Director of Planning and Development.

Mr. Childers explained this was a project that was identified in Forward SGF and the goal was to specifically look at the area from the curb out so those could be associated with the new place types. Public Works had identified a project in this area which would study the areas between the curbs, and this funding would allow the blending of the two projects. Mr. Childers noted the first draft of a Request for Quotation (RFQ) had been completed and should go out in the following week.

The Fire Department had been awarded \$66,000 in July for decontamination stations and \$55,819 for a tethered drone. Staff members were in the process of obtaining price quotes on those items.

Mayor Pro Tem Simpson asked if there were any projects that staff members were concerned would not meet the deadlines for obligation or spending timelines. Ms. Vernon responded there were not, based on the current information.

Mayor Pro Tem Simpson noted there was \$83,662.43 remaining to be allocated. Ms. Vernon provided information on the funding requests received for the remaining funds, including the historic building survey, fire station alerting system, fire phase 6 live training prop, fire air and rehabilitation vehicle, additional funding for Historic City Hall, the Dickerson Park Zoo lake embankment project, the Bear Boardwalk at the Dickerson Park Zoo, and for the access and HVAC projects at the Midtown – Carnegie Library.

Councilmember Carroll asked for details regarding the land embankment project. Miles Park, Assistant Director of Parks and Recreation, explained the north embankment of the lake had a large amount of water moving through it, making it unstable. This project would stop the water with an injection system of material which would expand and stabilize the area.

Mayor Pro Tem Simpson asked if the Parks Department could fund the remainder of the project cost if the \$83,000 were allocated. Mr. Park responded the department had not yet determined how to fund either project but would appreciate any funding that could be put towards those projects.

Mayor Pro Tem Simpson noted the Library's original request had covered both the Library Center Auditorium and the Midtown Library projects, and there had been discussion about supporting both. The City ended up allocating all of the funds towards the auditorium due to the ability to leverage State funding. He expressed his opinion this request was a renewal of the original request.

Councilmember Carroll expressed her opinion the Bear Boardwalk would still need to be addressed. Mayor Pro Tem Simpson agreed, noting that could be categorized as a maintenance project and an improvement project.

Mayor Pro Tem Simpson asked if the Library would be able to cover the remaining cost of the Midtown – Carnegie Library access and HVA projects if the \$83,000 were allocated for them. Ed Walker, Director of the Springfield-Greene County Library, responded there were some unallocated funds in their budget.

Councilmember McGull suggested waiting to make an allocation. Mayor Pro Tem Simpson recommended making sure the known unallocated funds were allocated but would be comfortable if the Committee members wanted to wait until after November.

Mayor Pro Tem Simpson reminded everyone that a recommendation would have to go through the two-reading process at City Council meetings, and there was only one meeting scheduled for December.

Jason Gage, City Manager, recommended making a decision due to the time constraints.

Councilmember Carroll moved to allocate the remaining unallocated balance of \$83,662.43 to the Midtown – Carnegie Library access and HVAC project request. Councilmember McGull seconded, the motion, and it was approved by the following vote: Ayes: McGull, Carroll, and Simpson. Nays: None. Absent: Hardinger. Abstain: None.

Councilmember McGull moved to adjourn. Councilmember Carroll seconded the motion, and it was approved by the following vote: Ayes: McGull, Carroll, and Simpson. Nays: None. Absent: Hardinger. Abstain: None.

With no further business to come before the Committee, the meeting adjourned at approximately 1:03 p.m.

Prepared by Julie Greer