Agenda
City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Andrew Lear, General C
Matthew Simpson, Zone 4	Richard Ollis, General D

Upcoming Council Meeting Agenda
April 22, 2019 6:30 p.m.

Speakers must sign up with the City Clerk to speak to an issue on the agenda.
Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

1. **ROLL CALL.**
2. **APPROVAL OF MINUTES. April 8, 2019 City Council Meeting And April 16, 2019 And April 18, 2019 Special City Council Meetings.**

   Documents:

   04-08-2019.PDF
   04-16-19 SPECIAL CITY COUNCIL MEETING.PDF
   04-18-19 SPECIAL CITY COUNCIL MEETING.PDF

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. **ELECTION OF MAYOR PRO TEMPORE.**
5. **CEREMONIAL MATTERS.**
6. **Council Bill 2019-090. (McClure)**

   A resolution recognizing Linda Charles for her thirty-one years of dedicated service as an

employee of the City of Springfield.

Documents:

2019-090.PDF

7. **CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETINGS.**

8. **SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Except Item No. 15. Council Bill 2019-078 Was Amended At The April 8, 2019 City Council Meeting. Citizens May Speak To Amendment Only. May Be Voted On. Item No. 16 For Council Bill 2019-086 Was Added To The Agenda At The April 8, 2019 Council Meeting.**

9. **Council Bill 2019-072. (Simpson)**

   A general ordinance amending Urban Conservation District No. 4, generally referred to as the Phelps Grove Urban Conservation District, Section 2 – 'District Regulations,' by creating a new Subsection D, regarding minimum lot width. (Planning and Zoning Commission and Staff recommend approval.)

   Documents:

   2019-072.PDF

10. **Council Bill 2019-073. (Ferguson)**

    A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 40 acres of property generally located at 1777 North Packer Road and the 2800 Block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single Family, to GM, General Manufacturing District; and establishing Conditional Overlay District No. 168; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Rice & Heer Leasing Company, H&C Partnership and City of Springfield; 1777 North Packer Road and the 2800 Block of East Blaine Street; Z-7-2019 w/Conditional Overlay District No. 168.)

    Documents:

    2019-073.PDF

11. **Council Bill 2019-074. (Ferguson)**

    A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.1 acres of property generally located at 529 West Division Street from R-SF, Single-Family Residential District to GR, General Retail District; and establishing Conditional Overlay District No. 170; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Springfield R-12 School District; 529 W. Division Street; Z-1-2019 w/Conditional Overlay District No. 170.)

    Documents:

    2019-074.PDF

12. **Council Bill 2019-075. (Fisk)**

    A general ordinance amending Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-409 – 'West College Street District,' and 'Division 5, Supplemental District Regulations,' Section 36-451, 'Home Occupations,' to remove inconsistencies with existing occupancy

requirements. (Planning and Zoning Commission and Staff recommend approval.)

Documents:

2019-075.PDF

13. **Council Bill 2019-076. (Ollis)**

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-383 'R-MD – Medium-density multifamily residential district,' and 36-384 'R-HD – High-density multifamily residential district,' to reduce the minimum lot area required for development. (Planning and Zoning Commission and Staff recommend approval.)

Documents:

2019-076.PDF

14. **Council Bill 2019-077. (Hosmer)**

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement and Review,' Section 36-367 – 'Amendments,' Subsection (3)(a) relating to legal descriptions for rezoning. (Planning and Zoning Commission and Staff recommend approval.)

Documents:

2019-077.PDF

15. **Amended Council Bill 2019-078. (Schilling) Was Amended At The April 8, 2019 Council Meeting. Citizens May Speak To Amendment Only. May Be Voted On.**

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-431, 36-432, 36-433, 36-434, and creating a new section 36-474; for the purpose of allowing the sale of Medical Marijuana as required by Article XIV of the Missouri Constitution. (Planning and Zoning Commission and Staff recommend approval.)

Documents:

2019-078A.PDF

16. **Council Bill 2019-086. (Schilling) Was Added To The Agenda At The April 8, 2019 City Council Meeting.**

A general ordinance adopting a new Fee and amending the Fee Schedule for certain City services as provided in the Springfield City Code, by establishing a fee for a Medical Marijuana Zoning Certificate. (Staff recommends approval.)

Documents:

2019-086.PDF

17. **Council Bill 2019-079. (Lear)**

A special ordinance amending Sections 3103.9.2 and 3103.9.3 of the Fire Code, relating to tents and membrane structures, by adding specific local addendums to the 2018 International Fire Code.

Documents:

2019-079.PDF

18. **RESOLUTIONS. Citizens May Speak. May Be Voted On.**

19. **Council Bill 2019-091. (Ferguson)**

A resolution accepting a report on the status of all existing Tax Increment Financing plans within the City of Springfield, and determining that the redevelopment projects of each Tax Increment Financing District are making satisfactory progress under the proposed time schedule contained within their respective plans.

Documents:

2019-091.PDF

20. **Council Bill 2019-092. (Hosmer)**

A resolution amending the 2019 Capital Improvements Program Plan, which identifies a schedule of public improvements for 2019 through 2024. (Planning and Zoning Commission and City staff recommend approval.)

Documents:

2019-092.PDF

21. **Council Bill 2019-093. (Hosmer)**

A resolution endorsing the use of $750,000 in Comprehensive Housing Assistance Program Loan funds, with a modification of loan repayment terms and subject to the Rules and Regulations for the Comprehensive Housing Assistance Program, for the development of affordable housing, generally located at 1255 East Chestnut Expressway, to serve youth aging out of foster care. (Staff and Loan Committee recommend approval.)

Documents:

2019-093.PDF

22. **Council Bill 2019-094. (Ollis)**

A resolution authorizing the City Manager, or his designee, to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, for a minimum amount of $1,000,000, for the purpose of developing and implementing a coordinated community plan to end youth homelessness.

Documents:

2019-094.PDF

23. **Council Bill 2019-095. (McClure)**

A resolution authorizing Councilmember Matthew Simpson to participate in a one-day mobility study tour of Northwest Arkansas, hosted by LaneShift, LLC.

Documents:

2019-095.PDF

24. **EMERGENCY BILLS.**

25. **PUBLIC IMPROVEMENTS.**

26. **GRANTS.**

27. **AMENDED BILLS.**

28. **COUNCIL BILLS FOR PUBLIC HEARING.**

29. **FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.**

30. **Council Bill 2019-096. (Ollis)**

A special ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding between the International Association of Fire Chiefs and the City of Springfield for the purpose of the Fire Department serving as a host agency for the International Association of Fire Chiefs International Fellowship Program.

Documents:

2019-096.PDF

31. **Council Bill 2019-097. (Fisk)**

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2018-2019, by appropriating $1,100,000 in additional sales and use tax revenue received in the current fiscal year for the purpose of funding City inmates housed pursuant to a contract with Greene County.

Documents:

2019-097.PDF

32. **Council Bill 2019-098. (Fisk)**

A special ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Greene County to share in the costs related to the Accurint Crime Analysis software.

Documents:

2019-098.PDF

33. **Council Bill 2019-099. (Ferguson)**

A general ordinance amending Springfield City Code Chapter 74 – 'Nuisance and Housing Code,' by revising Section 74-31, 'City manager's authority,' subsection (b), Section 74-33, 'Notice requirements,' subsections (d)(4) and (5), Section 74-403, 'Weeds over 12 inches in height declared nuisance,' and Section 74-404, 'Permitting growth of weeds over 12 inches in height,' for the purpose of accelerating nuisance abatement; and, revising Section 74-406, 'Charges for abatement by city,' subsections (b) and (c) for the purpose of enhancing cost recovery.

Documents:

2019-099.PDF

34. **Council Bill 2019-100. (Simpson)**

A special ordinance authorizing the City Manager, or his designee, to execute a Preliminary Funding Agreement between the City of Springfield, Missouri, and RW Development, LLC; and amending the budget of the Department of Planning and Development for Fiscal Year 2018-2019, in the amount of $100,000, for the purpose of funding the preparation and review of certain documents related to utilizing public funding mechanisms.

Documents:

2019-100.PDF

35. **Council Bill 2019-101. (Schilling)**

A general ordinance authorizing the termination of the Downtown Springfield Special Business District and authorizing staff to complete the necessary steps to finalize termination of said District. (Staff and Planning and Zoning Commission recommend approval.)

Documents:

2019-101.PDF

36. **Council Bill 2019-102. (Fisk)**

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' for the purpose of adding seven new job titles and deleting three job titles from the Professional, Administrative and Technical Salary Schedule.

Documents:

2019-102.PDF

37. **Council Bill 2019-103. (Hosmer)**

A general ordinance amending the Springfield City Code, Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, by amending Section 2-455, 'Amount of employee contributions; deductions from salary,' by revising provisions regarding Police participants' Additional Funding Contribution and Additional Three-Tenths Percent Multiplier and by amending Section 2-456, 'Return of participant contributions upon leaving service or death' by revising provisions regarding the return of contributions to certain Police participants.

Documents:

2019-103.PDF

38. **Council Bill 2019-104. (Schilling, Hosmer, Ollis, And Simpson)**

A general ordinance adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments, including a permit requirement and registration fee.

Documents:

2019-104.PDF

39. **Council Bill 2019-104. Substitute No. 1. (Schilling, Hosmer, Ollis, And Simpson)**

A general ordinance adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments.

Documents:

2019-104S1.PDF

40. **PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.**

Mr. Austin Brooks wishes to address City Council.

41. **NEW BUSINESS.**

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.

42. **UNFINISHED BUSINESS.**

43. **MISCELLANEOUS.**

44. **CONSENT AGENDA – FIRST READING BILLS. See Item #3.**

45. **Council Bill 2019-105. (Lear)**

A special ordinance authorizing the City Manager, or his designee, to accept the donation of a LiveScan Station, valued at $18,125.00, from the Missouri Police Chiefs Charitable Foundation.

Documents:

2019-105.PDF

46. **Council Bill 2019-106. (Simpson)**

A special ordinance approving the conveyance of real property generally located at 3044 East Gasconade Street, to the heirs of Velmar M. Hill; and authorizing the issuance of a quit claim deed for same.

Documents:

2019-106.PDF

47. **CONSENT AGENDA – ONE READING BILLS.**

48. **CONSENT AGENDA – SECOND READING BILLS. See Item #3.**

49. **Council Bill 2019-080. (Ferguson)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Stubbs Subdivision generally located at 3308 West Chestnut Expressway, 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. (Staff recommends that City Council accept the public streets and easements.)

Documents:

2019-080.PDF

50. **Council Bill 2019-081. (Ferguson)**

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Sparkling Heights Subdivision generally located at 1777 North Packer Road, 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. (Staff recommends that City Council accept the public streets and easements.)

Documents:

2019-081.PDF

51. **BOARD CONFIRMATIONS.**

Confirm the following appointment to the Public Housing Authority: Rusty Worley with term to expire April 11, 2020.

Confirm the following reappointment to the Public Housing Authority: Lisa McIntire with term to expire April 11, 2023.

Confirm the following appointment to the Springfield Convention and Visitors Bureau, Inc.: Todd Brage with term to expire January 1, 2022.

Confirm the following reappointment to the Springfield Convention and Visitors Bureau, Inc.: Brent Parker with term to expire January 1, 2022.

Confirm the following appointment to the Board of Equalization: Janet Blair with term to expire April 1, 2022.

Confirm the following reappointment to the Board of Equalization: Lyle Foster with term to expire April 1, 2022.

Confirm the following appointment to the Citizens Advisory Committee for Community Development: Trish Hubbell with term to expire May 1, 2022.

Confirm the following reappointment to the Citizens Advisory Committee for Community Development: Delilah Jackson with term to expire May 1, 2022.

Confirm the following reappointments to the Citizens' Tax Oversight Committee: Daniel Furtak and Ryan Kelly with terms to expire May 1, 2022.

Confirm the following appointment to the Landmarks Board: Richard Crabtree with term to expire November 1, 2021.

Confirm the following appointment to the Police Civilian Review Board: Samantha Spartan with term to expire May 1, 2022.

Confirm the following reappointment to the Police Civilian Review Board: Chris Nease with term to expire May 1, 2022.

Confirm the following reappointments to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Nancy Martin-Hinds and Justin Milam with terms to expire April 30, 2022.

52. **END OF CONSENT AGENDA.**

53. **ADJOURN.**

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

April 8, 2019
Springfield, Missouri

The City Council met in regular session April 8, 2019 in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. A moment of silence was observed.

Roll Call

Present: Craig Hosmer, Richard Ollis, Andrew Lear, Phyllis Ferguson, Tom Prater, Mike Schilling, and Ken McClure. Absent: Matthew Simpson* and Jan Fisk.

*Councilman Simpson arrived at approximately 6:35 p.m.

Minutes

There being no additions, deletions, or corrections, the minutes of the March 25, 2019 City Council Meeting were approved as presented.

Consent Agenda

The Consent Agenda was approved as presented.

Motion to add Council Bill 2019-079

Councilman Schilling moved to add Council Bill 2019-079 to the City Council Agenda as was posted in the office of the City Clerk as a possible addition to the agenda. Councilman Hosmer seconded the motion, and it was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

Mayor Ken McClure confirmed Council Bill 2019-079 would become item number 27.5 on the agenda.

CEREMONIAL MATTERS.

City Managers Report and responses to questions raised at the previous City Council Meeting.

City Manager's Report

Jason Gage, City Manager, thanked voters for renewing the ¼ cent capital improvements sales tax and noted 77 percent of those who voted supported the renewal. He stated the Public Works Department is beginning work on approved projects, the majority of which resulted from public input. Mr. Gage expressed his opinion reliable and efficient transportation infrastructure is fundamental to creating new jobs and improving the quality of life in the Community.

Mr. Gage congratulated Mayor Ken McClure, Councilman Mike Schilling, Councilman Matthew Simpson, Councilman Richard Ollis, and Councilman Andrew Lear on their return to their respective offices, and thanked Councilman Tom Prater for his dedication and service to the citizens of Springfield. He expressed his opinion Councilman Prater provided exemplary public service and supported many major Community initiatives. Mr. Gage stated the official swearing in of the New City Councilmembers, including Zone 2 Councilman Elect Abe McGull, will occur at a Special City Council Meeting on Thursday, April 18, 2019 at Noon in Council Chambers.

Mr. Gage noted many neighborhood associations are already holding Spring neighborhood clean-ups with help from the Community Partnership of the Ozarks. Additionally, the City is considering a public information campaign to "Spring-clean"

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our Community and more information will be coming at a future date form the Department of Public Information and Civic Engagement.

Mr. Gage noted the City raised $109,582.55 and reached 105.76 percent of its goal for the Annual United Way of the Ozarks Campaign, and thanked campaign lead David Pennington, Fire Chief, and everyone who participated.

Mr. Gage stated Tad Peters, Police Captain, was awarded “Big of the Year” by Big Brothers Big Sisters of the Ozarks where he became a member of their Board of Directors in 2011 and became a lunch buddy to a fifth-grader named Nick, mentoring him for one lunch break per week. He added the Springfield Police Department currently has six officers participating in the mentoring program.

Mr. Gage congratulated Anne-Mary McGrath, Springfield-Greene County Parks’ Superintendent of Recreation, for being recognized with the 2019 Wynn Award at the Missouri Sports Hall of Fame Women’s Sports Luncheon. He also congratulated Diana Tyndall, Springfield-Greene County Parks’ Marketing and Sponsorship Coordinator, for being named to Springfield Business Journal’s “40 under 40” list.

Mr. Gage congratulated all the Springfield Fire Officers and Firefighters who received promotions, commendations, and recognitions during the Springfield Fire Department’s Annual Awards Ceremony on March 22, 2019. He noted Bill Spence received the Fire Officer of the Year Award, Joe Myers received the Firefighter of the Year Award, and Kurt Priebe received the Educator of the Year Award.

Councilman Schilling asked for clarification on the delay in certification of the April 2, 2019 election results.

Anita Cotter, City Clerk, responded City Charter states the City will certify results within ten days of the election, however, an amendment to State Law does not now allow the Greene County Clerk’s Office to provide the City with the certifications within that time frame due to time allotment required of them for absentee and deployed U.S. Service Personnel ballot certification processes. She added this pushes the certification period past ten days. Ms. Cotter expressed her opinion the City will have the certifications no later than April 16, 2019, which allows for the City Clerk’s office to post in compliance with the Sunshine Law prior to the Special City Council Meeting on April 18, 2019, where the official results will be declared.

Mayor McClure confirmed the delay in the certification process is due to Greene County’s requirement through State Law.

Mayor McClure thanked voters for their support and approximately 77 percent approval rating of the ¼ cent Capital Improvements ballot initative at the April 2, 2019 election. Mayor McClure congratulated Zone 2 Councilman Elect Abe McGull, Councilmen Richard Ollis, Mike Schilling and Matthew Simpson, and all candidates who ran in the 2019 election.

The following bills appeared on the agenda under Second Reading Bills .

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HOME Investment Partnership Program

Sponsor. Fisk. Council Bill 2019-067. A special ordinance authorizing the City Manager, or his designee, to apply to the United States Department of Housing and Urban Development for the Federal Fiscal Year 2019 Community Development Block Grant and HOME Investment Partnership Program funds under the Consolidated Plan, to accept Community Development Block Grant and HOME Investment Partnership Program funds, to enter into any necessary agreements to carry out the grants, and to exercise any and all powers necessary to implement selected projects; selecting projects for

Council Bill 2019-067. Special Ordinance 27167 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

Retired Police Officers purchasing program

Sponsor. Schilling. Amended Council Bill 2019-068. A general ordinance amending the Springfield City Code, Chapter 2, 'Administration,' Article VI, 'Finances,' Division 2, 'Purchasing,' Section 2-401, 'Purchasing Manual adopted,' by adding Section 13-3.312 for the purpose of allowing retired police officers to purchase their service weapons.

Councilman Lear stated City Staff and City Council are researching the possibility of gifting firearms used during service to retireing police officers; however there are State Law compliance issues to consider. Councilman Lear expressed his support of the proposed.

Mayor McClure stated he agreed with the possibility of gifting firearms, but reiterated the importance of the City to remain in compliance with the State Constitution and statutes when considering all options. Mayor McClure noted the Law Department would be assisting with the research.

Council Bill 2019-068. General Ordinance 6516 was approved by the following vote: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

General Fund Budget Fiscal Year 2019

Sponsor: Fisk. Council Bill 2019-069. A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2019, by appropriating a portion of the 2018 Fiscal Year carryover funds in the amount of $2,800,000.

Council Bill 2019-069. Special Ordinance 27168 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

Cherry Street Widening-Barnes Avenue to Oak Grove Avenue

Sponsor: Prater. Council Bill 2019-070. A special ordinance approving the plans and specifications for the "Cherry Street Widening - Barnes Avenue to Oak Grove Avenue" Project; accepting the bid of Hamilton and Dad, Inc., in the amount of $2,051,509.32; and authorizing the City Manager, or his designee, to enter into a contract with such bidder; for the purpose of constructing said Project.

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Council Bill 2019-070. Special Ordinance 27169 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

The following bills appeared on the agenda under Resolutions.

United States Conference of Mayors and Workforce Board Leaders Meeting

Sponsor: Fisk. Council Bill 2019-084. A resolution authorizing Mayor Ken McClure to participate in the United States Conference of Mayors and Workforce Board Leaders Meeting on Local Innovations in Preparing a Highly-Skilled Workforce to be held in Houston, Texas, April 23, 2019.

Jason Gage, City Manager, gave a brief overview of the proposed. Mr. Gage stated the proposed would allow the travel of Councilmembers in compliance with City Policy.

An opportunity was given for citizens to express their views. With no speakers the public hearing was declared closed.

Council Bill 2019-084. Resolution 10438 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

Study Tour of Northwest Arkansas

Sponsor: McClure. Council Bill 2019-085. A resolution authorizing certain Council members to participate in a one-day mobility study tour of Northwest Arkansas, hosted by LaneShift, LLC.

Jason Gage, City Manager, gave a brief overview of the proposed. Mr. Gage stated the proposed would allow the travel of Councilmembers in compliance with City Policy.

An opportunity was given for citizens to express their views. With no speakers the public hearing was declared closed.

Council Bill 2019-085. Resolution 10439 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

EMERGENCY BILLS .

PUBLIC IMPROVEMENTS .

GRANTS.

AMENDED BILLS.

The following bills appeared on the agenda under Public Hearing Bills.

Council Bills 2019-071 and 2019-072 were read simultaneously .

Phelps Grove

Sponsor. Prater. Council Bill 2019-071. A resolution adopting the 2019 Amendments

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Neighborhood Plan

to the Phelps Grove Neighborhood Plan as an element of the City's Comprehensive Plan for the development of the City of Springfield, Missouri. (Planning and Zoning Commission and Staff recommend approval).

Sponsor. Simpson. Council Bill 2019-072. A general ordinance amending Urban Conservation District No. 4, generally referred to as the Phelps Grove Urban Conservation District, Section 2 – 'District Regulations,' by creating a new Subsection D, regarding minimum lot width. (Planning and Zoning Commission and Staff recommend approval.)

Alana Owen, Senior City Planner, gave a brief overview of the proposed. Ms. Owen provided a condensed history of the Phelps Grove Neighborhood Plan (PGNP) that was adopted in 1997, designated as Urban Conservation District (UCD) in March of 1997, and amended once in 2001. She added the PGNP is an extension of the City's Comprehensive Plan, and acts as a guide for land use decsions, while being one of four neighborhoods with a plan and one of five UCDs in the City. Ms. Owen displayed a neighborhood map showing the boundaries of the neighborhood and the PGNP Study Area.

Ms. Owen noted in January 2017 City Council directed City Staff to work with neighborhoods with existing older plans, and to prepare updates and recommend changes. The City began this planning process in October 2018. She noted City Staff organized a neighborhood-wide public planning workshop, two open houses, and an online "landing page" highlighting a neighborhood-wide survey and planning. Additionally, the Administrative Delay was approved by City Council and is currently in place, but will expire on May 4, 2019.

Ms. Owen noted the implementation process would include: acceptance of the PGNP, minimum lot width UCD Amendment, drafting of additional proposed amendments to the UCD to implement Plan recommendations, and the implementation of the PGNP as a joint effort by the City and residents of Phelps Grove Neighborhood. Additionally, fundamental tenants of the PGNP and UCD are: to preserve single-family housing and neighborhood character, with the goal of preserving of existing housing stock, establish a 40-foot minimum lot width for non-conforming lots, and infill and rehabilitation regulations for new construction and residential structures. She stated maintaining and improving the single-family character of the Phelps Grove Neighborhood could occur through: continuance of participation in Neighborhood Teams and programs aided at discouraging overcrowding and nuisance violations, and determining if there is support for the designation of the neighborhood as a local historic district.

Ms. Owen noted additional PGNP recommendations are: for City Staff and Missouri State University Staff to review the 1996 Cooperative Agreement, discourage redevelopment proposals along edges of the neighborhood until the Comprehensive Plan has been updated, and determine interest from residents for the creation of a Community Improvemnet District (CID). Additionally, expansion of the Phelps Grove Neigborhood Association's west boundary to Campbell Avenue to match the Neighborhood Service Area, and pursuance of tree preservation efforts in the neighborhood were recommended.

Mayor McClure asked for clarification on Missouri State University's involvement in developing the PGNP, and if they are aware of the recommendation to review the

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1996 Cooperative Agreement. Ms. Owen responded there was a university representative at the public planning workshop, they were provided notification of all planning meetings held, and their staff has been made aware of the recommendation to review the Cooperative Agreement. Mayor McClure thanked City Staff and neighborhood representatives for working together on the project.

Coucnilman Ollis thanked City Staff and neighborhood representatives for their work on the project and asked for clarification on the regulatory issue of lot width in accordance with the Phelps Grove UCD. Ms. Owen responded lot width is the only regulatory issue being addressed and she would present more information to City Council pertaining to that with an overview of the next bill.

Councilman Prater expressed his opinion City Staff and the Phelps Grove Neighborhood Association worked well together and thanked everyone for their work on the project.

Councilwoman Ferguson asked for clarification on how the PGNP would be integrated into the City's Comprehensive Plan. Ms. Owen responded the PGNP is smaller in scale, more detailed plan, designed to be integrated as an extension of the City's Comprehensive Plan. Councilwoman Ferguson thanked City Staff and neighborhood representatives for working together on the project.

Ms. Owen gave a brief overview of Council Bill 2019-072. She stated the proposed would establish a 40-foot minimum lot width for development of non-conforming (grandfathered) lots, and would apply only to existing non-coforming lots of record. Additionally, there is no current minimum lot width requirement for development of non-conforming lots. Colonial Place subdivision was platted in 1909 with 5-foot wide lots and the area has developed almost exclusively on a multiple-lot basis. Ms. Owen displayed a map of the area with narrowly platted lots showing the original plats and location of parcels by ownership.
Ms. Owen stated the proposed 40-foot minimum lot width would not render anyone unable to develop or re-develop existing non-conforming properties. Existing homes completely on individual 25-foot wide lots can be replaced and development of narrowly platted lots results in density of 12 dwelling units per acre. She added, neighborhood support for recommendation based on feedback at a neighborhood open house was 88 percent in support of the proposed.

Ms. Owen stated the next steps for the proposed could be for City Council to adopt the PGNP at tonight's meeting, and have a second reading and vote on the minimum lot width UCD Amendment at the April 22, 2019 City Council Meeting. She added, City Staff will draft additional UCD amendments and those amendments will be processed through the Planning and Zoning Commission and City Council.

Councilman Lear asked for clarification on the number of homeowners attending the neighborhood open house meetings. Ms. Owen responded there are approximately 800 total households and approximately 90 of them attended the first meeting, and approximately 70 attended the second meeting. Councilman Lear asked for clarification on the number of households that are owner-occupied. Ms. Owen responded the neighborhood is approximately 40 percent home owners and 60 percent home renters.

Councilman Simpson asked for clarification on existing homeowners working on or

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replacing their homes and if the proposed would protect against higher density in the future. Ms. Owen responded the proposed would establish minimum lot width requirements to not allow for new development on any of the original 25-foot lots that is not already existing.

Councilman Ollis asked for clarification on how the proposed would affect the status of a developer that was planning to develop property in the area prior to the recent moratorium passed by City Council. Ms. Owen responded the four individual lots currently recognized at that location could be separated into two 50-foot wide lots for development under the proposed amendment.

An opportunity was given for citizens to express their views.

Eric Pauley spoke in favor of Council Bills 2019-071 and 2019-072. Mr. Pauley stated he is the President of the Phelps Grove Neighborhood Association and thanked all the residents, property owners, and City Staff who worked together on this project. He stated there was attendance of 60, 90, and 64 housholds at three neighborhood input meetings and over 100 surveys taken by residents submitted to City Staff. Mr. Pauley stated he and the majority of the neighborhood are in support of the proposed and asked City Council to approve the PGNP.

Councilman Simpson thanked neighborhood residents and City Staff for their work on the project and asked for clarification on the Springfield Art Museum's involvement in the process. Mr. Pauley responded two of the three input meetings were held at the museum where Nick Nelson, Director of the Springfield Art Museum, spoke to residents and presented the Springfield Art Museum's Master Plan.

Anita Cotter, City Clerk, stated she received a speaker card after the titles of the bills were read, and asked if City Council wished to suspend their rules to allow the individual to speak.

Mayor McClure asked if there was a motion to suspend the rules to allow the speaker.

Councilman Simpson moved to allow the speaker. Councilman Lear seconded the motion and it was approved by the following vote: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, and McClure. Nays: None. Abstain: None. Absent: Schilling and Fisk.

Eddie Tims spoke in opposition of Council Bills 2019-071 and 2019-072. Mr. Tims stated he is a resident and has rental properties in the Phelps Grove Neighborhood. He expressed his opinion the 40-foot lot width minimum imposes too many restrictions on future development and prohibits him from developing the 25-foot lot next to his property. Mr. Tims expressed his opinon the current Comprehensive Plan is stable and no additional amendments need to be made to the PGNP.

With no additional speakers the public hearing was declared closed.

Mayor McClure provided clarification City Council would vote on Council Bill 2019-071 this evening, and will vote on Council Bill 2019-072 at the April 22, 2019 City Council Meeting.

Council Bill 2019-071. Resolution 10440 was approved by the following vote:

Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, and McClure. Nays: None. Abstain: None. Absent: Schilling and Fisk.

Council will vote on Council Bill 2019-072 at the April 22, 2019 City Council Meeting.

1777 N. Packer Road and 2800 block of E. Blaine Street

Sponsor. Ferguson. Council Bill 2019-073. A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 40 acres of property generally located at 1777 North Packer Road and the 2800 Block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single Family, to GM, General Manufacturing District; and establishing Conditional Overlay District No. 168; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Rice & Heer Leasing Company, H&C Partnership and City of Springfield; 1777 North Packer Road and the 2800 Block of East Blaine Street; Z-7-2019 w/Conditional Overlay District No. 168.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. Ms. Smith stated the proposed is an expansion of the Ozarks Coca-Cola Dr. Pepper Bottling Company and would re-zone property on north Packer Road from General Manufacturing/ Planned Development 128 and Residential Single-Family, to General Manufacturing with Conditional Overlay District #168. She added, the area is appropriate for Low-Density Housing under the Growth Management and Land Use Plan, additional property in the area has already been zoned for manufacturing, and resolution 10426 authorizes the Mayor to sign a rezoning application for a City-owned detention basin.

Ms. Smith noted the western boundary retains: setbacks from Planned Development 128, 120 feet for structures, 50 feet for parking lots, a 50-foot bufferyard with six-foot solid fence, wall, or hedge and living ground cover, and a 45-degree bulk plane. Additionally: Packer Road has a 50-foot setback for structures and parking lots, a traffic impact study would be required at the time of development, the applicant may widen Packer Road to accommodate turning movements, and City-owned property may only be used as a regional detention basin. Ms. Smith stated City Staff and Planning and Zoning Commission (8-0) recommend approval.

An opportunity was given for citizens to express their views.

Bruce Long spoke in favor of the proposed. Mr. Long stated he is the President and CEO of Ozarks Coca-Cola Dr. Pepper Bottling Company, thanked City Council for considering the proposed, and was available for any questions City Concil may have.

With no additional speakers, the public hearing was declared closed.

529 W. Division Street

Sponsor. Ferguson. Council Bill 2019-074. A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.1 acres of property generally located at 529 West Division Street from R-SF, Single-Family Residential District to GR, General Retail District; and establishing Conditional Overlay District No. 170; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Springfield R-12 School District; 529 W. Division Street; Z-1-2019 w/Conditional Overlay District No. 170.)

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Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. Ms. Smith stated the proposed could re-zone property in the area from Residential-Single Family to General Retail with Conditional Overlay District (COD) #170. She added the original application was remanded to the Planning and Zoning Commission at applicant's request, and noted the revised application includes a COD and reduces the amount of property to be re-zoned. Under the Growth Management and Land Use Plan the proposed is appropriate for Low-Density Housing with Division Street and Grant Avenue as primary arterials.

Ms. Smith stated the COD limits a significant number of uses to include auto-related uses and convenience stores with gas pumps. Additionally it requires a new north-south walkway from the building front to Division Street, additional landscaping between the structure and City right-of-way, a traffic impact study at time of development, and no access to Division Street. She noted Main Avenue access must be a minimum of 75 feet from Division Street, and City Staff and Planning and Zoning Commission (6-2) recommend approval.

Councilwoman Ferguson asked for clarification on soup kitchens being on the list of prohibited uses for the proposed. Ms. Smith responded she would follow-up with City Council after researching if soup kitchens are permitted on properties zoned General Retail.

Councilwoman Ferguson asked for clarification on public access points for the proposed. Dan Smith, Director of Public Works, responded from a traffic safety persepective it is better to have entance and exit points on the adjacent street rather than a primary arterial. Councilwoman Ferguson expressed her concern about a potential increase of traffic on a residential street affecting pedestrian travel in the area, and asked if there are addtitional measures the City can take to pursue pedestrian safety in the area. Mr. Smith responded she could speak with City Traffic Engineers to gather more information and have them report their findings to City Council at a later date.

Councilman Hosmer asked for clarification on the surroundings of the proposed. Ms. Smith responded the proposed is surrounded by residential property and displayed a map of the area.

An opportunity was given for citizens to express their views. With no speakers, the public hearing was declared closed.

West College Street District

Sponsor. Fisk. Council Bill 2019-075. A general ordinance amending Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-409 – 'West College Street District,' and 'Division 5, Supplemental District Regulations,' Section 36-451, 'Home Occupations,' to remove inconsistencies with existing occupancy requirements. (Planning and Zoning Commission and Staff recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. Ms. Smith stated the proposed removes inconsistency regarding renting of sleeping rooms as a home occupation, clarifies that a family may only rent sleeping rooms or serve meals to two persons who are not members of the same family occupying the dwelling unit, and City Staff and Planning and Zoning Commission (8-0) recommend approval. She displayed the proposed language for amendment of City Code Section 36-409 and Section 36-451.

Ms. Ferguson asked for clarification on square-foot minimums affecting the rental of rooms. Ms. Smith noted there are minimum housing standards in City Housing Code, and she would research City Code to report back to City Council on the issue at a later date.

An opportunity was given for citizens to express their views. With no speakers the public hearing was declared closed.

Minimum lot area required for development

Sponsor. Ollis. Council Bill 2019-076. A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-383 'R-MD – Medium-density multifamily residential district,' and 36-384 'R-HD – High-density multifamily residential district,' to reduce the minimum lot area required for development. (Planning and Zoning Commission and Staff recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. Ms. Smith stated the proposed is citizen-initiated and would reduce the minimum lot size for Residential-Medium Density and Residential-High Density zoning districts from 15,000 square feet to 8,250 square feet to be consistent with the Residential-Low Density zoning district. Additionally, the proposed would keep all current requirements of off-street parking, open space, and building setbacks and buffer-yards in place, and would result in one consistent minimum lot size requirement for all multifamily zoning districts. She noted City Staff and Planning and Zoning Commission (8-0) recommend approval. Ms. Smith displayed proposed language for amendment of City Code Section 36-383 and Section 36-384.

An opportunity was given for citizens to express their views.

Robert Shattuck spoke in favor of the proposed. Mr. Shattuck stated he initiated the amendments to be able to do a higher-density development in an area zoned High-Density. He expressed his opinion the current ordinance provides an unfair advantage for larger developers who can buy multiple lots at a time, resulting in a higher density development.

With no additional speakers, the public hearing was declared closed.

Legal descriptions for rezoning

Sponsor. Hosmer. Council Bill 2019-077. A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement and Review,' Section 36-367 – 'Amendments,' Subsection (3)(a) relating to legal descriptions for rezoning. (Planning and Zoning Commission and Staff recommend approval.)
Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. Ms. Smith stated the proposed is in response to ongoing issues with inaccurate legal descriptions of property in the City Zoning Ordinance. She added acceptable legal descriptions could be full lots and blocks recorded in a subdivision, and recommends having a professional land surveyor approve the legal description, state their professional opinion that the description and sketch of the property properly represents boundaries of the area to be rezoned, and that the sketch substantially conforms to the description. She noted City Staff and Planning and Zoning Commission (7-1) recommend approval and displayed proposed language for amendment of City Code Section 36-367.

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An opportunity was given for citizens to express their views. With no speakers the public hearing was declared closed.

Sale of medical marijuana

Sponsor. Schilling. Council Bill 2019-078. A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-431, 36-432, 36-433, 36-434, and creating a new section 36-474; for the purpose of allowing the sale of Medical Marijuana as required by Article XIV of the Missouri Constitution. (Planning and Zoning Commission and Staff recommend approval.)

Mary Lilly Smith, Director of Planning and Development, gave a brief overview of the proposed. Ms. Smith displayed a summary of Article XIV, Missouri Constitution, that governs local government oversight of medical marijuana facilities. She stated the four types of facilities are defined as medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana-infused manufacturing facility, and medical marijuana dispensary facility. Ms. Smith noted City Staff is taking into account several local zoning considerations during discussion of compliance issues with State Law and medical marijuana facilities.

Ms. Smith stated the proposed amendment establishes specific definitions for marijuana, medical marijuana, and medical marijuana facilities, while clarifying that similar uses defined in the City Zoning Ordinance do not include medical marijuana facilities. Additionally, the proposed would establish General Standards for medical marijuana facilities, separation standards, and establish which districts permit uses by right and which require conditional use permits. Ms. Smith provided a summary of proposed General Standards and General Standards of Separation for public or private elementary and secondary schools, child day care centers licensed with the City or State, and churches.

Ms. Smith displayed an example of a freestanding facility measured from the property line of the facility to the closest point on the property line of a school, day care center, or church. She also displayed an example of a multi-tenant building facility measured from the property line of the facility to the closest point on the property line of a school, day care center, or church. Ms. Smith noted certain medical marijuana uses will require a Conditional Use Permit (CUP) if adjacent to or across the street from residential zoning districts and noted there are 21 Conditions in Zoning Ordinance that apply to all CUPs. Ms. Smith noted additional conditions regarding CUPs and displayed a list of considerations for determining if a medical marijuana facility's proposed use will dominate the immediate neighborhood.

Ms. Smith stated the definition of a Medical Marijuana Cultivation Facility is; a facility licensed by the State to acquire, cultivate, process, store, transport and sell marijuana to Medical Marijuana Dispensary Facilities, Medical Marijuana Testing Facilities, or to Medical Marijuana-Infused Products Manufacturing Facilities, and is similar to a greenhouse operation. She displayed a map of permitted districts showing where cultivation facilities could be located according to the proposed amendments. Ms. Smith stated the definition of a Medical Marijuana Testing Facility is; a facility certified by the State to acquire, test, certify and transport marijuana, and are similar to medical testing labs permitted as part of the Office Use Group. However, Missouri Medical Cannabis Trade Association recommends they be permitted in "light

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industrial zoning or its equivalent." She displayed a map of where testing facilities could be located according to the proposed amendments.

Ms. Smith stated the definition of a Medical Marijuana-Infused Products Manufacturing Facility is; a facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to Medical Marijuana Dispensary Facilities, Medical Marijuana Testing Facilities, or to another Medical Marijuana-Infused Products Manufacturing Facility. She stated the definition of Medical Marijuana-Infused Products is; products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates. Additionally, there are Type 1 Extraction Facilities that use combustible gases, CO2 or other hazardous substances in the marijuana extraction process, and Type 2 Post-Extraction Facilities that use marijuana extractions to incorporate into edibles, ointments, etc., and do not use combustible gases, CO2 or other hazardous substances. She added Type 2 facilities are permitted as either a retail sales use or manufacturing use depending upon their scope and volume of production, facility capacity, and the primary customer (retail or wholesale). Ms. Smith displayed maps of where Type 1 and Type 2 Extraction Facilities could be located in accordance with proposed amendments. She noted Type 2 Post-Extraction Facilities require a State-issued dispensary license and are subject to dispensary zoning restrictions if they participate in retail sales.

Ms. Smith stated the definition of a Medical Marijuana Dispensary Facility is a facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia in order to administer marijuana as provided for in this section to a Qualifying Patient, Primary Caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility. Additionally, it is similar to a pharmacy as part of the Retail Sales Use Group and not permitted in Limited Business or Office Districts because these districts are sometimes embedded in residential neighborhoods. She displayed a map of permitted districts where Medical Marijuana Dispensary Facilities could be located according to the proposed amendments. Ms. Smith noted City Staff recommends approval and the Planning and Zoning Commission (9-0) recommends approval with the following amendment: No limitation on the hours medical marijuana facilities are open to the public, and all medical marijuana businesses shall be closed to the public between the hours of 10 p.m. and 6:00 a.m.; no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time. She displayed a summary of separation requirements for all types of Medical Marijuana Facilities.

Mayor Ken McClure thanked Ms. Smith and City Staff for their work on the bill. Mayor McClure asked for clarification on the proposed change of the definition of a church. Ms. Smith responded each Church would most likely need to be looked at on a case by case basis to determine if they can be considered a Church with the services they provide. She expressed her opinion the majority of churches in the City are easily identifiable, but with some of them, City Staff will need to examine them more closely to determine if their status can be considered a Church.

Mayor McClure clarified for City Council that the proposed amendment from the Planning and Zoning Commission to modify the hours of Medical Marijuana

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Dispensary Facilities is not included in the recommendation brought before City Council, and if they wish to change that it requires an amendment. Ms. Smith confirmed that was correct.
Councilwoman Ferguson asked for clarification on City Code Section 36-425 affecting store fronts on Commercial Street and citizens living in lofts located above the stores. Ms. Smith responded under the current proposed amendment, Medical Marijuana Facilities would not be allowed in those store-fronts with lofts above them.

Councilman Simpson asked for clarification on the definition of a church and determining the primary use of a church. Ms. Smith expressed her opinion for some venues, City Staff would look at the primary use of the facility and if it was used for worshiping the majority of that time.

Councilman Simpson asked for clarification on the definition of a multi-tenant space versus a church. Ms. Smith responded looking at a venue's calendar to determine a majority of use could assist City Staff in determining what the space is considered.

Councilman Hosmer expressed his opinion allowing Medical Marijuana Type 2 Extraction Facilities and Dispensaries to be within 200 feet of schools and child day care facilites in the Community is too close, and 1000 feet would be better public policy because a greater distance would allow for less risk of youth being exposed to marijuana. Councilman Hosmer asked for clarification on a proposed zoning map showing locations of City schools and child day care facilities allowing for a sufficient number of possible locations for medical marijuana facilities. Ms. Smith expressed her opinion there is a sufficient amount of available land for facilities to locate and comply with the proposed 1,000-foot separation amendment, but that is a policy decision that should be made by City Council.

Councilman Hosmer asked for clarification on City Staff reviewing ordinances from other cities in Missouri and in other States. Ms. Smith responded City Staff did look at three other cities in Missouri and did not investigate cities in other States because they would have to research State Legislation from those States to determine if their ordinances were drafted and passed in regard for medical or recreational marijuana. Councilman Hosmer stated research he conducted found several cities in Colorado required a 1,000-foot minimum separation of marijuana facilities from schools. Councilman Hosmer expressed his opinion it is bad public policy to amend the proposed to any distance less than 1,000 feet because that is what voters were led to believe the distance would be from schools when they passed the bill allowing the sale of medical marijuana in November 2018.

Councilman Hosmer asked for clarification if it woul be legal for people to smoke marijuana on City streets. Ms. Smith responded that would remain illegal and reiterated the Planning and Zoning Commission recommended no limitation on public hours of dispensaries, but actual hours would be determined by the marketplace and individual business proprietors.

Councilman Hosmer asked for clarification on communication between City Staff and Springfield Public Schools (SPS). Ms. Smith responded they have not had a direct conversation with SPS about medical marijuana facilities.

Councilman Ollis asked for clarification of 24-hour operations in the City. Greg Higdon, Police Major, expressed his opinion from a law enforcement standpoint there

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is a higher probability of exposure to the criminal element when a business is open 24 hours. Councilman Ollis asked for clarification of increased criminal activity around 24-hour pharmacies in the City. Major Higdon responded several businesses operating 24 hours hire additional police officers during non-normal business hours to detour criminal activity.

Councilman Hosmer asked for clarification if a 1,000-foot separation would be beneficial to law enforcement. Major Higdon expressed his opinion depending on the type of response, a greater distance would be better in a potential situation when law enforcement response is required at a medical marijuana facility.

Anita Cotter, City Clerk stated there were 13 public speakers signed up and based on City Council Policy when there are eight or more speakers, each speaker will be allowed three minutes to speak.

Mayor Ken McClure encouraged public input and asked citizens to not repeat aspects of the topic if possible to make the best use of the meeting time.

An opportunity was given for citizens to express their views.

Dr. Jim Blaine spoke in favor of the proposed 1,000-foot separation amendment. Dr. Blaine stated he is Chair of the Greene County Medical Society and DWI Task Force. He expressed his opinion marijuana is a problem for health practitioners because there is little research compared to other drugs approved by the Food and Drug Administration, and the bulk of responsibility for prescribing patients' marijuana will be left at the discretion of physicians. Dr. Blaine expressed his opinion it would be easy to shrink the distance of the proposed separation amendment in the future, but very difficult to widen it.

David Brodsky spoke in favor of the proposed. Mr. Brodsky stated he has pursued a career in the cannabis industry for the past eight years and is here tonight representing two Springfield, Missouri born and raised residents in pursuit of a medical marijuana facility license. He stated he is not an attorney or consultant and hopes to be a minority partner in a local medical marijuana business that has lasting, positive effects on the City. Mr. Brodsky expressed his opinion his experience on the Planning and Zoning Commission of Columbia, Missouri for five years before moving to and broadening his cannabis industry experience in Colorado has allowed him to see the issues that have arisen regarding medical marijuana. He expressed his opinion Missouri should not blindly do everything Colorado did when allowing medical marijuana because Colorado has had to make a lot of adjustments as the industry continued to grow. Mr. Brodsky expressed his opinion a 200-foot separation from schools and day cares is too low and expressed his support of Councilman Hosmer's proposed 1,000-foot separation amendment.

Councilwoman Ferguson asked for clarification on a 1,000-foot separation in Colorado. Mr. Brodsky responded the majority of cities in Colorado began at 1,000 feet separation from schools when allowing medical marijuana and remained at that distance when allowing recreational marijuana.

Councilman Ollis asked for clarification on hours of operation for medical marijuana facilities in Colorado. Mr. Brodsky responded in Steamboat Springs Colorado they were originally allowed to be open from 10:00 a.m. to 7:00 p.m., and then 7:00 a.m. to

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10:00 p.m. after lobbying to remain consistent with shift change times of law enforcement in the City.

Councilman Ollis asked for clarification of home growing operations in Colorado. Mr. Brodsky responded six flowering and six vegetative plants per residential household are allowed with anything above six requiring a commercial location. He noted a problem occurred with the aggregation of home grow licenses and required recent State Legislation to enforce the six-plant limit and keep plant counts down in residential areas.

Councilman Hosmer asked for clarification on dispensaries selling medical and recreational marijuana. Mr. Brodsky responded typically the dispensaries in Colorado began with the sale of medical marijuana and then offered recreational marijuana when it became legalized.
Councilwoman Ferguson asked for clarification of security at marijuana dispensaries. Mr. Brodsky stated that varies by Community and the majority of dispensaries in Colorado have little to no security staff and utilize security cameras. Councilwoman Ferguson asked for clarification on any security issues or increase in robberies. Mr. Brodsky responded crime has been quiet near the dispensaries and the majority of them do not have security issues because the business owners take precautions to keep their properties safe.

Councilman Prater asked for clarification on some communities in Colorado amending their separation requirement to 500 feet. Mr. Brodsky responded this was new legislation designed to lower the separation to allot for the three-dispensary cap and create room for more facilities. He expressed his opinion the three-store limit was not necessary and lowering the separation requirement would open space to the free market in Colorado.

Stephanie Montgomery spoke in favor of the proposed. Ms. Montgomery stated she is a real estate developer in favor of Amendment 2. She expressed her opinion those medically qualified for prescription marijuana should not be limited on the hours they could access their medication. Ms. Montgomery expressed her opinion medical marijuana dispensaries are market-driven retail spaces that are capable of setting their hours of operation and hire security if needed. She expressed her support of the proposed.

Kevin Hite spoke in favor of the proposed. Mr. Hite expressed his opinion City Council should account for sales tax revenue impact medical marijuana could have on the Community. He stated he has been in the wholesale drug business for 27 years and anticipates eight to twelve dispensaries located in Springfield, with each grossing up to approximately 5 million dollars per year in sales.

Larry Ellison spoke in favor of the proposed. Mr. Ellison expressed his opinion there will not be a dispensary located on every corner of the City, and Springfield will have approximately six to ten dispensaries. He expressed his opinion his experience in the cannabis industry in Washington State as CFO of his own medical marijuana cultivation facility has allowed him to witness security at medical marijuana facilities that would not allow youth access to the drug. Mr. Ellison expressed his opinion a 200-foot separation requirement from schools is adequate and expressed his support of the proposed.

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Councilman Hosmer asked for clarification on Washington State separation requirements. Mr. Ellison responded he did not know exact requirements because he operates a cultivation business and not a dispensary. Councilman Hosmer stated his research shows Washington State requires a 1,000-foot separation from schools and daycares and asked for clarification on good public policy. Mr. Ellison expressed his opinion it would be difficult to find property in Springfield, Missouri 1,000 feet from schools and churches. He stated he is in support of a 200-foot separation requirement.

Councilman Ollis asked for clarification on maps displayed previously in the meeting showing available property for dispensaries in compliance with the proposed amendment for 1,000-foot separation from schools and day cares and 200-foot separation from churches. Mary Lilly Smith, Director of Planning and Development, displayed the maps for City Councilmembers to view.

Dr. Chris Stout spoke in favor the proposed. Dr. Stout stated medical marijuana is a drug, not an illegal substance, and he currently prescribes drugs to patients at all hours of the day. He expressed his opinion limiting the hours of dispensaries could make it difficult for patients to obtain their prescriptions, and some patients are already not able to travel long distances to pharmacies.
Councilwoman Ferguson asked for clarification on the number of patients Dr. Stout anticipated he would prescribe medical marijuana to. Dr. Stout expressed his opinion approximately 60,000 patients in the State; however it is difficult to know on a local level at this point. He reiterated physicians would be certifying patients for medical marijuana and not prescribing it. Councilwoman Ferguson asked for clarification on the type of patients he would certify for medical marijuana. Dr. Stout expressed his opinion a diabetes patient with neuropathy pain in their feet would be an ideal candidate for switching from opioids for pain management, to medical marijuana.

Councilman Simpson asked for clarification on the number of patients Dr. Stout sees for opioid abuse and medical marijuana abuse. Dr. Stout stated he currently sees patients that obtain marijuana illegally to assist with their pain, and expressed his opinion alcohol sales currently located less than 1,000 feet from schools in the City could be a larger issue than medical marijuana facilities being located the same distance from schools.

Ashely Markum spoke in favor of the proposed. Ms. Markum stated she supports the proposed amendment by the Planning and Zoning Commission because her son is a cannabidiol oil patient, and expressed her opinion having 24-hour access to his medication could assist with treatment of his pain when needed. Ms. Markum expressed her opinion no individuals without a certification card or minors should be allowed into a medical marijuana dispensary and the 1,000-foot proposed separation would put undue burden on her family and other families needing efficient access to their medication

Justin Petrillo spoke in favor of the proposed. Mr. Petrillo thanked City Staff and City Council for their service and stated he is the co-founder of Wholesome Bud Company in Springfield, Missouri. Mr. Petrillo expressed his opinion a 200-foot separation requirement from schools is sufficient because no individual without a certification card and matching government issued I.D. would be allowed inside, and medical marijuana and medical marijuana products are not displayed at dispensaries for the public to view. Mr. Petrillo expressed his opinion it is parents' responsibility to

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educate their children about the effects of medical marijuana.

Kevin Ellison spoke in favor of the proposed. Mr. Ellison stated he owns a security and technology consulting business involved with incorporating security requirements into local medical marijuana facilities. He noted facilities are required to be well-lit with 24-hour surveillance and access to the marijuana is electronically controlled. Additionally, a physical check of certification cards real time through a State database and inventory controls are required. Mr. Ellison expressed his opinion with these types of security requirements in place a 200-foot separation requirement from schools is sufficient. He expressed his support of the proposed.

Chip Sheppard spoke in favor of the proposed. Mr. Sheppard expressed his opinion representatives of Community schools, churches, or daycares are not concerned about the proximity of medical marijuana facilities, and Community support was shown by 80 out of 81 precincts in the City of Springfield voting in favor of the 2018 Medical Marijuana Ballot Initiative. Mr. Sheppard stated he helped draft State Legislation on the issue in 2015 and expressed his opinion the 1,000-foot separation requirement in State Legislation was aimed at helping rural communities with only one church, school, or daycare to locate a potential medical marijuana dispensary outside of all the activity and traffic associated with their school, church, or daycare. He expressed his opinion a 200-foot separation requirement is adequate because many patients have difficulty traveling long distances to access their medication and restricting hours would inconvenience many patients, so allowing 24-hour access would be best practice. Mr. Sheppard noted the State of Missouri is currently polling low support for the legalization of recreational marijuana, and expressed his opinion a recreational marijuana campaign will not be coming to Missouri soon because of the low poll numbers.

Councilman Hosmer asked for clarification on the 2018 ballot language used for explanation to voters about the parameters of the medical marijuana bill. Mr. Sheppard responded the 1,000-foot separation requirement for schools was in the explanation, but not in the summary on the ballot, and the language allows for municipalities to alter the separation requirement distance how they see fit if they choose to do so. Councilman Hosmer expressed his opinion Missouri and the City of Springfield should not be more permissive than other States or Cities when it comes to the separation requirement for schools and daycares from medical marijuana facilities.

Councilman Prater asked for clarification on the regulation of home-grown marijuana and if the use of recreational marijuana is on the rise in the State of Missouri. Mr. Sheppard responded the State regulates home grown marijuana, and recreational marijuana is not on the rise in Missouri.

Councilman Hosmer asked for clarification on Mr. Sheppard being involved in a future recreational marijuana campaign in the State of Missouri. Mr. Sheppard responded the Missouri polls are static at around 45 percent for the past five years, and expressed his opinion support for the issue would have to increase by a minimum of 15 percent before a campaign sponsor would consider donating campaign funds. He added the recreational marijuana market negatively affects sales in the medical marijuana market as recently seen in Colorado, and expressed his opinion owners of medical marijuana dispensaries in the City of Springfield would not be in favor of legalizing recreational marijuana because of the potential negative impact.

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Ariel Lewis spoke in opposition of the proposed. Ms. Lewis expressed her opinion the number of churches in the Community would make it challenging for medical marijuana dispensaries to comply with the proposed 1,000-foot separation requirement. She expressed her opinion there should be no limitation of hours for dispensaries and expressed her support of allowing them to be open 24 hours.

With no additional speakers, the public hearing was declared closed.

Councilman Hosmer stated he would have a motion to amend Council Bill 2019-078 to include a 1,000-foot separation requirement for medical marijuana facilities to schools and child day care centers. Councilman Hosmer expressed his support of adopting a 1,000-foot separation requirement that has been passed in other States such as Colorado and Washington. Councilman Hosmer expressed his opinion allowing a 200-foot separation requirement is bad public policy for our Community when we have no experience of the potential problems that could occur near medical marijuana facilities.

Councilman Hosmer moved to amend Council Bill 2019-078 to require the following separation distance requirements for medical marijuana dispensaries and Type 2 manufacturing facilities in all districts in which those uses are permitted: 1,000 feet from elementary and secondary schools and child day care centers; and 200 feet from churches. Councilman Prater seconded the motion, and it failed by the following vote: Ayes: Hosmer, Ollis, Ferguson, and McClure. Nays: Lear, Simpson, Prater, and Schilling. Abstain: None. Absent: Fisk.

Councilman Prater stated he would make a motion to amend Council Bill 2019-078 as recommended by the Planning and Zoning Commission.

Councilman Hosmer expressed his opinion City Council should carefully consider the proposed amendment because it could affect safety and law enforcement concerns surrounding 24-hour operations.

Councilman Ollis asked for clarification on the number of dispensaries City Staff anticipates being open 24-hours. Mary Lilly Smith, Director of Development, responded it is not uncommon for City manufacturing businesses to be open 24 hours or overnight, and medical marijuana manufacturing facilities would be closed to the public. She added the question of medical marijuana dispensary hours brought up during discussion at Planning and Zoning Commission Meetings resulted in a consensus that hours should be market-driven.

Councilman Ollis consulted Councilman Prater's input on the issue. Councilman Prater expressed his opinion City Council should not be determining how a business owner staffs their business and therefore medical marijuana dispensary hours would be market-driven. Councilman Prater expressed his concern City Council restricting patient access to their medicine when the Missouri State Constitution allows for the permitted use of medical marijuana.

Councilman Prater moved to amend Council Bill 2019-078 to substitute Amended Exhibit 1 for Exhibit 1 in order to follow the recommendations of the Planning and Zoning Commission to remove the limitation on the hours medical marijuana facilities may be open to the public. Councilman Simpson seconded the motion, and it was

approved by the following vote: Ayes: Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: Hosmer. Abstain: None. Absent: Fisk.

Mayor McClure stated the public hearing will be held over on the amendment only to the April 22, 2019 City Council Meeting.

The following bills appeared on the agenda under First Reading Bills .

Sponsor. Schilling. Council Bill 2019-086. A general ordinance adopting a new Fee and amending the Fee Schedule for certain City services as provided in the Springfield City Code, by establishing a fee for a Medical Marijuana Zoning Certificate. (Staff recommends approval.)

Mary Lilly Smith, Director of Planning and Development, gave a brief overview of the proposed. Ms. Smith noted State Law requires applicants for Medical Marijuana Zoning Certificates to note their location and provide evidence they are in complying with City laws. She added the City currently provides Zoning Certificates to non-medical marijuana businesses for 44 dollars, but the process for new medical marijuana facilities will require an additional site visit lasting approximately one hour to ensure compliance with State Law, and verify distance from schools and churches. Ms. Smith stated the proposed fee schedule for issuing medical marijuana Zoning Certificates would increase to 108 dollars to allow for the extra time City Staff utilizes during on-site visits.

An opportunity was given for citizens to express their views.

Desmond Morris II spoke in favor of the proposed. Mr. Morris stated he and his family are residents of Springfield, and he is a graduate of Missouri State University. He expressed his interest in the medical marijuana business and his support of the proposed.

With no additional speakers, the public hearing was declared closed.

Fire Code relating to tents

Sponsor. Lear. Council Bill 2019-079. A special ordinance amending Sections 3103.9.2 and 3103.9.3 of the Fire Code, relating to tents and membrane structures, by adding specific local addendums to the 2018 International Fire Code.

David Pennington, Fire Chief, gave a brief overview of the proposed. Chief Pennington stated the Fire Code adopted in July of 2018 spoke briefly to tents and allowed non-wind rated tents to be inspected by the Fire Department. He added the proposed could allow for Fire Marshalls to also inspect wind-rated tents based on their design without imposing additional restrictions on the vendors using the tents.

DRAFT

Councilman Ollis asked for clarification on the Fire Department inspecting tent use during windy conditions. Chief Pennington confirmed the proposed could allow for inspection of a tent and its use permit based on wind speeds appropriate for use. Additionally, a permit could be revoked if conditions exceed the allowable wind speed for a tent and the tent would no longer be approved for occupancy.

An opportunity was given for citizens to express their views. With no speakers, the public hearing was declared closed.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS .

Appeared Patricia Reynolds addressed City Council. Ms. Reynolds stated she has been a resident of Springfield for over 30 years and asked City Council to put the pay day loan ordinance on the agenda as soon as possible. She provided copies of a study completed by Missouri State Faith Voices that was presented to City Council at their places. Ms. Reynolds expressed her opinion this is an important issue for citizens of Springfield.

Mayor Ken McClure thanked Ms. Reynolds for her patience and waiting to speak this evening.

Counilman Prater Mayor McClure stated City Council will now recognize the service of Councilman Tom Prater.

Councilman Prater stated his past four years on City Council are memorable and he is proud to have served the City. He expressed his opinion Councilmembers and City Staff are all dedicated to the betterment of the City, and our City has unparalleled citizen involvement. Councilman Prater thanked all Councilmembers and Jason Gage, City Manager; Anita Cotter, City Clerk; and all department heads for assisting him for the duration of his time as a member of City Council. He added he is optimistic about the future of Springfield and expressed excitement for the direction the City is headed. Councilman Prater congratulated Abe McGull, Zone 2 Councilman Elect, and thanked City Staff for the leadership it provided him.

Mayor Ken McClure expressed his opinion Councilman Prater provided wise council on many occasions and is committed to public service. Mayor McClure stated City Council looks forward to working with Abe McGull, Zone 2 Councilman Elect, and Councilman Prater will be missed. Mayor McClure thanked Councilman Prater for his dedicated service and presented him with a plague honoring his service to the City and citizens of Springfield.

NEW BUSINESS .

Recommended The Mayor recommends the following appointment to the Public Housing Authority: Rusty Worley with term to expire April 11, 2020.

Recommended The Mayor recommends the following reappointment to the Public Housing Authority: Lisa McIntire with term to expire April 11, 2023.

Recommended The Mayor recommends the following appointment to the Springfield Convention and Visitors Bureau, Inc.: Todd Brage with term to expire January 1, 2022.

Recommended The Mayor recommends the following reappointment to the Springfield Convention and Visitors Bureau, Inc.: Brent Parker with term to expire January 1, 2022.

DRAFT

Recommended The Public Involvement Committee recommends the following appointment to the Board of Equalization: Janet Blair with term to expire April 1, 2022.

Recommended The Public Involvement Committee recommends the following reappointment to the Board of Equalization: Lyle Foster with term to expire April 1, 2022.

Recommended The Public Involvement Committee recommends the following appointment to the Citizens Advisory Committee for Community Development: Trish Hubbell with term to expire May 1, 2022.

Recommended The Public Involvement Committee recommends the following reappointment to the Citizens Advisory Committee for Community Development: Delilah Jackson with term to expire May 1, 2022.

Recommended The Public Involvement Committee recommends the following reappointments to the Citizens' Tax Oversight Committee: Daniel Furtak and Ryan Kelly with terms to expire May 1, 2022.

Recommended

The Public Involvement Committee recommends the following appointment to the Landmarks Board: Richard Crabtree with term to expire November 1, 2021.

Recommended

The Public Involvement Committee recommends the following appointment to the Police Civilian Review Board: Samantha Spartan with term to expire May 1, 2022.

Recommended

The Public Involvement Committee recommends the following reappointment to the Police Civilian Review Board: Chris Nease with term to expire May 1, 2022.

Recommended

The Public Involvement Committee recommends the following reappointments to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Nancy Martin-Hinds and Justin Milam with terms to expire April 30, 2022.

Records Destruction 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.

Recognized

Recognizing Councilman Tom Prater for his dedicated service to the City of Springfield.

UNFINISHED BUSINESS.

MISCELLANEOUS.

The following bills appeared on the agenda under Consent Agenda First Reading Bills.

3308 W. Chestnut Expressway Sponsor. Ferguson. Council Bill 2019-080. A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Stubbs Subdivision generally located at 3308 West Chestnut Expressway, 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. (Staff recommends that City Council accept the public streets and easements.)

1777 N. Packer Sponsor. Ferguson. Council Bill 2019-081. A special ordinance authorizing the

DRAFT

Road, Sparkling Heights Subdivision

Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Sparkling Heights Subdivision generally located at 1777 North Packer Road, 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. (Staff recommends that City Council accept the public streets and easements.)

The following bills appeared on the agenda under Consent Agenda One Reading Bills.

The Grove, 401 N. Boonville Avenue

Sponsor. Fisk. Council Bill 2019-082. A resolution granting a new liquor license to sell 5 percent beer and light wine by the drink at retail to Orange Grove Entertainment, LLC, d/b/a The Grove, for their location at 401 North Boonville Avenue, Springfield, Missouri.

Council Bill 2019-082. Resolution 10441 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

Public Health response relating to Hepatitis A

Sponsor. Ollis. Council Bill 2019-083. A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Department of Health and Senior Services for the purpose of supporting Public Health response activities relating to a Hepatitis A outbreak amongst at-risk groups; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2018-2019 in the amount of $12,627.00, to appropriate the grant funds.

Council Bill 2019-083. Special Ordinance 27170 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Ferguson, Simpson, Prater, Schilling, and McClure. Nays: None. Abstain: None. Absent: Fisk.

CONSENT AGENDA SECOND READING BILLS.

END OF CONSENT AGENDA.

ADJOURN.

There being no further business, the meeting adjourned at approximately 9:24 p.m.

Prepared by
Melissa Carman

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

April 16, 2019
Springfield, Missouri

The City Council met in special session April 16, 2019 in the Councilman Denny Whayne Conference Room (Busch Building, 4th Floor). The meeting was called to order by Mayor Ken McClure.

Roll Call Present: Craig Hosmer, Richard Ollis, Andrew Lear, Mike Schilling, Jan Fisk, and Ken McClure. Absent: Phyllis Ferguson, Matthew Simpson, and Tom Prater.

SECOND READING

RESOLUTIONS

EMERGENCY BILLS

PUBLIC IMPROVEMENTS

GRANTS

AMENDED BILLS

PUBLIC HEARING

FIRST READING

NEW BUSINESS

UNFINISHED BUSINESS

MISCELLANEOUS

CONSENT AGENDA FIRST READING BILLS

CONSENT AGENDA ONE READING BILLS

CONSENT AGENDA SECOND READING

END OF CONSENT AGENDA

Closed Session Councilman Hosmer moved City Council 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 this meeting, record, and vote shall be closed and the City Council shall stand adjourned at the end of the closed session.

Councilman Schilling seconded the motion and it was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Schilling, Fisk, and McClure. Nays: None. Absent: Ferguson, Simpson, and Prater. Abstain: None.

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

April 18, 2019
Springfield, Missouri

The City Council met in special session April 18, 2019 in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. A moment of silence was observed.

Roll Call

Present: Craig Hosmer, Richard Ollis, Andrew Lear, Matthew Simpson, Mike Schilling, Jan Fisk, and Ken McClure. Absent: Phyllis Ferguson and Tom Prater.

CEREMONIAL MATTERS

SECOND READING

The following bills appeared on the agenda under Resolutions.

Forwarding certain items on City Council Committee

Sponsor. Council. Council Bill 2019-087. A resolution forwarding certain items on City Council Committee schedules to the next succeeding City Council Committees for further consideration and review.

Rhonda Lewsader, City Attorney, gave a brief overview of the proposed. Ms. Lewsader stated since the last regular City Council election, there are certain topics that have been referred or considered by City Council Committees that remain on the Council Committee schedules since a review or consideration process has not been completed. She added, if no action is taken on bills under consideration prior to the next City Council Body being sworn in those bills will die. Ms. Lewsader stated the proposed allows draft bills and topics under consideration by City Council Committees to be forwarded to the succeeding City Council Body.

An opportunity was given for citizens to express their views. With no speakers, the public hearing was declared closed.

Council Bill 2019-087. Resolution 10442 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Simpson, Schilling, Fisk, and McClure. Nays: None. Abstain: None. Absent: Ferguson and Prater.

Removing certain tabled bills from the table

Sponsor. Council. Council Bill 2019-088. A resolution removing certain tabled bills from the table and forwarding them to the next succeeding City Council for further consideration and review.

Rhonda Lewsader, City Attorney, gave a brief overview of the proposed. Ms. Lewsader stated since the last regular City Council election, there are certain council bills that have been tabled. She noted all of these bills have been addressed in some manner, except for Council Bill 2016-293. She added, if no action is taken on that bill prior to the next City Council Body being sworn in, it will die on the table pursuant to City Code. Ms. Lewsader stated Council Bill 2016-293 relates to a specific re-development project for the Springfield Plaza Tax Increment Financing Plan. She stated, the proposed would remove Council Bill 2016-293 from the table and forward it to the new City Council Body.

An opportunity was given for citizens to express their views. With no speakers, the public hearing was declared closed.

Council Bill 2019-088. Resolution 10443 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Simpson, Schilling, Fisk, and McClure. Nays: None. Abstain: None. Absent: Ferguson and Prater.

DRAFT

General Municipal Election

Sponsor. Council. Council Bill 2019-089. A resolution declaring the results of a General Municipal Election held on the 2nd day of April 2019, under the Home Rule Charter of the City of Springfield, Missouri.

Rhonda Lewsader, City Attorney, gave a brief overview of the proposed. Ms. Lewsader stated the proposed declares the results from the General Municipal Election held Tuesday April 2, 2019 that elected council members and renewed the Capital Improvement Sales Tax.

An opportunity was given for citizens to express their views. With no speakers, the public hearing was declared closed.

Council Bill 2019-089. Resolution 10444 was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Simpson, Schilling, Fisk, and McClure. Nays: None. Abstain: None. Absent: Ferguson and Prater.

EMERGENCY BILLS

PUBLIC IMPROVEMENTS

GRANTS

AMENDED BILLS

PUBLIC HEARING

FIRST READING

NEW BUSINESS

UNFINISHED BUSINESS

MISCELLANEOUS

CONSENT AGENDA FIRST READING BILLS

CONSENT AGENDA ONE READING BILLS

CONSENT AGENDA SECOND READING

END OF CONSENT AGENDA

ADJOURN SINE DIE

Councilman Simpson moved to adjourn sine die. Councilman Ollis seconded the motion, and it was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Simpson, Schilling, Fisk, and McClure. Nays: None. Abstain: None. Absent: Ferguson and Prater.

CEREMONIAL MATTERS

Oath of office for newly elected officials

Anita Cotter, City Clerk, administered oath of office to newly elected officials of the Springfield, Missouri City Council; Abe McGull, Zone 2 Councilmember; Mike Schilling, Zone 3 Councilmember; Matthew Simpson, Zone 4 Councilmember; Andrew Lear, General Seat C Councilmember, Richard Ollis, General Seat D Councilmember; and Ken McClure, Mayor.

The meeting was called to order by Mayor Ken McClure.

Roll Call

Present: Craig Hosmer, Richard Ollis, Andrew Lear, Matthew Simpson, Abe McGull, Mike Schilling, Jan Fisk, and Ken McClure. Absent: Phyllis Ferguson.

DRAFT

Mayor Ken McClure congratulated all newly elected City Councilmembers for their willingness to serve and the re-elected Councilmembers for their continued service. Mayor McClure expressed his opinion City Council is grateful for the opportunity to serve the Community, and volunteering to serve is what allows the Community to function successfully.

MOTION TO TABLE COUNCIL BILL 2016-293

Council Bill 2016-293

Councilman Lear moved to table Council Bill 2019-293. Councilman Simpson seconded the motion, and it was approved by the following vote: Ayes: Hosmer, Ollis, Lear, Simpson, McGull, Schilling, Fisk, and McClure. Nays: None. Abstain: None. Absent: Ferguson.

ADJOURN

There being no further business, the meeting adjourned at approximately 12:21 p.m.

Prepared by
Melissa Carman

Anita J. Cotter, CMC/MRCC
City Clerk

DRAFT

One-rdg. X
P. Hrngs. _____
Pgs. 3
Filed 04-16-19

Sponsored by McClure

COUNCIL BILL 2019- 090 RESOLUTION _____

A RESOLUTION

RECOGNIZING Linda Charles for her thirty-one years of dedicated service as an employee of the City of Springfield.

WHEREAS, Linda began her career with the City as a Clerk Typist with the Health Department-Womens' Infants' and Childrens' Program on February 1, 1988; and

WHEREAS, she promoted to the Finance Department as an Accounting Clerk II on February 5, 1990 and continued to promote within the department; and

WHEREAS, Linda has spent the remaining years of her career in the Finance Department where since March 19, 2006 as an accounting technician, she has handled the monthly bank reconciliation duties ensuring that the millions of dollars passing through the City's bank accounts are properly tracked and accounted for.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD as follows, that:

Section 1 – The City Council of Springfield, Missouri congratulates Linda Charles for her thirty-one years of service to the City and expresses its sincere appreciation for her dedication to the Citizens of Springfield and to the Finance Department.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-090

FILED 04-16-19

ORIGINATING DEPARTMENT: Finance

PURPOSE: Recognizing Linda Charles for her thirty-one years of dedicated service as an employee of the City of Springfield.

BACKGROUND INFORMATION: Linda began her career with the City as a Clerk Typist with the Health Department-Women's Infant's and Children's Program on February 1, 1988. She promoted to the Finance Department as an Accounting Clerk II on February 5, 1990 where she spent the remainder of her career serving also as an Accounting Services Rep and an Accounting Technician. On March 19, 2006, Linda began handling the monthly bank reconciliation duties ensuring the millions of dollars passing through the City's bank accounts are properly tracked and accounted for.

In addition, Linda's Gooey Butter Cake has satisfied the appetites of co-workers and helped increase the amount of money raised during many employee fundraisers.

REMARKS: Linda is a dedicated employee whose keen eye and attention to detail has made a significant impact on the Finance Department. Linda Charles is an asset to her department and to the City of Springfield.

Submitted by:

Jody Vernon

Jody Vernon, Assistant Director of Finance

Recommended by:

David Holtmann, Director of Finance

Approved by:

Jason Gage, City Manager

One-rdg. _____
P. Hrngs. X
Pgs. 17
Filed: 04-02-19

Sponsored by: Simpson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 072 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Urban Conservation District No. 4, generally referred to as the Phelps Grove Urban Conservation District, Section 2 – 'District Regulations,' by creating a new Subsection D, regarding minimum lot width. (Planning and Zoning Commission and Staff recommend approval.)

_____

WHEREAS, City Council created Urban Conservation District No. 4, more commonly referred to as the Phelps Grove Urban Conservation District, ("UCD") and enacted rules and regulations pertaining thereto by passage of General Ordinance 4679 on March 3, 1997; and

WHEREAS, City Council adopted new rules and regulations governing the Phelps Grove UCD by passage of General Ordinance 5082 on May 29, 2001; and

WHEREAS, on November 5, 2018, City Council passed Resolution 10410 imposing an administrative delay to allow time for the review, comment and proposing of regulations relating to land use, parking, design standards and density and to initiate said amendments; and

WHEREAS, on January 14, 2019, City Council passed Resolution 10420 declaring its intent to amend the UCD and to hold public hearings; and

WHEREAS, public meetings have been held, input has been received from stake holders, resulting in a proposed change in lot width; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission (the "Commission") and the Commission made its recommendation with respect to the proposed amendments contained in this bill; and

WHEREAS, proper notice has been given of a public hearing before City Council and said hearing was held in accordance with the law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF

SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – General Ordinance 5082 is hereby amended, by adding a new subsection “D” to Section 2 as more fully set forth in “Exhibit 1,” which is attached hereto and incorporated herein as thoroughly set forth.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 - Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019- 072

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Urban Conservation District No. 4, generally referred to as the Phelps Grove Urban Conservation District, Section 2 – 'District Regulations,' by creating a new Subsection D, regarding minimum lot width. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

Z-09-2019/ZONING TEXT AMENDMENT PHELPS GROVE UCD NO. 4, MINIMUM LOT WIDTH FOR NON-CONFORMING LOTS F RECORD

In 1997, City Council adopted the *Phelps Grove Neighborhood Plan* and established the Phelps Grove Urban Conservation District ("UCD"). The UCD is an overlay district designed to protect the unique characteristics of a specific neighborhood or area. Due primarily to its proximity to Missouri State University, the Phelps Grove Neighborhood has experienced the conversion of single-family homes for student housing including the demolition of homes and replacement with structures that are not in character with the neighborhood. Recent proposed developments have brought forth issues relating to the impact of student housing on the neighborhood and the applicability of the current Phelps Grove UCD to address parking, land use, design standards, density and other development standards. Of concern is an area of narrowly platted lots and the impact development of these as individual lots would have on the character of the neighborhood.

The Colonial Place subdivision, platted in 1909, contains 429 lots that were platted at twenty-five (25) feet wide in the area generally bounded by Loren Street on the north, National Avenue on the east, Bennett Street on the south and Kings Avenue on the west. The City recognizes many of the original lots as individual lots for development even though all the lots are owned jointly with an adjacent lot or lots, or portion thereof, and most are developed as such. Development of the twenty-five (25) feet wide lots as individual lots is not consistent with the existing development patterns in the neighborhood and results in a higher density (12 du/acre), nearly twice the density, than normally permitted in the R-SF, Single-Family Residential District (7 du/acre).

This amendment, if approved, would establish a forty (40) foot minimum lot width requirement for existing non-conforming lots of record (grandfathered) within the Phelps Grove UCD. Currently, an existing non-conforming lot within the UCD may be developed or redeveloped, regardless of the lot width, if the other requirements for development of non-conforming lots can be met. This same provision is applicable city-wide. This proposed change only applies to existing non-conforming lots within the UCD as newly created lots must conform to the requirements of the R-SF, Single-Family Residential District (50 feet minimum lot width).

City records show that all lots within the area in question are owned jointly with an adjacent lot or lots, or portion thereof, resulting in properties with a lot width of at least forty (40) feet, with the exception of three (3) existing homes on three (3) individual 25-foot wide lots on Florence Avenue. Therefore, approval of this requirement is not anticipated to render any property owner within the Phelps Grove UCD unable to develop their property.

This proposed amendment was shared at both neighborhood-wide open houses held during the planning process and was supported by those in attendance.

RESULTS:

The Planning and Zoning Commission held a public hearing on March 28, 2019 and recommended approval, by a vote of 8 to 0, (with one recusal), of *Z-09-2019 / ZONING TEXT AMENDMENT UCD NO. 4, MINIMUM LOT WIDTH FOR NON-CONFORMING LOTS OF RECORD*.

The Planning and Development staff recommends the request be approved.

Submitted by:

Alana D. Owen

Alana D. Owen, AICP Senior Planner

Recommended by:

Mary Lilly Smith

Mary Lilly Smith, Director

Jason A. Gage

Jason Gage, City Manager

EXHIBITS:
Exhibit 1, Text Amendments
Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Staff Report

Exhibit 1

SECTION 1 - The following described property, is designated as Urban Conservation District Number 4, to be known as the Phelps Grove Urban Conservation District, which district shall be subject to the provisions set forth in Section 4-2300, Urban Conservation District, of the Land Development Code, and the regulations set forth herein; said district shall be shown on the District maps and is described as follows:

PHELPS GROVE URBAN CONSERVATION DISTRICT LEGAL DESCRIPTION

Part of Section 25, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri described as follows:

All of Waverly Place Addition except Block A and Lots 8, 10, 11, 12, 13, 14, and 15 of Block B; All of Normal Park Addition except Block 1, and Lots 9 and 1o of Block 4; All of Roanoke Subdivision; All of Morningside Subdivision; All of Marlborough Subdivision; All of Amended Plat of Jefferson Place Subdivision; All of Blocks A, B, C, D, and E of Phelps Park Terraces; All of Plot A, all of Plot C, and all of Lots 9 through 14 and Lot 18 of Phelps Grove Park Subdivision; And all of Colonial Place Addition. AND ALSO, Beginning 562 feet South of the Northeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 29, Range 22; thence South 132 feet to the Northeast corner of Lot 1 in Block "D" of Waverly Place Addition, thence West 330 feet along the north line of said Block "D" to a point 23-feet west of the Northwest corner of Lot 10 of said Block "D", thence North 132 feet, thence East 330 feet to the. point of beginning.

SECTION 2 - DISTRICT REGULATIONS

Notwithstanding any other provision of the Springfield City Code to the contrary, the following regulations shall govern and control the use and development of land throughout Urban Conservation District No. 4, known as the Phelps Grove Urban Conservation District. Unless otherwise stated herein, the requirements of the applicable underlying zoning district, the Zoning Ordinance and any other provision of the Springfield City Code shall be applicable to all properties within "the Phelps Grove Urban Conservation District.

A. RENTING SLEEPING ROOMS AND SERVING MEALS.

Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family owning and occupying the dwelling unit, provided one (1) off street parking space is provided for each person, is a permitted home occupation.

B. ACCESSORY APARTMENTS.

Accessory apartments are prohibited.

C. SOLID WASTE CONTAINERS.

1. Solid Waste Containers shall not be placed at the curb earlier than the evening preceding collection and shall be removed within twenty-four (24) hours after being placed at the curb. The person placing the Solid Waste Container and/or the owner of the property where the contents have been generated shall be responsible for any violation of this subsection.

2. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1; are prohibited from the front yard (Figure 1).

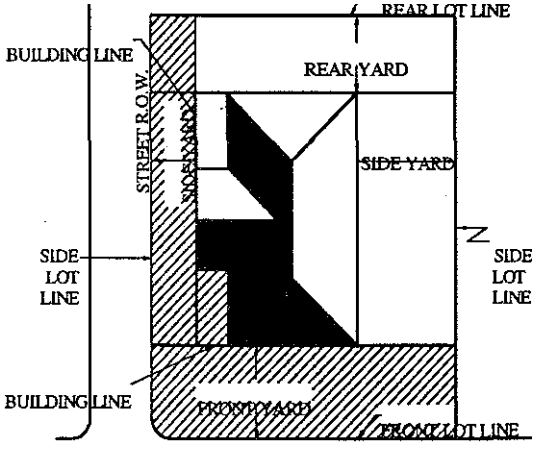
3. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1, or visually screened by a solid fence or wall, not less than the height of the solid waste container; are prohibited from the following additional portions of a lot or tract of land (Figure 1):

   a. Any portion of a lot between the street and a side building line; and extending from the front yard to the rear lot line.

   b. Any portion of a lot located between a front yard, a side yard adjacent to a street, and a recessed portion of a building facade.

Figure 1

SOLID WASIE CONTAINER NOT PERMITIED=·



STREET ROW

D. Non-Conforming Lots of Record

In the R-SF, Single-Family Residential District

1. In the R-SF district, notwithstanding the regulations imposed by any other provision of this article, a single-family detached dwelling which complies with the restriction on subsection 36-457 (2)(b) of the Springfield Zoning Ordinance may be erected on a lot that:

   a. Is shown by a recorded plat or deed to have been created prior to December 5, 1956, when the creation of a lot of such dimension at such location would not have been prohibited by this article; and

   b. fronts on a local or collector street or can be provided with vehicular access via an alley or an access easement; and

   c. is not less than forty (40) feet in width and that consists entirely of a tract of land; or an existing single-family dwelling sited on a tract of land less than forty feet in width, may be replaced per the non-conforming Section 36-457. Off-street parking shall not be required when on-street parking is available within 300 feet of the subject property on a street with a minimum pavement width of 24 feet.

E. ENFORCEMENT.

Responsibility. Any person who shall occupy a premises as lessee or licensed operator, shall be jointly and severally responsible for compliance with the provisions of this ordinance in the same manner as the owner.

EXHIBIT A

LEGAL DESCRIPTION
ZONING CASE Z-09-2019

Part of Section 25, Township 29 North, Range 22 West, in the City of Springfield, Greene County, Missouri described as follows:

All of Waverly Place Addition except Block A and Lots 8, 10, 11, 12, 13, 14, and 15 of Block B; All of Normal Park Addition except Block 1, and Lots 9 and 10 of Block 4; All of Roanoke Subdivision; All of Morningside Subdivision; All of Marlborough Subdivision; All of Amended Plat of Jefferson Place Subdivision; All of Blocks A, B, C, D, and E of Phelps Park Terraces; All of Plot A, all of Plot C, and all of Lots 9 through 14 and Lot 18 of Phelps Grove Park Subdivision; And all of Colonial Place Addition. AND ALSO, Beginning 562 feet South of the Northeast Corner of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 25, Township 29, Range 22; thence South 132 feet to the Northeast corner of Lot 1 in Block "D" of Waverly Place Addition, thence West 330 feet along the north line of said Block "D" to a point 23 feet west of the Northwest corner of Lot 10 of said Block "D", thence North 132 feet, thence East 330 feet to the point of beginning.

EXHIBIT B

RECORD OF PROCEEDINGS
ZONING CASE Z-09-2019
Planning and Zoning Commission March 28, 2019

Z-9-2019
Bounded by Grand Street on north, National Avenue on the east, Bennett/Brookside Street on the south and Jefferson Avenue on the west. (Phelps Grove UCD)
Applicant: City of Springfield

Melissa Cox recused herself.

Alana Owen stated that this is a request to establish a 40-foot minimum lot width for development of non-conforming (grandfathered) lots. Applies only to existing non-conforming lots of record and there is no minimum lot width requirement for development of non-conforming lots. The Colonial Place subdivision platted in 1909 with 25-foot wide lots and the area has developed almost exclusively on a multiple-lot basis.

Development of narrowly platted lots results in density of 12 du/acre (single-family – 7 du/acre) and the 40-foot minimum lot width will not render anyone unable to develop or redevelop existing non-conforming property. Existing homes completely on individual 25-foot wide lot can be replaced and there is significant neighborhood support for recommendation based on feedback at open house – 88% of respondents support. Staff and committee will draft additional UCD amendments and staff recommends approval.

Mr. Jobe asked about the properties on the 25-foot lots.

Ms. Owen stated that language was written into the ordinance that they will be allowed remain as 25-foot lots if they are rebuilt, etc.

Mr. Doennig opened the public hearing.

Mr. Steve Hargis, 1160 S. Clay Avenue, is on the Phelps Grove Neighborhood board and gave a brief overview of history and believes this plan will preserve the nature of the neighborhood.

COMMISSION ACTION:
Mr. Jobe motioned to **approve** Z-9-2019 (Bounded by Grand Street on north, National Avenue on the east, Bennett/Brookside Street on the south and Jefferson Avenue on the west - Phelps Grove UCD). Ms. Broekhoven seconded the motion. Ayes: Doennig, Ogilvy, Coltrin, Rose, Broekhoven, Thomas, Shuler, and Jobe. Nays: None. Abstain: None. Absent: None. Melissa Cox recused herself.

Bob Hosmer, AICP
Principal Planner

Exhibit C

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 28, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019

CASE:
Z-09-2019 / Amendment to Phelps Grove UCD for minimum lot width for non-conforming lots

APPLICANT:
City of Springfield

STAFF:
Alana Owen, 864-1831

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Phelps Grove Urban Conservation District to establish a forty (40) foot minimum lot width for the development or redevelopment of non-conforming (grandfathered) lots within the Phelps Grove UCD.

SUMMARY OF REQUEST:

This is a request to amend the Phelps Grove Urban Conservation District to establish a forty (40) foot minimum lot width requirement for the development or redevelopment of existing non-conforming (grandfathered) lots within the Phelps Grove UCD.

FINDINGS FOR STAFF RECOMMENDATION:

1. Currently, development of non-conforming lots within the Phelps Grove UCD must conform to the City's requirements for non-conforming lots as contained in the Springfield Zoning Ordinance which does not establish a minimum lot width if all other requirements for development can be met.

2. The Colonial Place subdivision, platted in 1909, contains 429 lots that were platted at twenty-five (25) feet wide in the area generally bounded by Loren Street on the north, National Avenue on the east, Bennett Street on the south and Kings Avenue on the west. The City recognizes many of the original lots as individual lots for development even though all the lots are owned jointly with an adjacent lot or

lots, or portion thereof, and most are developed as such. Development of the twenty-five (25) foot wide lots as individual lots is not consistent with the existing development patterns in the neighborhood and results in a higher density (12 du/acre), nearly twice the density, than normally permitted in the R-SF, Single Family Residential District (7 du/acre).

3. Establishing a minimum lot width requirement of forty (40) feet will not render anyone unable to develop or redevelop their existing non-conforming property as all property owners have property with at least forty (40) feet of lot width.

4. The city-wide minimum lot width requirement for development of existing non-conforming lots was forty (40) feet from 2004 to 2010 when it was changed to the current requirement. This requirement is consistent with this previous city-wide requirement.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Neighborhoods Element of the City's Comprehensive Plan recommends the following:

- Preserve the unique character of existing neighborhoods.
- Recognize and maintain the original residential character of neighborhoods while encouraging a diversity of land uses where appropriate.
- Continue to encourage the rehabilitation of older and historic housing rather than demolishing such housing.
- Ensure that infill development standards reflect the setbacks, orientation, rhythm, height and scale of surrounding one-and two-family dwellings.

SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. This amendment, if approved, would establish a forty (40) foot minimum lot width requirement for existing non-conforming lots of record (grandfathered) within the Phelps Grove Urban Conservation District. Currently, an existing non-conforming (grandfathered) lot within the Phelps Grove UCD may be developed or redeveloped, regardless of the width of the lot, if the other requirements can be met. This proposed change only applies to existing non-conforming lots as any newly created lots must conform to the requirements of the R-SF, Single Family Residential District (50 foot minimum lot width).

2. The area of narrowly platted lots has developed almost exclusively on a multiple-lot basis. Virtually all the original houses in the neighborhood were built on two or more lots with ample side yards. Permitting the construction of homes on individual, narrowly platted lots is inconsistent with the character and integrity of the Phelps Grove neighborhood.

3. Most of the neighborhood is zoned R-SF, Single-Family Residential. The Springfield Zoning Ordinance identifies the purpose of the R-SF zoning district as “intended primarily for single-family detached dwellings at low residential densities of approximately seven units per acre.” Construction of homes on individual twenty-five foot wide lots results in a density of approximately 12 units per acre. This is a higher density than the 11 units per acre permitted in the Residential Townhouse District.

4. City Council approved a Resolution initiating an Administrative Delay on the acceptance of all applications for demolition, new construction, re-platting of property, including lot combinations, and rezoning of property within the Phelps Grove UCD to allow City staff to seek input from the neighborhood on an update to their neighborhood Plan and proposed changes to the UCD to address the concerns regarding the conversion of single-family homes for student housing including the demolition of homes and replacement with structures that are not in character with the neighborhood. Staff began working with the neighborhood in October 2018 and recently held two open houses where staff’s recommendation to establish the minimum lot width was shared with the neighborhood. Of the 74 attendees that provided feedback, 88% were in support of this recommendation.

5. The preservation of single-family homes within the Phelps Grove neighborhood has been a priority for several decades since the creation of the Phelps Grove Neighborhood Association in 1989 and the adoption of the original Phelps Grove Neighborhood Plan and Phelps Grove UCD in 1997.

6. City records show that all lots within the area in question are owned jointly with an adjacent lot or lots, or portion thereof, resulting in properties with a lot width of at least forty (40) feet. Therefore, approval of this requirement is not anticipated to render any property owner within the Phelps Grove UCD unable to develop or redevelop their property.

7. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission’s recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

Staff requests that Commission approve this amendment to the Phelps Grove Urban Conservation District as specified.

PUBLIC COMMENTS:

This proposed amendment was shared at both neighborhood-wide public open houses during the planning process.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~

Section 2 – District Regulations

Notwithstanding any other provision of the Springfield City Code to the contrary, the following regulations shall govern and control the use and development of land throughout Urban Conservation District No. 4, known as the Phelps Grove Urban Conservation District. Unless otherwise stated herein, the requirements of the applicable underlying zoning district, the Zoning Ordinance and any other
provision of the Springfield City Code shall be applicable to all properties within the Phelps Grove Urban Conservation District.

A. RENTING SLEEPING ROOMS AND SERVING MEALS

Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family owning and occupying the dwelling unit, provided one (1) off street parking space is provided for each person, is a permitted home occupation.

B. ACCESSORY APARTMENTS

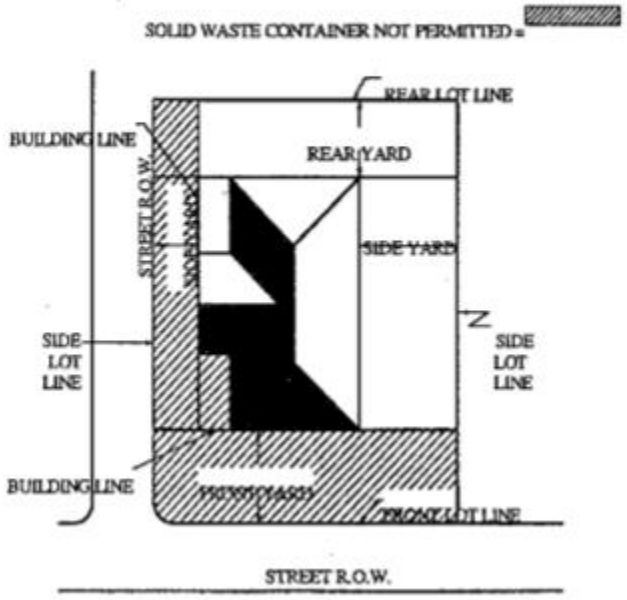
Accessory apartments are prohibited.

C. SOLID WASTE CONTAINERS.

1. Solid Waste Containers shall not be placed at the curb earlier than the evening preceding collection and shall be removed within twenty-four (24) hours after being placed at the curb. The person placing the Solid Waste Container and/or the owner of the property where the contents have been generated shall be responsible for any violation of this subsection.
2. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1; are prohibited from the front yard (Figure 1).
3. Solid waste containers; unless placed at the curb for collection in accordance with Subsection 2.C.1, or visually screened by a solid fence or wall, not less than the height of the solid waste container; are prohibited from the following additional portions of a lot or tract of land (Figure 1):

a. Any portion of a lot between the street and a side building line; and extending from the front yard to the rear lot line.
b. Any portion of a lot located between a front yard, a side yard adjacent to a street, and a recessed portion of a building facade.

Figure 1



D. Non-Conforming Lots of Record

In the R-SF, Single-Family Residential District

1. In the R-SF district, notwithstanding the regulations imposed by any other provision of this article, a single-family detached dwelling which complies with the restrictions on subsection 36-457 (2)(b) of the Springfield Zoning Ordinance may be erected on a lot that:

   a. Is shown by a recorded plat or deed to have been created prior to December 5, 1956, when the creation of a lot of such dimension at such location would not have been prohibited by this article; and
   b. Fronts on a local or collector street or can be provided with vehicular access via an alley or an access easement; and
   c. is not less than forty (40) feet in width and that consists entirely of a tract of land; or an existing single-family dwelling sited on a tract of land less than forty feet in width, may be replaced per the non-conforming Section 36-457.

Off-street parking shall not be required when on-street parking is available within 300 feet of the subject property on a street with a minimum pavement width of 24 feet.

One-rdg. _____
P. Hrngs. X
Pgs. 25
Filed: 04-02-19

Sponsored by: Ferguson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 073 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 40 acres of property generally located at 1777 North Packer Road and the 2800 Block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single Family, to GM, General Manufacturing District; and establishing Conditional Overlay District No. 168; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

WHEREAS, an application has been filed for a zoning change of the property generally located at 1777 North Packer Road and the 2800 Block of East Blaine Street, which is more fully described in "Exhibit B," from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single Family, to GM, General Manufacturing District; and establishing Conditional Overlay District No. 168; and

WHEREAS, Conditional Overlay District No. 168 shall modify the requirements of the Springfield Land Development Code Section 36-432, General Manufacturing, by requiring that the property described in "Exhibit B" comply with the requirements described in "Exhibit A;" and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission, a copy of the Record of Proceedings from said public hearing is attached as "Exhibit C;" and

WHEREAS, proper notice was given of a public hearing before City Council and said hearing was held in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property described in "Exhibit B" of this Ordinance, which is attached hereto and incorporated herein by this reference, shall be, and the same

hereby is, rezoned from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single Family, to GM, General Manufacturing District; and Conditional Overlay District No. 168 is hereby established. The requirements of Conditional Overlay District No. 168, which are described in “Exhibit A,” and are hereby incorporated by this reference as if set out verbatim herein, shall apply to the subject property; and the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation’ of the Springfield Zoning Ordinance, is hereby amended, changed and modified accordingly.

Section 2 – City Council hereby directs the City Manager, or his designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation.’

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect upon passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 -073

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 40 acres of property generally located at 1777 North Packer Road and the 2800 block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing District; and establishing Conditional Overlay District No. 168; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-7-2019/CONDITIONAL OVERLAY DISTRICT NO. 168

Ozarks Coca-Cola is in the process of expanding their operations at 1777 North Packer Road to the west onto the adjacent property, currently zoned Planned Development 128. Ozarks Coca-Cola's proposed expansion will be adjacent to a City-owned regional detention basin that is zoned R-SF, Single-Family Residential District. The zoning ordinance requires a minimum bufferyard of 35 feet with landscaping between the GM and R-SF District. Regional detention facilities are allowed in all zoning districts. The rezoning of the City-owned regional detention facility to a GM, General Manufacturing District will remove the bufferyard requirement.

The City intends to own and maintain the existing regional detention facility is its current location. This application will prohibit all uses other than the regional detention facility.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 14, 2019, and recommended to the proposed Conditional Overlay District No. 168, by a vote of 8 to 0.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. Ozarks Coca-Cola is in the process of expanding their operations at 1777 North Packer Road to the west onto the adjacent property, currently zoned Planned Development 128. Ozarks Coca-Cola's proposed expansion will be adjacent to a City-owned regional detention basin that is zoned R-SF, Single-Family Residential District. The zoning ordinance requires a minimum bufferyard of 35 feet with landscaping between the GM and R-SF District. Regional detention facilities are allowed in all zoning districts. The rezoning of the City-owned

regional detention facility to a GM, General Manufacturing District will remove the bufferyard requirement.

2. The proposed zoning district is consistent with past City Council action in this area. The area that is proposed for the Ozarks Coca-Cola facility is zoned Planned Development 128 which allows Industrial operations, warehouses and wholesale activities. This application will consolidate the zoning for Coca-Cola operations into one consistent zoning district.

3. The rezoning of the City-owned regional detention basin is not expected to adversely affect adjacent neighborhoods. The proposed COD requires that the regional detention basin be maintained in its current location. All other uses in the GM district are prohibited in this detention basin location. Additionally, the bufferyard that would otherwise be required adjacent to the R-SF zoned detention basin would not serve a public purpose as the detention basin serves as a significant buffer from the property across Blaine Street to the south. The detention basin is approximately three hundred (300) feet in depth from Blaine Street.

4. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

REMARKS:

Staff recommends approval

Submitted by:

Michael Sparlin

Michael Sparlin, Senior Planner

Recommended by:

Mary Lilly Smith

Mary Lilly Smith, Director

Approved by:

Jason A. Gage

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Conditional Overlay District Provisions
Exhibit B, Legal Description
Exhibit C, Record of Proceedings
Exhibit D, Development Review Staff Report

ATTACHMENTS:
Attachment 1: Department Comments
Attachment 2: Conditional Overlay District Provisions
Attachment 3: Neighborhood Meeting Summary & Neighborhood Comments

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-7-2019 & CONDITIONAL OVERLAY DISTRICT NO. 168

The requirements of *Section 36-432* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

Bulk & height requirements: Development shall adhere to the following:

1. The following minimum setbacks shall be required:
    a. One hundred twenty (120) feet setback for structures and fifty (50) feet for parking lots both measured from the western district boundary line.
    b. Fifty (50) feet setback for structures and parking lots from Packer Avenue.
2. 45-degree bulk-plane is required from the western district boundary.

Perimeter treatment: Development shall adhere to the following:

1. Bufferyard H, at least fifty (50) feet deep, is required adjacent to the western district boundary.
2. No structures, parking lots or drives (except those required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas shall be maintained with a living ground cover.

Traffic Improvements:
A Traffic Impact Study (TIS) shall be prepared at the time of development OR the developer may agree to the widening of Packer Road to accommodate southbound/northbound turning movements into the northern-most entrance to the property (truck access). Plans for these improvements must be approved and constructed, or funds escrowed, prior to approval of the final plat/issuance of a building permit. Any future development beyond the proposed initial development may require additional improvements or a TIS/updated TIS.

Use limitations:
All uses in the GM, General Manufacturing District as per section 36-432 of the *Springfield Zoning Ordinance*, on the City-owned property, are prohibited except for a regional detention facility.

EXHIBIT B

LEGAL DESCRIPTION
ZONING CASE Z-7-2019 & CONDITIONAL OVERLAY DISTRICT NO. 168

RICE & HEER LEASING COMPANY

ALL OF THE NORTH HALF (N-1/2) OF THE SOUTHEAST QUARTER (SE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21);
ALSO, ALL OF THE SOUTH HALF (S-1/2) OF THE NORTHEAST QUARTER (NE-1/4) OF THE NORTHEAST QUARTER (NE-1/4) OF THE SOUTHWEST QUARTER (SW-1/4) OF SECTION NINE (9), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE.

H & C PATNERSHIP

A TRACT OF LAND AS LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDR'S OFFICE IN BOOK 2125, PAGE 1783 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST, SAID POINT ALSO LYING ON THE EAST LINE OF BLOCK "O" OF THE FIRST ADDITION TO WEBSTER PARK SUBDIVISION; THENCE ALONG SAID WEST LINE, NORTH 01°45'42" EAST, 368.12 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, 1406.22 FEET ALONG A 3019.55 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 66°49'04" EAST FOR A DISTANCE OF 1393.54 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF PACKER ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°40'17" WEST, 209.30 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 87°27'11" WEST, 627.39 FEET; THENCE SOUTH 01°48'18" WEST, 972.31 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°26'27" WEST, 40.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'53" EAST, 295.00 FEET; THENCE NORTH 87°26'29" WEST, 629.96 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST LINE OF BLOCK "O" OF THE FIRST ADDITION TO WEBSTER PARK SUBDIVISION; THENCE ALONG SAID EAST LINE, NORTH 01°45'42" EAST, 1009.51 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE, COUNTY, MISSOURI. CONTAINING 25.978 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CITY OF SPRINGFIELD DETENTION FACILITY

A TRACT OR PARCEL OF LAND LYING, BEING AND SITUATE IN THE S1/2 SW 1/4 NE 1/4 SW1/4 OF SECTION 9, T29N, R21W OF THE 5TH P.M., GREENE COUNTY, MISSOURI, IN THE CITY OF SPRINGFIELD, SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS TO-WIT:
BEGINNING AT THE SOUTHEAST CORNER LOT 5, BLOCK O OF THE FIRST ADDITION TO WEBSTER PARK SUB-DIVISION TO THE CITY OF SPRINGFIELD, MISSOURI, THENCE NORTH ALONG SAID EAST LINE OF BLOCK O OF SAID ADDITION A DISTANCE OF 300 FEET, THENCE EASTERLY, PARALLEL WITH AND DISTANT 300 FEET NORTHERLY OF THE NORTH RIGHT-OF-

WAY LINE OF BLAINE STREET, AS NOW LOCATED AND CONSTRUCTED, TO A POINT LYING 40 FEET WESTERLY OF THE EAST LINE OF THE W1/2 NE1/2 SW1/4 OF SAID SECTION 9, THENCE SOUTHERLY PARALLEL WITH AND DISTANT 40 FEET WSTERLY OF, MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF SAID W1/2 NE1/4 SW1/4 OF SECTION 9 A DISTANCE OF 300 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BLAINE STREET, THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID BLAINE STREET TO THE POINT OF BEGINNING.

EXHIBIT C

RECORD OF PROCEEDINGS
ZONING CASE Z-7-2019 & CONDITIONAL OVERLAY DISTRICT NO. 168
Planning and Zoning Commission March 14, 2019

Z-7-2019 w/COD #168 1777 North Packer Road and 2800 East Blaine Street **Applicant:** Rice & Heer Leasing Company, H&C Partnership, and City of Springfield	Preliminary Plat of Sparkling Heights 1777 North Packer Road **Applicant:** Rice & Heer Leasing Company and H&C Partnership

Zoning and preliminary plat are combined.

Mr. Hosmer stated that this is a request to rezone approximately 40.22 acres of property generally located at 1777 North Packer Road and the 2800 block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing and establish Conditional Overlay District No. 168. Ozarks Coca-Cola is in the process of expanding their operations to the west onto the adjacent property, currently zoned Planned Development No. 128. The Comprehensive Plan identifies this area as appropriate for Low-Density Housing. However, the subject property is in an area that has already been zoned industrial and manufacturing. City's Transportation Plan classifies N. Packer Road as a Secondary Arterial roadway and E. Blaine Street as a Collector roadway. Stormwater detention is already provided by the City-owned regional detention facility which will be maintained in its current location and will prohibit all other GM uses. The proposed Conditional Overlay District maintains the same setbacks in the PD of 120 feet for structures and 50 feet for parking lots from the west property line. The COD also maintains the 50 feet setback for structures and parking lots from Packer Road. A 45-degree bulk-plane is required from the western district boundary. A Type H bufferyard adjacent to R-SF will be required however, at 50 ft in depth and not 35 ft. Traffic Impact Study (TIS) shall be prepared at the time of development or improvements made. Staff recommends approval.

Mr. Hosmer also states that this is a request for a one-lot subdivision on 35.4 acres of property located at 1777 North Packer Road. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for low-density housing. However, the subject property is in an area that has industrial and manufacturing uses/zoning. City's Transportation Plan classifies Packer Road as a Secondary Arterial roadway and Blaine Street as a Collector roadway which supports the proposed land use. At the time of development, sidewalk will be required to be constructed along the entire length of the property frontage. Stormwater detention is provided by regional detention area. Stream buffer will be provided. A Traffic Impact Study will be required or public improvements to Packer and Blaine. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City

Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Ms. Cox asked about the drainage way.

Ms. Hawkins stated that some of the stream has been engineered and where it is natural they are required to have a 50 feet stream buffer on each side.

Mr. Doennig opened the public hearing.

Sally Hargis, 1470 E. Meadowmere, representing the family ownership of Coca-Cola. They are expanding their franchise after outgrowing their previous warehouses and adjusting to current use. There will not be any dock operation and lighting on the westside and in the process of cleaning up parts of Jordan Creek and will maintain/protect its portion of the creek.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Z-7-2019 w/COD #168 (1777 North Packer Road and 2800 East Blaine Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

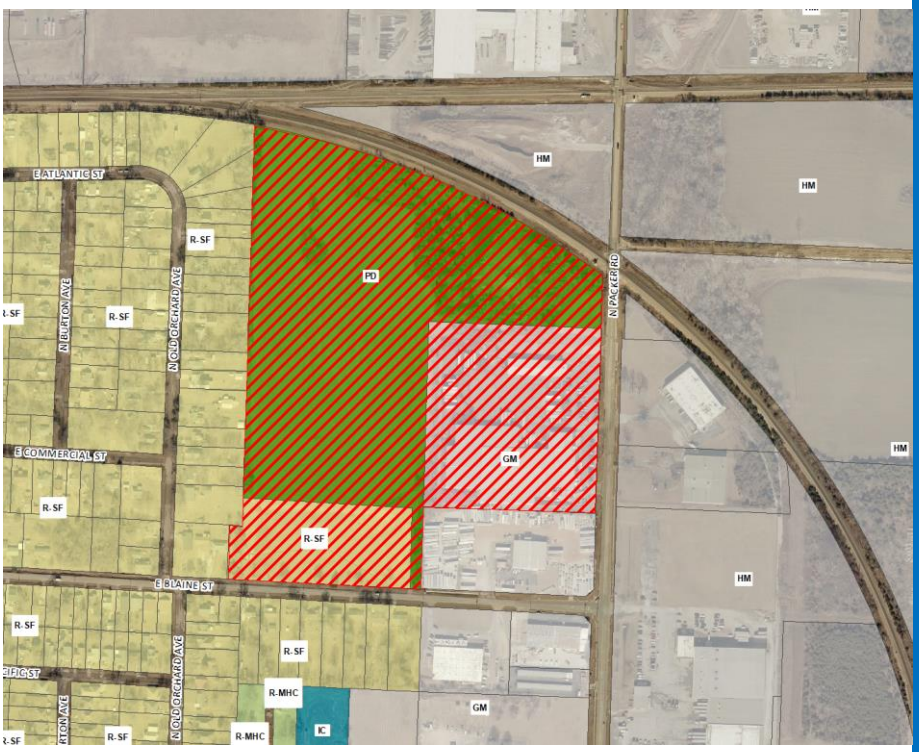
COMMISSION ACTION:
Ms. Cox motioned to **approve** Preliminary Plat of Sparkling Heights (1777 North Packer Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING: MARCH 14, 2019

CITY COUNCIL PUBLIC HEARING: APRIL 8, 2019



CASE NUMBER:
Z-7-2019 w/ Conditional Overlay District No. 168

PROJECT LOCATION: 1777 North Packer Road and the 2800 block of East Blaine Street

ACRES: 40.22 acres

EXISTING LAND USE: Food & drink processing plant and storage, regional detention facility and undeveloped land.

APPLICANT: Rice & Heer Leasing Company, H&C Partnership and City of Springfield

STAFF:
Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-7-2019 w/ COD No. 168 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 40.22 acres of property generally located at 1777 North Packer Road and the 2800 block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing and establish Conditional Overlay District No. 168.

FINDINGS FOR STAFF RECOMMENDATION:

1. Ozarks Coca-Cola is in the process of expanding their operations at 1777 North Packer Road to the west onto the adjacent property, currently zoned Planned Development No. 128. Ozarks Coca-Cola's proposed expansion will be adjacent to a City-owned regional detention facility that is zoned R-SF, Single-Family Residential District. The zoning ordinance requires a minimum bufferyard of 35 feet with landscaping between the GM and R-SF District. Regional detention facilities are allowed in all zoning districts. The rezoning of the City-owned regional detention facility to a GM, General Manufacturing District will remove the bufferyard requirement.

2. The proposed zoning district is consistent with past City Council action in this area. The area that is proposed for the Ozarks Coca-Cola facility is zoned Planned Development No. 128 which allows Industrial operations, warehouses and wholesale activities. This application will consolidate the zoning for Coca-Cola operations into one consistent zoning district.

3. The rezoning of the City-owned regional detention facility is not expected to adversely affect adjacent neighborhoods. The proposed COD requires that the regional detention facility be maintained in its current

location. All other uses in the GM district are prohibited in this detention facility location. Additionally, the bufferyard that would otherwise be required adjacent to the R-SF zoned detention facility would not serve a public purpose as the detention facility serves as a significant buffer from the property across Blaine Street to the south. The detention facility is approximately three hundred (300) feet in depth from Blaine Street.

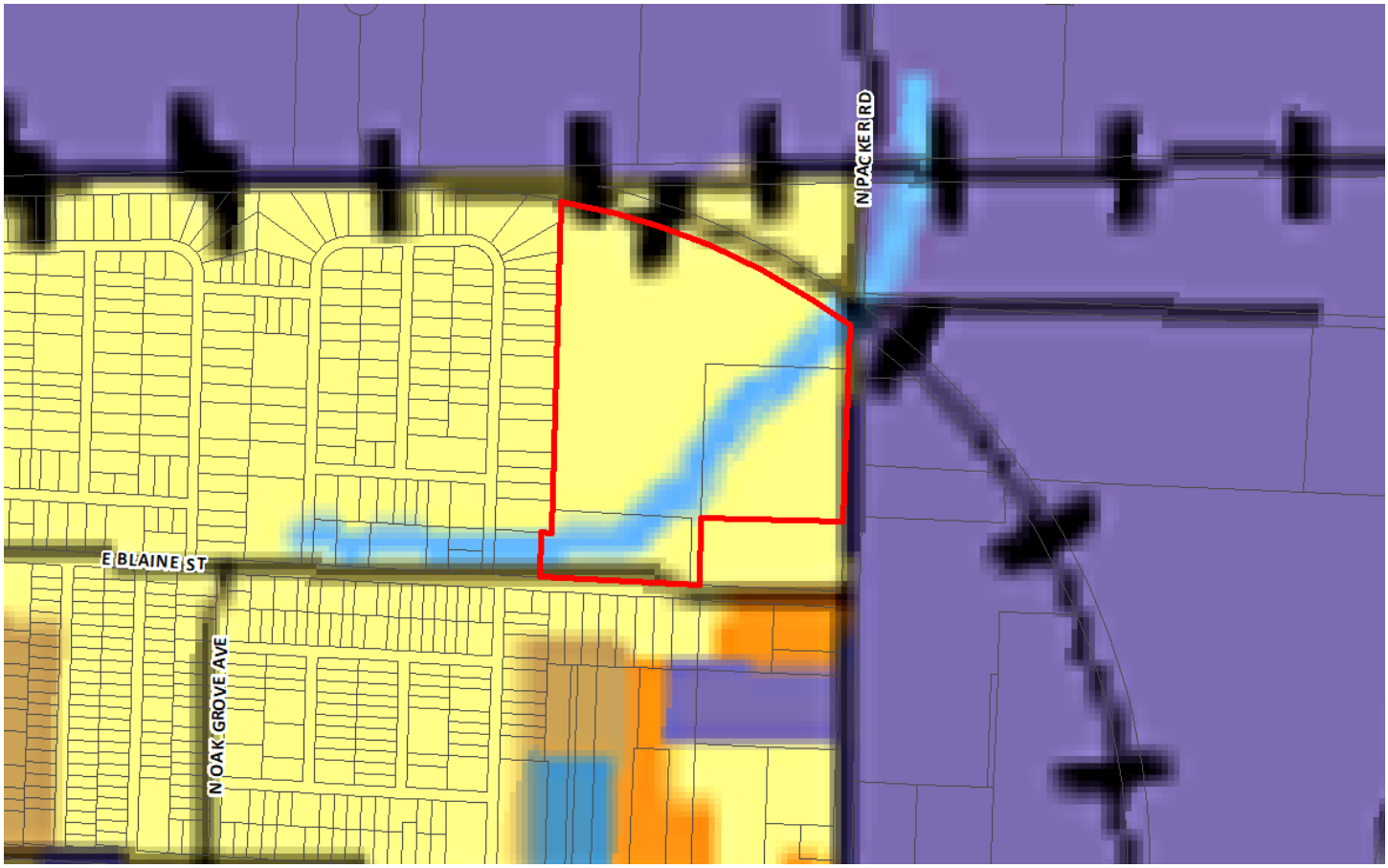
4. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:				
	NORTH	**SOUTH**	**EAST**	**WEST**
ZONING	HM	GM, R-SF	HM	R-SF
LAND USE	Undeveloped land, manufacturing uses	Industrial Warehouse, Single-family residence	Industrial Warehouses	Single-family residence

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

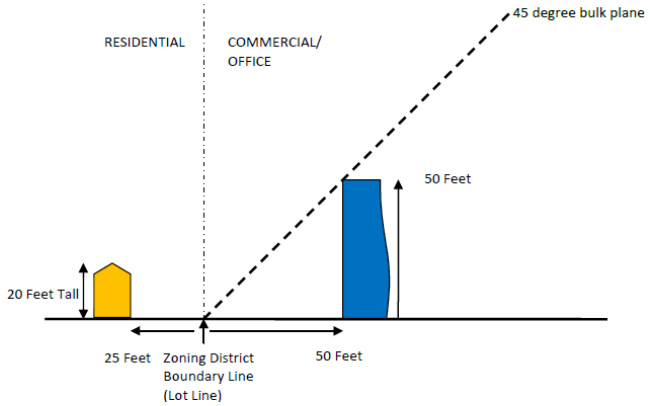
The subject properties were originally zoned GM, General Manufacturing and R-SF, Residential Single-family in 1995 during the citywide re-mapping.

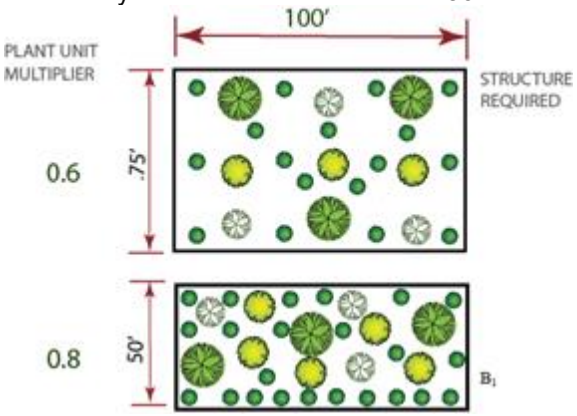
The subject property zoned Planned Development 128 was rezoned from M-1, Light Manufacturing in December 1990.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GM
Use Limitations	1. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an LI, GM, or HM district. 2. All outdoor storage shall be at least 100 feet from any residential district boundary. 3. No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district. 4. For more, refer to *Section 36-432 (4)* of the *Springfield Zoning Ordinance*
Maximum Structure Height	None, except that all structures shall remain below a 45-degree bulk plane as measured from the western district boundary
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
Additional Setbacks per proposed COD No. 168	The following minimum setbacks shall be required: 1. One hundred twenty (120) feet for structures and fifty (50) feet for parking lots both measured from the western district boundary line. 2. Fifty (50) feet for structures and parking lots from Packer Avenue.

BULK PLANE	BUFFERYARD AND LANDSCAPING
45-degree bulk plane is required adjacent to R-SF zoning.	A bufferyard type H is required adjacent to R-SF property along the western district boundary. The proposed COD requires that the bufferyard must be a minimum of 50 feet in depth.





COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for low-density housing. However, the subject property is located in an area that has industrial and manufacturing uses/zoning. The proposed zoning district is consistent with City Council action in this area. The property zoned Planned Development No. 128 allows industrial operations, warehouses and wholesale activities. PD No. 128was rezoned in 1990. The Ozarks Coca-Cola plant was rezoned to GM in 1995.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 40.22 acres of property generally located at 1777 North Packer Road and the 2800 block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing and establish Conditional Overlay District No. 168. The purpose of this rezoning is to consolidate different zoning districts in order to facilitate the expansion of an existing industrial use and eliminate a bufferyard adjacent to reginal detention facility.

2. Ozarks Coca-Cola is in the process of expanding their operations at 1777 North Packer Road to the west onto the adjacent property which is currently zoned Planned Development No. 128. Ozarks Coca-Cola's proposed expansion will be adjacent to a City-owned regional detention facility to the south that is zoned R-SF, Single-Family Residential District. The zoning ordinance requires a minimum bufferyard of 35 feet with landscaping between GM and R-SF Districts. Regional detention facilities are allowed in all zoning districts. The rezoning of the City-owned regional detention facility to a GM, General Manufacturing District will remove the bufferyard requirement.

3. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for low-density housing. However, the subject property is located in an area that has industrial and manufacturing uses and zoning. The proposed zoning district is consistent with past Council action in this area. The area that is proposed for the Ozarks Coca-Cola facility is zoned Planned Development No. 128 which allows Industrial operations, warehouses and wholesale activities. This application will consolidate the zoning for Coca-Cola operations into one consistent zoning district.

4. The rezoning of the City-owned regional detention facility is not expected to adversely impact adjacent property. The proposed COD requires that the regional detention facility be maintained in its current location. All other uses in the GM district are prohibited in this detention facility location. Additionally, the bufferyard that would otherwise be required adjacent to the R-SF zoned detention facility would not serve a public purpose as the detention facility serves as a significant buffer from the property across Blaine Street to the south. The detention facility is approximately three hundred (300) feet in depth from Blaine Street.

5. The proposed Conditional Overlay District maintains the same setback requirement from the adjacent R-SF zoned property to the west per the Planned Development No. 128 requirements. The COD requires a minimum setback of one hundred twenty (120) feet for structures and fifty (50) feet for parking lots from the west property line. The COD also maintains the fifty (50) feet setback for structures and parking lots from Packer Avenue.

6. The standard type H bufferyard adjacent to R-SF zoned property to the west will be required however, the proposed COD requires that the bufferyard be at least fifty (50) in depth. This is an additional requirement. The typical type H bufferyard allows a minimum of thirty-five (35) feet in depth. The bufferyard will include plantings as described in Sec. 36-482 (12)(h).

7. The COD also requires a traffic impact study at the time of development or the developer may agree to the widening of Packer Road to accommodate southbound/northbound turning movements into the northern-most entrance to the property (truck access).

8. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

9. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 19, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies N. Packer Road as a Secondary Arterial roadway and E. Blaine Street as a Collector roadway. The standard right-of-way widths for N. Packer Road and E. Blaine Street are 35 feet from centerline and 30 feet from centerline, respectively. Based on each street classification, it does not appear additional right-of-way is needed. N. Packer Road and E. Blaine Street are both City-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on N. Packer Road north of E. Division Street is 3,939 vehicles per day. There are not recent traffic counts for this section of E. Blaine Street. On-street parking is not allowed along either street.

DRIVEWAY ACCESS

There are currently four driveway access points to the property – three from N. Packer Road, one from E. Blaine Street. These existing driveway approaches appear to meet current minimum spacing requirements but will need to be modified in order to accommodate the subsequent agreed upon improvements. Any new/modified driveway approaches must comply with current City Standard ST-9.

SIDEWALK

There is not currently sidewalk along the property frontage of N. Packer Road or E. Blaine Street. Sidewalk is required to be constructed at the time of development, or a fee paid in-lieu-of sidewalk construction, which must first be approved by ARC, and fees paid, prior to issuance of a building permit.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are a no Greenway Trails in the area pertaining to this rezoning. There are bus stops along Kearney to the north and Division to the south. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

The proposed change in zoning/use creates an increase in trip generation of more than 100 trips in the AM/PM peaks, and more than 1,000 trips daily. Therefore, a Traffic Impact Study (TIS) shall be prepared at the time of development OR the developer may agree to the widening of Packer Road to accommodate southbound/northbound turning movements into the northern-most entrance to the property (truck access). Plans for these improvements must be approved and constructed, or funds escrowed, prior to approval of the final plat/issuance of a building permit. Any future development

beyond the proposed initial development may require additional improvements or a TIS or updated TIS. The City of Springfield does not currently have plans to make improvements to this section of N. Packer Road nor E. Blaine Street.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	N. Packer Road	Secondary Arterial	No	40	35
Street 2	E. Blaine Street	Collector	No	30	30

	AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated	97	95	472	N/A
***Proposed Trips Generated**	421	411	2044	N/A
Additional Trips Generated	324	316	1572	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Jordan Creek North drainage facility. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. A fee in lieu of on-site stormwater detention not applicable as detention is already provided. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing more than one acre water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Facility	Jordan Creek North
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater fee in lieu an option?	No

Additional Storwmater Comments

Water quality will still need to be provided and this site has a stream buffer requirement of 50 ft on each side.

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-7-2019 & CONDITIONAL OVERLAY DISTRICT NO. 168

The requirements of *Section 36-432* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

Bulk & height requirements: Development shall adhere to the following:

1. The following minimum setbacks shall be required:
    A. One hundred twenty (120) feet setback for structures and fifty (50) feet for parking lots both measured from the western district boundary line.
    B. Fifty (50) feet setback for structures and parking lots from Packer Avenue.
2. A 45-degree bulk-plane is required from the western district boundary.

Perimeter treatment: Development shall adhere to the following:

3. Bufferyard H, at least fifty (50) feet deep, is required adjacent to the western district boundary.
4. No structures, parking lots or drives (except those required to provide access to adjoining public thoroughfares) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas shall be maintained with a living ground cover.

Traffic Improvements:
A Traffic Impact Study (TIS) shall be prepared at the time of development OR the developer may agree to the widening of Packer Road to accommodate southbound/northbound turning movements into the northern-most entrance to the property (truck access). Plans for these improvements must be approved and constructed, or funds escrowed, prior to approval of the final plat/issuance of a building permit. Any future development beyond the proposed initial development may require additional improvements or a TIS/updated TIS.

Use limitations:
All uses in the GM, General Manufacturing District as per section 36-432 of the *Springfield Zoning Ordinance*, on the City-owned property, are prohibited except for a regional detention facility.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM,PD 128, R-SF to GM w/COD 168
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: February 19th, 4:00-6:30
3. Meeting Location: Ozarks Coca-Cola/Dr. Pepper Bottling Company
4. Number of invitations that were sent: 124
5. How the mailing list was generated: City Staff
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   See attached for a list of comments/conerns.
   Noise and stormwater drainage were the two main concerns. The building operations will be from the east side and the building itself should act as a noise barrier to neighbors. Stormwater will be disigned per City code.

8. List or attach the written comments and how you plan to address any issues:

   N/A

I, Jared Davis *(print name)*, attest that the neighborhood meeting was held on 02/19/2019 *(month/date/year)*, and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

Jared Davis, PE, LEED AP BD+C

Printed name of person completing affidavit

ANDERSON ENGINEERING
EMPLOYEE OWNED

AndersonEngineeringInc.com
2045 W Woodland
Springfield, MO 65807
417-866-2741

Neighborhood Meeting Comment Summary
PLN2019-00017-Request to Rezone GM w/COD 168

Name: Bill Duncan

Comment: What is the anticipated start date? Summer 2019
Concerned about the value of his home.
Access to the back of his property will be blocked. No easement in place.

Name: Scott Arey

Comment: Concerned about noise. Informed that dock operations will be on the east side of the building only. Only emergency vehicles on the west side.

Name: Dawn Smith/Calvin Dyche

Comment: Noise concerns, stormwater drainage, flooding, deep ditch on Blaine St. needs improvement, intersection needs to be cleaned, homeless camps cleaned up?. Pavement condition of Blaine St.
→ Informed Dawn we would address drainage per city code & no improvements to Blaine St. were anticipated from this development.

Name:

Comment:

Name:

Comment:

Name:

Comment:

CIVIL ENGINEERING • GEOTECHNICAL ENGINEERING • STRUCTUAL ENGINEERING • LAND SURVEYING
GEOGRAPHIC INFORMATION SYSTEMS (GIS) • CONSTRUCTION MATERIALS TESTING • COMMERCIAL DRONE SERVICES • LANDSCAPE ARCHITECTURE

ANDERSON ENGINEERING
EMPLOYEE OWNED

1777 N Packer Road

PLN2019-000017 Neighborhood Meeting

4 PM - 6:30 PM; February 19, 2019

1777 N Packer Road, Springfield, MO

---Please Print Your Name---

1. Bill Duncan	22.
2. Scott Avey	23.
3. Dawn Smith	24.
4. Calvin Dyche	25.
5.	26.
6.	27.
7.	28.
8.	29.
9.	30.
10.	31.
11.	32.
12.	33.
13.	34.
14.	35.
15.	36.
16.	37.
17.	38.
18.	39.
19.	40.
20.	41.
21.	42.

Page __ of __

One-rdg. _____
P. Hrngs. X
Pgs. 26
Filed: 04-02-19

Sponsored by: Ferguson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 074 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.1 acres of property generally located at 529 West Division Street from R-SF, Single-Family Residential District to GR, General Retail District; and establishing Conditional Overlay District No. 170; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

_____

WHEREAS, an application has been filed for a zoning change of the property generally located at 529 West Division Street, which is more fully described in "Exhibit B," from R-SF, Single-Family Residential District to GR, General Retail District and to establish Conditional Overlay District No. 170; and

WHEREAS, Conditional Overlay District No. 170 shall modify the requirements of the Springfield Land Development Code Section 36-421, General Retail District, by requiring that the property described in "Exhibit B" comply with the requirements described in "Exhibit A;" and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission, a copy of the Record of Proceedings from said public hearing is attached as "Exhibit C;" and

WHEREAS, proper notice was given of a public hearing before City Council and said hearing was held in accordance with law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property described in "Exhibit B" of this Ordinance, which is attached hereto and incorporated herein by this reference, shall be, and the same hereby is, rezoned from, from R-SF, Single-Family Residential District to GR, General Retail District and Conditional Overlay District No. 170 is hereby established. The

requirements of Conditional Overlay District No. 170, which are described in “Exhibit A,” and are hereby incorporated by this reference as if set out verbatim herein, shall apply to the subject property; and the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation’ of the Springfield Zoning Ordinance, is hereby amended, changed and modified accordingly.

Section 2 – City Council hereby directs the City Manager, or his designee, to update the City's digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation.’

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect upon passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 -074

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.1 acres of property generally located at 529 West Division Street from R-SF, Single-Family Residential District to GR, General Retail District; and establishing Conditional Overlay District No. 170; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION:

ZONING CASE NUMBER Z-1-2019/ CONDITIONAL OVERLAY DISTRICT NO. 170

The request to rezone to GR, Genral Retail District without a Conditional Overlay District was recommended for denial by Planning and Zoning Commission on January 17, 2019. On, February 11, 2019, City Council remanded the rezoning case back to Planning and Zoning Commission at the request of the applicant.

The applicant is proposing to rezone 1.1 acres of property from R-SF, Single-family Residential to GR, General Retail and establish Conditional Overlay District No. 170. The applicant is proposing to construct a new retail store at the southern portion of this location. The applicant was originally proposing to rezone the entire property but has now reduced that area to only accommodate the proposed retail development. The remaining northern portion will remain R-SF, Single-Family Residential District.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 14, 2019, and recommended approval, by a vote of 6 to 2.

The Planning and Development staff recommends the application be approved (see the attached Development Review Staff Report).

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for Low-Density Housing land uses, however, this property is located along Division Street which is classified as a primary arterial on the Major Thoroughfare Plan. The proposed COD will prohibit many uses that could be considered objectionable to the residential area.

2. The subject property is appropriate for GR zoning which is intended for uses that provide community-wide personal and business services, shopping centers and

specialty shops and are recommended to be located along or at the intersection of two or more arterial or higher classification streets. The subject property is located along Division Street, a primary arterial roadway and is less than 500 feet from the intersection of Division Street and Grant Avenue which are both primary arterial roadways.

3. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

Submitted by:

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Conditional Overlay District Provisions
Exhibit B, Legal Description
Exhibit C, Record of Proceedings
Exhibit D, Development Review Staff Report

ATTACHMENTS:
Attachment 1: Department Comments
Attachment 2: Conditional Overlay District Provisions
Attachment 3: Neighborhood Meeting Summary

EXHIBIT A

CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2019 & CONDITIONAL OVERLAY DISTRICT NO. 170

The requirements of *Section 36-421* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. The subject property shall be administratively re-platted between the differing zoning districts following the current Subdivision Regulations.

2. A Traffic Impact Study is required to be submitted at the time of development.

3. Approximately 18 feet of additional right-of-way needs to be dedicated along the property frontage of Division as well as a 30-foot by 30-foot right-of-way sight triangle at the corner of Division and Main and a 10-foot by 10-foot right-of-way sight triangle at the corner of Main and Locust. A request for reduction in right-of-way may be submitted through ARC as prescribed in the Subdivision Regulations. A survey is recommended to determine the exact amount of existing right-of-way. Division, Main, and Locust are all City-maintained streets.

4. Driveway access to/from North Main Avenue must be a minimum of 75 feet from the intersection with Division Street.

5. The existing driveway access to/from Division must be closed, as it does not meet the minimum spacing requirements.

6. A new north-south walkway from the south face of the proposed structure must be connected to the existing sidewalk along Division Street and additional landscaping (S2) must be provided between proposed structure and public right-of-way.

7. The following uses shall be prohibited:

    a. Art galleries, libraries, and museums
    b. Automobile service garages
    c. Automobile service stations
    d. Automobile washing business
    e. Bed and breakfast
    f. Catering business
    g. Convenience stores with gas pumps
    h. Churches and other places of worship, including parish homes and Sunday schools

i. Overnight shelters
j. Commercial gardens and/or farmers markets
k. Commercial off-street parking lots and structures
l. Community gardens
m. Day care centers
n. Eating and drinking establishments
o. Entertainment-oriented uses
p. Flea markets
q. Funeral homes, mortuaries, and crematoriums
r. Household resource recovery collection centers
s. Medical office use group
t. Personal services use group
u. Police and fire stations
v. Private clubs and lodges
w. Public and private park, playground, and gold courses, including miniature golf courses and driving ranges
x. Self-service storage facilities
y. Taxidermists
z. Temporary lodging use group
aa. Temporary vendors
bb. Veterinary clinics, hospitals, pet day care services, pet grooming facilities and kennels
cc. Wireless telecommunication towers

EXHIBIT B

LEGAL DESCRIPTION
ZONING CASE Z-1-2019 & CONDITIONAL OVERLAY DISTRICT NO. 170

THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PORTION OF LOT 31, ALL OF LOT 36, ALL OF LOT 37, ALL OF LOT 42, ALL OF LOT 43 AND ALL OF LOT 48 OF JENKINS ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 48;
THENCE, N02°02'25"E, ALONG THE WEST LINE OF THE AFORESAID LOTS, SAID LINE ALSO BEING EAST RIGHT-OF-WAY LINE MAIN AVENUE, A DISTANCE OF 276.69 FEET;
THENCE, S88°42'21"E, A DISTANCE OF 174.95 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID LOTS;
THENCE, S02°02'44"W, ALONG SAID EAST LINE, A DISTANCE OF 276.69 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 48, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF DIVISION STREET;
THENCE, N88°42'21"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 174.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,398.1 SQUARE FEET (1.1 ACRES), MORE OR LESS.

EXHIBIT C

RECORD OF PROCEEDINGS
ZONING CASE Z-1-2019 & CONDITIONAL OVERLAY DISTRICT NO. 170
Planning and Zoning Commission March 14, 2019

Z-1-2019 w/COD #170
529 West Division Street
Applicant: Springfield R-12 School District

Mr. Hosmer stated that this is a request to rezone approximately 1.1 acres of property located at 529 W. Division Street from a R-SF, Single-family Residential to a GR, General Retail and establish Conditional Overlay District No. 170. The original request to rezone to a GR, District without a COD was denied by P&Z on January 17, 2019. City Council, on February 11, 2019 remanded this request back to P&Z at the request of the applicant. The Comprehensive Plan identifies the property as appropriate for Low Density Housing. However, the property is located along Division Street which is classified as a primary arterial in the Major Thoroughfare Plan and less than 500 feet from Grant Avenue which is also classified as a primary arterial roadway. A Traffic Impact Study is required at the time of development. No access to Division Street. Access will be required to be taken from Main Avenue. 18 feet of additional right-of-way along Division Street. Fee in lieu of on-site stormwater detention is not allowed. The Conditional Overlay District will require a traffic impact study at the time of development, an administrative re-plat, dedication of additional right-of-way, driveway closures, access restrictions, walkway design requirements, additional landscaping and prohibit certain uses. The list of prohibited uses includes automobile service garages, stations and washing businesses. It also prohibits convenience stores with gas pumps. Require a bufferyard adjacent to the R-SF (20') and R-LD (15') property. Staff recommends approval.

Ms. Cox asked about allowed retail sales.

Mr. Hosmer noted that it allows small shops, convenience stores, beauty salons, etc.

Mr. Doennig asked about access from Division Street and the alley.

Mr. Hosmer noted the developer would have to improve the alley if they are to access it and all traffic will be from Main Avenue.

Mr. Doennig opened the public hearing.

Michael White, 222 Old Town Road, Billings, MO here on behalf of the property owner and developer and the developer/owner will not be using the alley. We have turned the project 90 degrees to face Main Avenue and believes this type of retail sales fits the area.

Mr. Doennig closed the public hearing.

Ms. Cox asked for the required entrance distance from Main Avenue.

Derrick Estell noted that the spacing is 75 feet.

Mr. Thomas asked about access off Division Street.

Mr. Hosmer noted that access off Division Street is prohibited as part of the COD.

Mr. Doennig asked about the hours of operation.

Mr. Hosmer noted that there are no restrictions on hours of operation.

COMMISSION ACTION:
Mr. Jobe motioned to **approve** Z-1-2019 (529 West Division Street). Mr. Rose seconded the motion. Ayes: Coltrin, Cox, Rose, Broekhoven, Thomas, and Jobe. Nays: Doennig and Ogilvy. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit D

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019

CASE NUMBER:
Z-1-2019 w/ Conditional Overlay District No. 170

LOCATION: 529 W. Division Street

ACRES: 1.1 acres

EXISTING LAND USE:
School district storage and warehousing

APPLICANT:
Springfield R-12 School District

STAFF:
Daniel Neal, 417-864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve Z-1-2019 w/ COD No. 170 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 1.1 acres of property from R-SF, Single-family Residential to GR, General Retail and establish Conditional Overlay District No. 170.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for Low-Density Housing land uses, however, this property is located along Division Street which is classified as a primary arterial on the Major Thoroughfare Plan. The proposed COD will prohibit many uses that could be considered objectionable to the residential area.

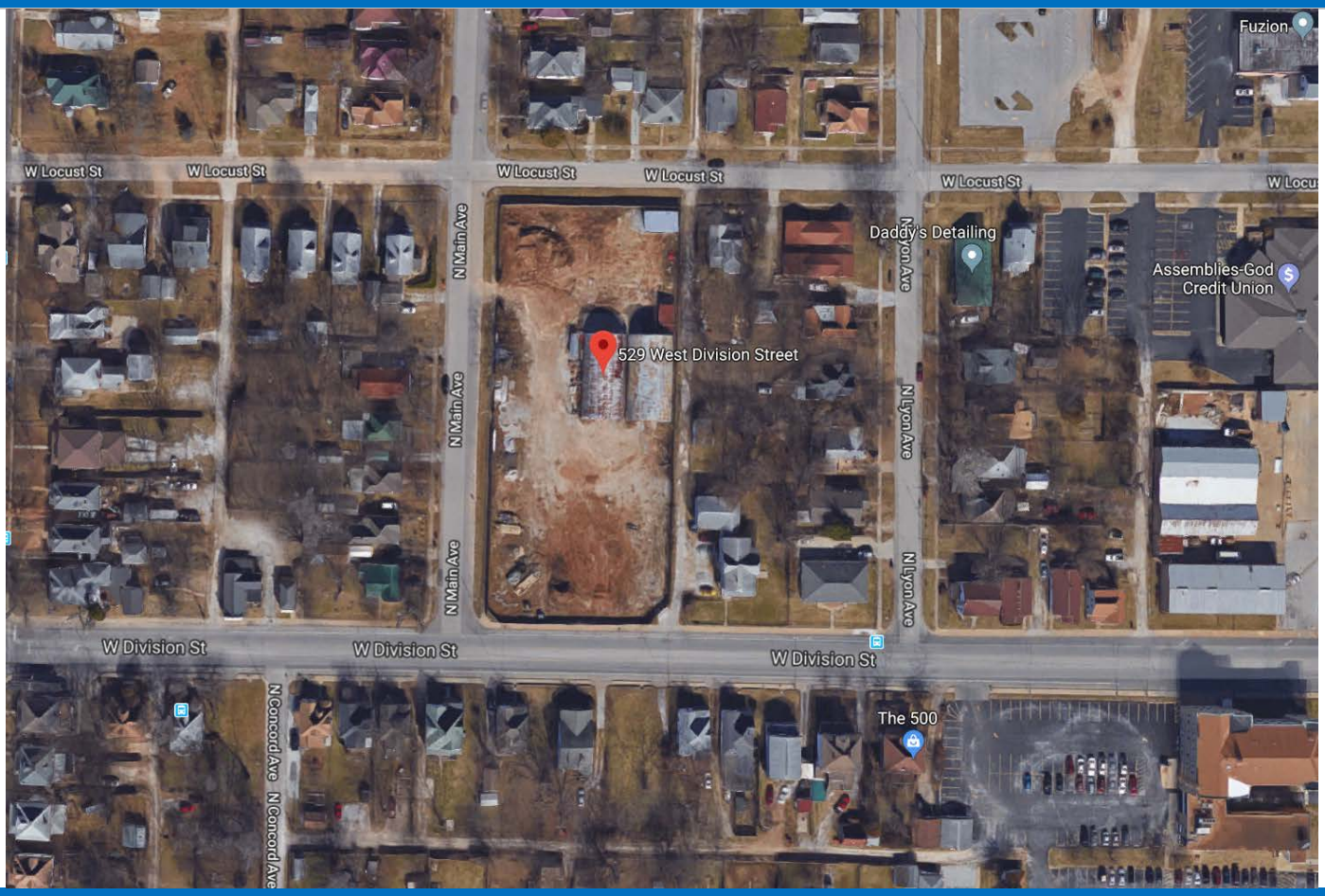
2. The subject property is appropriate for GR zoning which is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops and are recommended to be located along or at the intersection of two or more arterial or higher classification streets. The subject property is located along Division Street, a primary arterial roadway and is less than 500 feet from the intersection of Division Street and Grant Avenue which are both primary arterial roadways.

3. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

SURROUNDING ZONING AND LAND USES:

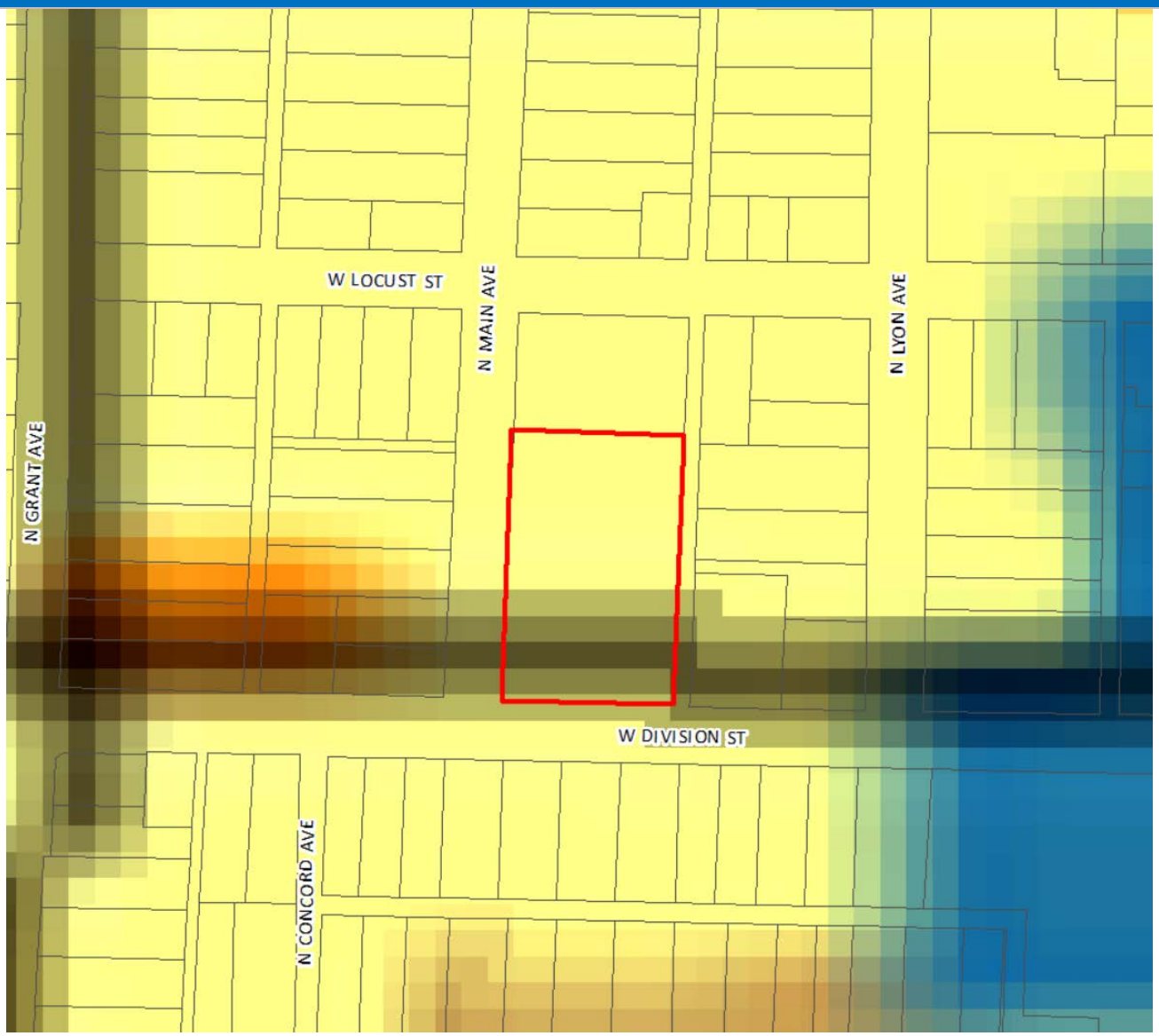
	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-LD	R-SF
LAND USE	Vacant/undeveloped land	Single-family residences	Single-family residences	Single-family residences

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:

GROWTH MANAGEMENT AND LAND USE PLAN:

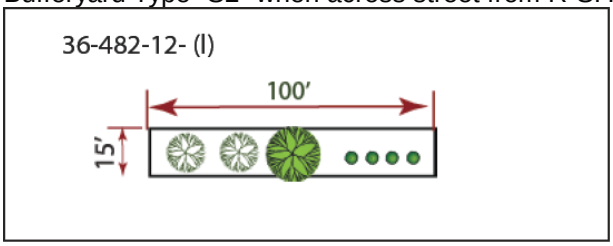


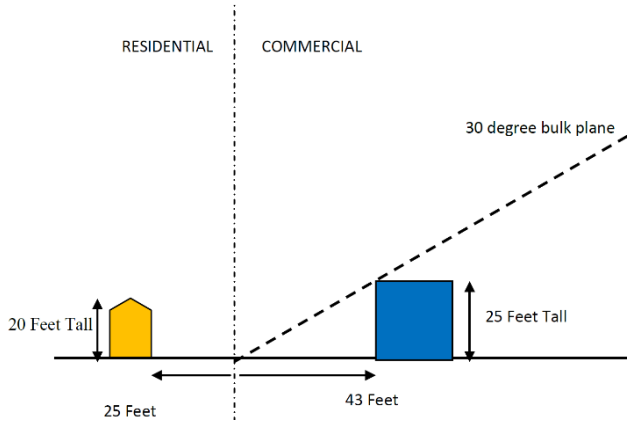
- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

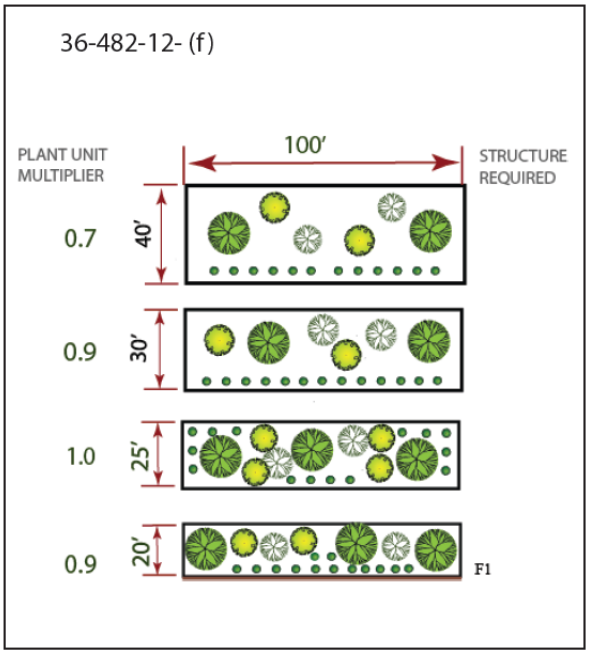
The subject property is currently zoned R-SF, Single-Family Residential District and has been since the Citywide remapping in 1995. The request to rezone to GR, General Retail District without a Conditional Overlay District was recommended for denial by Planning and Zoning Commission on January 17, 2019. On, February 11, 2019, City Council remanded the rezoning case back to Planning and Zoning Commission at the request of the applicant.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR GR
Use Limitations	(a) All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses, as follows: 1. If any portion of the premises abuts any residential zoning district, the outdoor activities may be permitted, provided they meet the provisions of, and a conditional use permit is issued pursuant to section 36-363, conditional use permits, of this article. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services. 2. If the premises abuts only nonresidential zoning districts, the outdoor activities may be permitted. A conditional use permit will not be required. A building permit(s) showing compliance with all applicable codes and ordinances may be required as determined by the director of building development services.
Maximum Structure Height	None, except that no building shall be higher than a 30-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space and yard regulations
Side and Rear Setbacks	None, except as required by the supplemental open space and bufferyard requirements
Open Space Requirement	20%
Design Requirements	Standard per code
BULK PLANE	**BUFFERYARD AND LANDSCAPING**
30-degree bulk plane is required adjacent to R-SF zoning.	Bufferyard Type “S2” when across street from R-SF. 



Bufferyard Type “F” when adjacent to R-SF



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for Low-Density Housing land uses, however, this property is located along Division Street which is classified as a primary arterial on the Major Thoroughfare Plan. The proposed COD will prohibit many uses that could be considered objectionable to the residential area.

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* states that protection of our existing residential neighborhoods is a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that non-residential land uses are automatically inappropriate in residential areas; it means that design and location criteria must take into account the existing residential areas. Mixed land uses, as well as mixed residential densities, will need to be accommodated in the future. These must be accommodated with sensitivity to existing residential neighborhoods. The plan encourages mixed use. However, where commercial areas are concentrated they should be sited and designed to have a minimal effect on adjacent lower-intensity development and the environment.

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* also states that new development should be compatible with existing development in terms of scale, materials, rooflines, setbacks and open space. Landscaped transitions should be used between sharply differing types of land use. Encourage the effective use of location, design and landscaping of commercial uses to screen and buffer neighborhoods from lights, signs, traffic noise and pollution, and other factors incompatible or conflicting with adjacent land uses. These practices will help ensure the integrity and function of the road system, reduce the length and frequency of auto trips, minimize impact on residential areas and contribute to the overall attractiveness of the community.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.1 acres of property from R-SF, Single-family Residential to GR, General Retail and establish Conditional Overlay District No. 170. The applicant is proposing to construct a new retail store at the southern portion of this location. The applicant was originally proposing to rezone the entire property but has now reduced that area to only accommodate the proposed retail development. The remaining northern portion will remain R-SF, Single-Family Residential District.

2. The subject property is appropriate for GR zoning which is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops and are recommended to be located along or at the intersection of two or more arterial or higher classification streets. The subject property is located along Division Street, a primary arterial roadway and is less than 500 feet from the intersection of Division Street and Grant Avenue, both primary arterials.

3. The Conditional Overlay District will require a traffic impact study at the time of development, an administrative re-plat, dedication of additional right-of-way, driveway closures, access restrictions, walkway design requirements, additional landscaping and prohibited uses. Staff believes the proposed COD requirements will mitigate the negative impacts to the residential neighborhood that a standard GR zoning could cause. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited. Other outdoor activities that are not specifically permitted may only be allowed as an accessory use to the permitted uses as provided in subsection 36-421(2), permitted uses.

4. Due to the spacing requirements this property would not be allowed access to Division Street. Access will be required to be taken from the adjacent residential local street, Main Avenue. The driveway access to Main Avenue must be a minimum of 75 feet from the intersection with Division Street to meet Public Works access standards for safety purposes. This would allow commercial traffic from the retail development onto a local street within a residential neighborhood. While commercial traffic is discouraged through a residential district, staff believes the proposed COD will mitigate those potentially offensive uses. The proposed retail use will allow for products and services in close proximity to the residential neighborhood where they are not currently available.

5. The list of prohibited uses includes automobile service garages, stations and washing businesses. It also prohibits convenience stores with gas pumps. These are a few of the more objectionable uses when adjacent to residential districts.

6. The development of the property will require a bufferyard along the north property line adjacent to the R-SF, Single Family zoning district. The normal bufferyard required between GR and single-family zoning would be a Bufferyard "Type F" at least twenty (20) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be three (3) canopy trees, three (3) understory trees, four (4) evergreen trees and twenty (20) shrubs with a six-foot solid wood fence or solid masonry/brick wall, or six-foot solid evergreen hedge.

7. The development of the property will require a bufferyard along the east property line adjacent to the R-LD, Low-Density Multifamily Residential zoning district. The normal bufferyard required between GR and multi-family zoning would be a Bufferyard "Type C" at least a fifteen (15) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy trees, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. No structures are required as part of this bufferyard.

8. The normal bufferyard required between GR and R-SF with public street right-of-way 70 feet or less would be a Bufferyard "Type S2" at least fifteen (15) feet wide. A street bufferyard would be required along the south and west property line adjacent to Main Avenue and on the south along Division Street across from the R-SF zoning districts. Plantings required for a Type S2 bufferyard are for each one-hundred (100) linear feet, there must be at least one (1) canopy tree, two (2) understory trees and four (4) shrubs. No structures are required as part of this bufferyard.

9. Perimeter landscaping is required if a parking lot is within 50 feet of the right-of-way and there is no intervening building. This can vary in size according to the parking lot layout such as landscaped parking island being within 30 feet of the street and varied widths of landscaping strips. This is not in addition to the S2 bufferyard, but rather overlaying bufferyard. Parking lots or vehicle use areas are required to be screened by a four-foot fence or berm. No parking is permitted within 25 feet of the right-of-way for 100 feet from the residential property to the south.

10. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

11. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 27, 2018, regarding the request for rezoning. A summary of this meeting is attached (Attachment 2).

PUBLIC NOTIFICATION:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 43 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No review or approval of preliminary plans at this time.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

FIRE DEPARTMENT COMMENTS:

No objections to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies W. Division Street as a Primary Arterial roadway. City's Transportation Plan classifies both N. Main Avenue and W. Locust Street as Local roadways. The standard right-of-way widths for Division, Main, and Locust are 50 feet from centerline, 25 feet from centerline, and 25 feet from centerline, respectively. It appears approximately 18 feet of additional right-of-way needs to be acquired along the entire length of property frontage on W. Division Street. In addition, a 30-foot by 30-foot right-of-way sight triangle is needed at the corner of Division and Main. A 10-foot by 10-foot right-of-way sight triangle is needed at the corner of Main and Locust. A survey is recommended to determine the exact amount of existing right-of-way. Division, Main, and Locust are all City-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on W. Division Street East of N. Grant Avenue is 10,750 vehicles per day. There are no recent traffic counts for either section of Main Avenue or Locust Street. On-street parking is not allowed on West Division Street but is allowed on both Main Avenue and Locust Street.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Division Street that will need to be closed, as it does not meet the minimum spacing requirement from the alleyway. There is also one driveway access point to/from the property on N. Main Avenue. Any new/modified driveway approach to the property must meet minimum spacing requirements both from adjacent driveways and any intersecting streets/alleys. Access to N. Main Avenue must be a minimum of 75 feet from the intersection with Division.

SIDEWALK

There is existing sidewalk along the property frontage of Division, Main, and Locust. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area pertaining to this rezoning. There are bus stops along W. Division Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study (TIS) is required to be submitted and approved as a part of this rezoning OR the TIS may be deferred until the time of development but must be written into the zoning with a Conditional Overlay District (COD). Any improvements required as a part of the TIS must be constructed and approved, or funds escrowed, prior to issuance of a building permit. As can be seen below, the change in use/zoning creates an increase in trip generation of more than 1,000 trips during a weekday. The City of Springfield currently has plans to make improvement to the Division/Grant intersection just one block west.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft)	Required Street ROW from Centerline (ft)
Street 1	W. Division Street	Primary Arterial	No	32	50
Street 2	N. Main Avenue	Local	Yes	30	25
Street 3	W. Locust Street	Local	Yes	30	25

	AM Peak	PM Peak	Weekday	Weekend
Existing Trips Generated	6.36	7.95	76.32	N/A
***Proposed Trips Generated**	25.44	106.53	1144.8	N/A
Additional Trips Generated	19.08	98.58	1068.48	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Jordan Creek Lower Branch drainage basin. The property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will not be allowed. Since the project will most likely be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100-year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response

Drainage Basin	Jordan Creek Lower Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-1-2019 & CONDITIONAL OVERLAY DISTRICT NO. 170

The requirements of *Section 36-421* of the *Springfield Zoning Ordinance* shall be modified herein for development within this district to include the following.

1. The subject property shall be administratively re-platted between the differing zoning districts following the current Subdivision Regulations.

2. A Traffic Impact Study is required to be submitted at the time of development.

3. Approximately 18 feet of additional right-of-way needs to be dedicated along the property frontage of Division as well as a 30-foot by 30-foot right-of-way sight triangle at the corner of Division and Main and a 10-foot by 10-foot right-of-way sight triangle at the corner of Main and Locust. A request for reduction in right-of-way may be submitted through ARC as prescribed in the Subdivision Regulations. A survey is recommended to determine the exact amount of existing right-of-way. Division, Main, and Locust are all City-maintained streets.

4. Driveway access to/from North Main Avenue must be a minimum of 75 feet from the intersection with Division Street.

5. The existing driveway access to/from Division must be closed, as it does not meet the minimum spacing requirements.

6. A new north-south walkway from the south face of the proposed structure must be connected to the existing sidewalk along Division Street and additional landscaping (S2) must be provided between proposed structure and public right-of-way.

7. The following uses shall be prohibited:

    A. Art galleries, libraries, and museums
    B. Automobile service garages
    C. Automobile service stations
    D. Automobile washing business
    E. Bed and breakfast
    F. Catering business
    G. Convenience stores with gas pumps
    H. Churches and other places of worship, including parish homes and Sunday schools
    I. Overnight shelters
    J. Commercial gardens and/or farmers markets
    K. Commercial off-street parking lots and structures
    L. Community gardens
    M. Day care centers
    N. Eating and drinking establishments
    O. Entertainment-oriented uses
    P. Flea markets
    Q. Funeral homes, mortuaries, and crematoriums
    R. Household resource recovery collection centers

S. Medical office use group
T. Personal services use group
U. Police and fire stations
V. Private clubs and lodges
W. Public and private park, playground, and gold courses, including miniature golf courses and driving ranges
X. Self-service storage facilities
Y. Taxidermists
Z. Temporary lodging use group
AA. Temporary vendors
BB. Veterinary clinics, hospitals, pet day care services, pet grooming facilities and kennels
CC. Wireless telecommunication towers

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF *(existing zoning)* to GR *(proposed zoning)*
2. Meeting Date & Time: Decemebr 27, 2018, 4:00 pm - 6:30 pm
3. Meeting Location: 529 W. Division Street (Onsite)
4. Number of invitations that were sent: 296
5. How the mailing list was generated: City and County
6. Number of neighbors in attendance (attach a sign-in sheet): 5
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   Of the 5 attendees, 3 are not in favor. Two issues were increased traffic and one thinks the property value will decrease. Those are both issues we can not control.

8. List or attach the written comments and how you plan to address any issues:

   Attached

I, MICHAEL WHITE *(print name)*, attest that the neighborhood meeting was held on DECEMBER 27, 2018 *(month/date/year),* and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

MICHAEL WHITE

Printed name of person completing affidavit

DATE: 12/27/18			
NAME	ADDRESS	COMMENTS	SIGNATURE
Katrina York	1611 N. Lyon Ave #B	love the idea, in favor	Katrina York
GARY WILSON	1515 N. LYON - APT M	IN FAVOR	
Lisa League	1615 W Hovey	Not in FAVOR	
John Hughes	603 W Division	Not in Favor	
J. Scott Brown	1307 N. Main	Not in favor	

Neighborhood Meeting Notice

Date of Letter: November 12, 2018

DEAR PROPERTY OWNER,

You have received a notice of a "Neighborhood Meeting" since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION:

Applicant/Representative Name: Michael White

Address: 222 Old Town Road

City, State and Zip: Billings, MO 65810

Phone Number: 417-732-0005 E-mail: info@whitelandsurvey.com

PROJECT LOCATION: 529 W. Division Street

PROPOSED CHANGES:
Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

The property is currently zoned Residential - Single Family. We are requesting a zoning change to General Retail.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting: December 27, 2018

Location of Meeting: 529 W. Division Street

Time of Meeting: ⦿ 4:00 PM to 6:30 PM

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City with Comment Card attached to this letter

From: Lisa League
To: Zoning@springfieldmo.gov
Subject: 529 W. Division Street
Date: Friday, December 28, 2018 1:41:04 PM

I attended the community meeting yesterday for 529 W Division Street.

I would like to voice my opinion and let it be known that I am vehemently AGAINST the rezoning of this property.

I have recently purchased a property with in 500 feet of this address and I am very concerned that rezoning of this property will, in the long run, decrease the value of my property.

Where as, the commercialization of this property would increase foot traffic through my yard, which would be annoying enough, it is not the real concern I have here. My REAL concern is that commercializing the 529 W Division address would be a hole in the dyke. Commercializing THIS property would open the door to commercialize other properties in the vicinity and so on & so on. I am very concerned that in 5-10 years - the property I bought 2 months ago is now going to be sharing an alley with the dumpster of a random business with cars driving up & down my alley all hours of the night and that my property will then be devalued by 20-25%.

There are plenty of commercial properties for sale in the general area that have been sitting vacant for a while. In my mind, there isn't any reason to expand the commercial region in an already devalued neighborhood. All this will do is further devalue properties.

Thank you for your time & attention.
Have a Happy New Year

Lisa League
417.708.8310
USSunSolar

Lisa League

lleague@ussunsolar.com
Mobile: | Phone: 417.708.8310
www.USSunsolar.com www.SmartEnergy.us Free Quote

| | | |

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One-rdg. _____
P. Hrngs. X
Pgs. 10
Filed: 4-02-19

Sponsored by: Fisk

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 075 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-409 – 'West College Street District,' and 'Division 5, Supplemental District Regulations,' Section 36-451, 'Home Occupations,' to remove inconsistencies with existing occupancy requirements. (Planning and Zoning Commission and Staff recommend approval.)

WHEREAS, certain amendments to the current Springfield City Code Chapter 36 are needed to address inconsistencies in the Code relating to unrelated persons occupying a dwelling; and

WHEREAS, Planning and Zoning Commission initiated these amendments on February 14, 2019; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on March 14, 2019, and recommended approval of the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code', Article III, 'Zoning Regulations', Division 4, 'District Regulations' Section 36-409 – 'West College Street District' and "Division 5, Supplemental District Regulations', Section 36-451, 'Home Occupations' are hereby amended as follows:

Note: Underlined language is to be added. ~~Stricken~~ language is to be removed.

Sec. 36-409. - WC - West College Street district.

(3) *WC - 2, live/work sub-area.* Purpose. A live/work is a business conducted within a dwelling unit by occupants of the dwelling unit. A live/work is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home and involve a greater number of customers.

(b) *Permitted uses.*

10. Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

Sec. 36-451. - Home occupations.

(3) *Home occupations permitted.* Home occupations include, but are not limited to, the following occupations:

(i) Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 - 075

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-409 – 'West College Street District,' and 'Division 5, 'Supplemental District Regulations,' Section 36-451, 'Home Occupations,' to remove inconsistencies with existing occupancy requirements. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – HOME OCCUPATION AMENDMENTS

Planning and Zoning Commission initiated amendments to Sections 36-409 and 36-451 of the Zoning Ordinance on February 14, 2019.

The current ordinance states "Renting sleeping rooms and serving meals to not more than two persons (and not exceeding three unrelated) not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person." Staff believes this language is confusing and could be misinterpreted to allow more persons in a dwelling unit. Staff is recommending removing the "not exceeding three unrelated" persons language.

Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

The Development Issues Input Group ("DIIG"), Downtown Springfield Association ("DSA"), Commercial Club and all Registered Neighborhood Associations were notified of these amendments.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will correct language that was recently added to the West College Street District and home occupation requirements that is inconsistent with the existing requirements.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 14, 2019, and recommended approval, by a vote of 8 to 0, of the proposed changes to the Zoning Ordinance.

Planning and Development Staff recommends approval of the proposed amendments.

Submitted by:

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report
ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Proposed Amendments

EXHIBIT A

RECORD OF PROCEEDINGS
HOME OCCUPATION AMENDMENTS
Planning and Zoning Commission March 14, 2019

Home Occupation Amendments
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Home Occupation Amendments. Planning and Zoning Commission initiated amendments to Sections 36-409. and 36-451 of the Zoning Ordinance on February 14, 2019. Staff is proposing amendments to the Home Occupation section of the Zoning Ordinance to remove a discrepancy regarding the renting of sleeping rooms. The current ordinance states that…Renting sleeping rooms and serving meals to not more than two persons (and not exceeding three unrelated) not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person. Staff believes this language is confusing and could be misinterpreted to allow more persons in a dwelling.

Note: Language to be added is <u>underlined</u> or ~~stricken~~.

Sec. 36-409. – WC – West College Street district.

(3) WC – 2, live/work sub-area. Purpose. A live/work is a business conducted within a dwelling unit by occupants of the dwelling unit. A live/work is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home and involve a greater number of customers.

(b) Permitted uses.

10. Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

Sec. 36-451. – Home occupations.

(3) Home occupations permitted. Home occupations include, but are not limited to, the following occupations:

(i) Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

Mr. Jobe asked about the current interpretation of the “not exceeding three unrelated persons.”

Mr. Hosmer said that the changes would not allow more than 2 unrelated persons in a

sleeping room.

Mr. Doennig opened the public hearing.

No speakers.

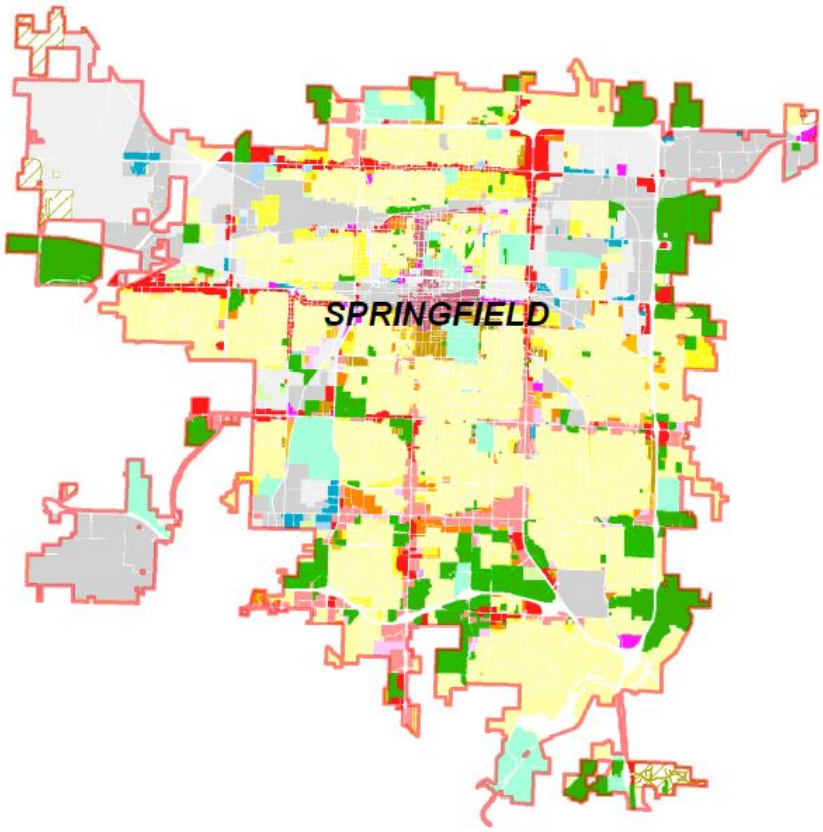
Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Jobe motioned to **approve** Home Occupation Amendments (Citywide). Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit B

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE:
Home Occupation Amendments

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Zoning Ordinance as submitted in the staff report

SUMMARY OF REQUEST:

1. Staff is requesting an amendment to Sections 36-409(3)(b), 'Permitted uses,' and 36-451(3), 'Home occupations permitted' of the Zoning Ordinance to consider removing language that is inconsistent with existing requirements.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will correct language that was recently added to the West College Street District and home occupation requirements that is inconsistent with the existing requirements.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

SUMMARY OF PROPOSED TEXT AMENDMENT:

1. Planning and Zoning Commission initiated amendments to Sections 36-409. and 36-451 of the Zoning Ordinance on February 14, 2019.

2. The current ordinance states that…Renting sleeping rooms and serving meals to not more than two persons (and not exceeding three unrelated) not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person. Staff believes this language is confusing and could be misinterpreted to allow more persons in a dwelling unit. Staff is recommending removing the "not exceeding three unrelated" persons language.

3. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

Staff requests that Commission approve amendments to the Zoning Ordinance of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No comments.

CLEAN WATER SERVICES DIVISION COMMENTS:

No objections to proposed language.

FIRE DEPARTMENT COMMENTS:

No comments.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

There is no issue with stormwater for zoning amendment.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the proposed zoning text amendment.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be removed is ~~stricken~~.

Sec. 36-409. - WC - West College Street district.

(3) *WC - 2, live/work sub-area.* Purpose. A live/work is a business conducted within a dwelling unit by occupants of the dwelling unit. A live/work is distinguished from a home occupation primarily in that a live/work use can include employees who are not residents of the home and involve a greater number of customers.

(b) *Permitted uses.*

10. Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

Sec. 36-451. - Home occupations.

(3) *Home occupations permitted.* Home occupations include, but are not limited to, the following occupations:

(i) Renting sleeping rooms and serving meals to not more than two persons ~~(and not exceeding three unrelated)~~ not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person.

One-rdg. _____
P. Hrngs. X
Pgs. 13
Filed: 04-02-19

Sponsored by: Ollis

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 076 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-383 'R-MD – Medium-density multifamily residential district,' and 36-384 'R-HD – High-density multifamily residential district,' to reduce the minimum lot area required for development. (Planning and Zoning Commission and Staff recommend approval.)

WHEREAS, the City Code provides that text amendments to the Zoning Code may be initiated by either City Council, Planning and Zoning Commission or by a person owning or having an interest in the property; and

WHEREAS, an applicant has requested a text change reducing the minimum lot area for development in certain zoning districts from 15,000 square feet to 8,250 square feet; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on March 14, 2019, and they recommended approval of the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-383 'R-MD – Medium-density multifamily residential district,' and 36-384 'R-HD – High-density multifamily residential district,' are hereby amended as follows:

Note: Underlined language is to be added. ~~Stricken~~ language is to be removed.

Sec. 36-383. - R-MD - Medium-density multifamily residential district.

(5) *Lot size requirements.*

(a) *Minimum lot area:*

1. Each townhouse on a separate platted lot: 2,000 square feet.

2. Existing single-family detached dwellings: 5,000 square feet.

3. Duplexes: 5,500 square feet.

4. Existing single-family semi-detached dwellings: 3,750 square feet.

5. All other uses: 8,250~~15,000~~ square feet.

Sec. 36-384. - R-HD - High-density multifamily residential district.

(5) *Lot size requirements.*

(a) *Minimum lot area:*

1. Each townhouse on a separate platted lot: 2,000 square feet.

2. Existing single-family detached dwellings: 5,000 square feet.

3. Duplexes: 4,500 square feet.

4. Existing single-family semi-detached dwellings: 3,750 square feet.

5. All other uses: 8,250~~15,000~~ square feet.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 - Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 - This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 -076

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: AMENDING Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 4, 'District Regulations,' Section 36-383 'R-MD – Medium-density multifamily residential district,' and 36-384 'R-HD – High-density multifamily residential district,' to reduce the minimum lot area required for development. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – R-MD & R-HD MINIMUM LOT AREA AMENDMENTS

A private property owner has applied for this text amendment. The applicant, Robert Shattuck, explains the reason for changing this Ordinance is to allow development on property currently zoned R-MD and R-HD but which is currently being underutilized because of the current square footage restriction particularly in the Missouri State University area where development is needed. Mr. Shattuck owns property at 634 East Harrison Street.

He also states, currently, all higher-density zoned properties around Springfield are prevented from utilizing their properties to the fullest extent because of the current restriction and there is no reason to have the restriction if development can provide their own parking. The applicant believes that the proposed changes to the ordinance will promote good growth for the City of Springfield.

The current zoning regulations for property zoned R-MD and R-HD requires that a lot is comprised of at least 15,000 square feet before multi-family uses are allowed. The R-LD, Low Density Multi-Family Residential District only requires 8,250 square feet of property for multi-family uses.

Staff is supportive of these amendments because this would allow small lots that are at least 8,250 square feet to be developed as multi-family uses similar to the R-LD, Low-Density multifamily residential district. This is not increasing the density, but only allowing multi-family zoned property to be developed with multi-family uses. Staff does not see a difference between a multi-family use developing on 15,000 square feet compared to 8,250 square feet. They both have to provide for the required off-street parking, meet the open space requirements and the building setbacks or bufferyards; if required. The proposed amendment will bring all three of our multi-family zoning districts into one consistent minimum lot size requirement.

The Development Issues Input Group ("DIIG"), Downtown Springfield Association ("DSA"), Commercial Club and all Registered Neighborhood Associations were notified of these amendments.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will reduce the minimum lot size for a multi-family building to be constructed on which will promote infill development and increased intensity where investments have already been made in public services and infrastructure.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 14, 2019, and recommended approval, by a vote of 8 to 0, of the proposed changes to the Zoning Ordinance.

The Planning and Development Staff recommends approval of the proposed amendments.

Submitted by:

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report
ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Proposed Amendments
Attachment 3, Comments Requested

EXHIBIT A

RECORD OF PROCEEDINGS
R-MD & R-HD MINIMUM LOT AREA AMENDMENTS
Planning and Zoning Commission March 14, 2019

R-MD & R-HD Minimum Lot Area Amendments
Citywide
Applicant: Robert Shattuck

Mr. Hosmer stated that this is a request to amend R-MD & R-HD Minimum Lot Area Amendments. The applicant is requesting amendments to Sections 36-383 and 36-384., 'R-MD - Medium-density multifamily residential district, and R-HD - High-density multifamily residential district' of the Zoning Ordinance to consider reducing the minimum lot area for multi-family uses. The current zoning regulations for property zoned R-MD and R-HD requires a minimum lot size of at least 15,000 square feet before multi-family uses are allowed. The R-LD, Low Density Multi-Family Residential District only requires 8,250 square feet of property for multi-family uses. This is not increasing the density, but only allowing multi-family zoned property to be developed with multi-family uses. Staff does not see a difference between a multi-family use developing on 15,000 square feet compared to 8,250 square feet. They both have to provide for the required off-street parking, meet the open space requirements and the building setbacks or bufferyards; if required. The proposed amendment will bring all three of our multifamily zoning districts into one consistent minimum lot size requirement, 8,250 sf as a minimum lot size. Staff is supportive of these amendments because this would allow small lots that are at least 8,250 square feet to be developed as multi-family uses similar to the R-LD, Low-Density multifamily residential district.

Note: Language to be added is <u>underlined</u> or ~~stricken~~.

Sec. 36-383. – R-MD – Medium-density multifamily residential district.
(5) Lot size requirements
a. Minimum lot area:
1. Each townhouse on a separate platted lot: 2,000 square feet.
2. Existing single-family detached dwellings: 5,000 square feet.
3. Duplexes: 5,500 square feet.
4. Existing single-family semi-detached dwellings: 3,750 square feet.
5. All other uses: <u>8,250</u> ~~15,000~~ square feet.

Sec. 36-384. – R-HD – High-density multifamily residential district.
(6) Lot size requirements
a. Minimum lot area:
1. Each townhouse on a separate platted lot: 2,000 square feet.
2. Existing single-family detached dwellings: 5,000 square feet.
3. Duplexes: 4,500 square feet.

4. Existing single-family semi-detached dwellings: 3,750 square feet.
5. All other uses: 8,250 ~~15,000~~ square feet.

Mr. Doennig opened the public hearing.

Robert Shattuck, 2117 State Hwy W, Ozark, MO and believes that this change will promote growth by being able to build larger structures and more units per lot.

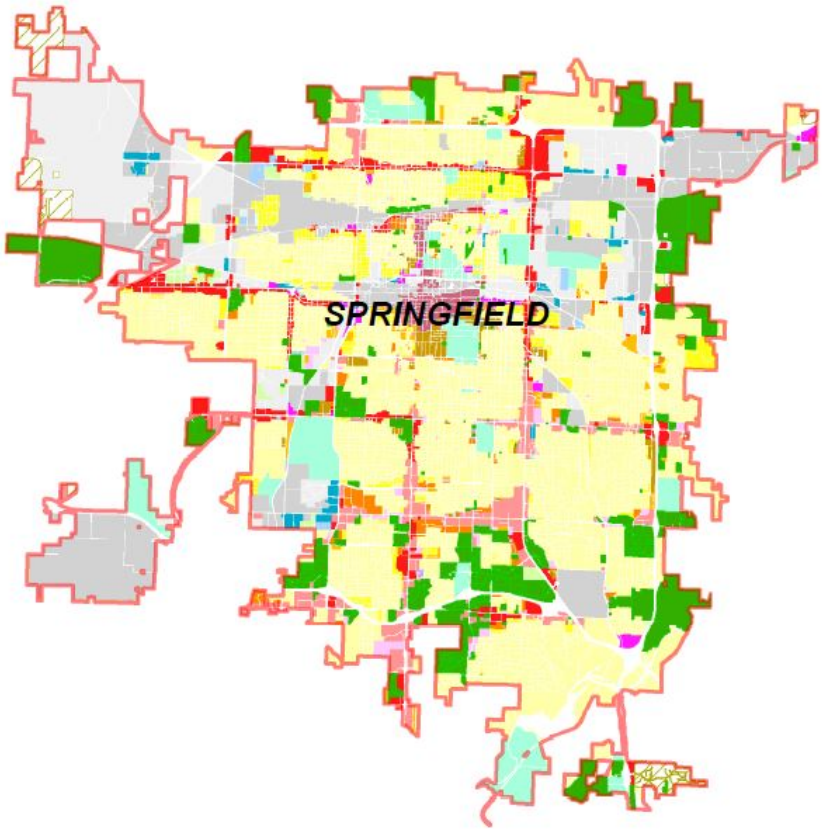
Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Jobe motioned to **approve** R-MD & R-HD Minimum Lot Area Amendments (Citywide). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit B

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE:
R-MD & R-HD Minimum Lot Area Amendments

APPLICANT:
Robert Shattuck

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Zoning Ordinance as submitted in the staff report

SUMMARY OF REQUEST:

The applicant is requesting amendments to Sections 36-383 and 36-384., 'R-MD - Medium-density multifamily residential district, and R-HD - High-density multifamily residential district' of the Zoning Ordinance to consider reducing the minimum lot area for multi-family and non-residential uses.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will reduce the minimum lot size for a multi-family building to be constructed on which will promote infill development and increased intensity where investments have already been made in public services and infrastructure.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

SUMMARY OF PROPOSED TEXT AMENDMENT:

1. A private property owner has applied for this text amendment.

2. The applicant, Robert Shattuck, explains the reason for changing this ordinance is to allow development on property currently zoned R-MD and R-HD but is currently being underutilized because of the current square footage restriction particularly in the Missouri State University area where development is needed. Mr. Shattuck owns property at 634 East Harrison Street.

3. He also states, currently, all higher-density zoned properties around Springfield are prevented from utilizing their properties to the fullest extent because of the current restriction and there is no reason to have the restriction if development can provide their own parking. The applicant believes that the proposed changes to the ordinance will promote good growth for the City of Springfield.

4. The current zoning regulations for property zoned R-MD and R-HD requires that a lot is comprised of at least 15,000 square feet before multi-family uses are allowed. The R-LD, Low Density Multi-Family Residential District only requires 8,250 square feet of property for multi-family uses.

5. Staff is supportive of these amendments because this would allow small lots that are at least 8,250 square feet to be developed as multi-family uses similar to the R-LD, Low-Density multifamily residential district. This is not increasing the density, but only allowing multi-family zoned property to be developed with multi-family uses.

6. Staff does not see a difference between a multi-family use developing on 15,000 square feet compared to 8,250 square feet. They both have to provide for the required off-street parking, meet the open space requirements and the building setbacks or bufferyards; if required. The proposed amendment will bring all three of our multi-family zoning districts into one consistent minimum lot size requirement.

7. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

Staff requests that Commission approve amendments to the Zoning Ordinance of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No issues.

CLEAN WATER SERVICES DIVISION COMMENTS:

After discussing the issue, Environmental Services does not oppose the amendment but points out that we have sewer capacity issues in the older parts of Springfield. Currently, developers must fund capacity improvements at the time of development. A program needs to be developed that will spread the costs of capacity improvements across new and future developments. We anticipate that this issue will be addressed in the upcoming comprehensive plan.

FIRE DEPARTMENT COMMENTS:

No comments.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

No issues.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~.

Sec. 36-383. - R-MD - Medium-density multifamily residential district.

(5) *Lot size requirements.*

(a) *Minimum lot area:*

1. Each townhouse on a separate platted lot: 2,000 square feet.
2. Existing single-family detached dwellings: 5,000 square feet.
3. Duplexes: 5,500 square feet.
4. Existing single-family semi-detached dwellings: 3,750 square feet.
5. All other uses: 8,250~~15,000~~ square feet.

Sec. 36-384. - R-HD - High-density multifamily residential district.

(5) *Lot size requirements.*

(a) *Minimum lot area:*

1. Each townhouse on a separate platted lot: 2,000 square feet.
2. Existing single-family detached dwellings: 5,000 square feet.
3. Duplexes: 4,500 square feet.
4. Existing single-family semi-detached dwellings: 3,750 square feet.
5. All other uses: 8,250~~15,000~~ square feet.

Neal, Daniel

Subject: COMMENTS REQUESTED - Proposed Text Amendments to P&Z and CC

Daniel,

Thank you for the opportunity to provide feedback on the proposed amendments noted below. Our Board recently met to review these changes and would offer the following feedback for the Public Hearing on March 14:

1. R-MD and R-HD Minimum Lot Area Amendments: The Galloway Village Neighborhood Association is opposed to this amendment. We believe the current restrictions with regard to square footage in R-MD and R-HD are adequate for the continued protection of our residential neighborhoods. If higher density use is desired or necessitated by a developer, there should be a process in place for considering a *genuine* hardship or rezoning to an appropriate use. Changing the zoning ordinance would potentially negatively impact our particular neighborhood, which is already overwhelmed by new high density developments. This issue and its impact on our residential neighborhoods is much larger than the parking issue noted below. We do not feel this would enhance good growth for the neighbors who must live in and near these zones and deal with over-development on a daily basis.
2. Neutral; no strong opinion either way.
3. Neutral; no strong opinion either way.

Please let me know if you have any questions or if we can provide more information.

Marcie

From: Neal, Daniel [mailto:dneal@springfieldmo.gov]
Sent: Friday, March 1, 2019 4:51 PM
Subject: COMMENTS REQUESTED - Proposed Text Amendments to P&Z and CC

Staff and an applicant are proposing the following text amendments to the Zoning Ordinance at the Planning and Zoning Commission meeting on March 14, 2019 and City Council meeting on April 8, 2019:

R-MD and R-HD Minimum Lot Area Amendments: This a formal request from a citizen, Robert Shattuck, with the following explanation and amendments (proposed amendments attached). Proposed amendments to the minimum lot area for other uses in the R-MD, Medium Density Multi-Family Residential District and R-HD, High-Density Multi-Family District. Currently, reads 15,000 sq. ft. change to 8,250 sq. ft. The reason for changing this ordnance is to allow development of higher density land that is currently being under utilized because of the current square footage restriction in particular, the Missouri State University area which is needed. Location: 634 East Harrison Street. Currently, all higher density zoned properties around Springfield are stopped from utilizing their properties to the fullest extent because of the current restriction and there is no reason to have the restriction if development can provide their own parking. With the proposed changes, this new ordinance would enhance good growth for the City of Springfield.

Home Occupation Amendments: Amendments to the Zoning Ordinance Sections 36-409 and 36-451, Home Occupations. Staff is proposing amendments to the Home Occupation section of the Zoning Ordinance to remove a discrepancy regarding the renting of sleeping rooms. The current ordinance states that…Renting sleeping rooms and serving meals to <u>not more than two persons</u> <u>(and not exceeding three unrelated)</u> not members of the family occupying the dwelling unit for more than 30 days provided one off-street parking space is provided for each person. Staff believes this language is confusing and could be misinterpreted to allow more persons in a dwelling. Staff is recommending removing the three unrelated language ~~(and not exceeding three unrelated)~~.

Legal Description Amendments (proposed amendments attached): Staff in the past has had ongoing issues with the accuracy of legal descriptions being submitted for zoning changes. Staff estimates that at least one-third of all legal descriptions submitted for review are inaccurate. This has required staff to correct or require corrections for legal descriptions that do not close, do not describe contiguous tracts and even legal descriptions of property in another jurisdiction. To address this situation, staff is requesting amendments to the Zoning Ordinance to require that legal descriptions be sealed by a registered land surveyor with an attached sketch of the legal description. Zoning cases that involve only full lots and blocks in an approved subdivision will be exempt from this requirement.

If you have any additional questions or concerns, please, feel free to contact me or our department. I would also appreciate it if you don't reply to all since I have a wide range of boards and citizens that have been notified and they may not want to participate in an e-mail chain discussion.

R. Daniel Neal
Senior Planner
City of Springfield, Missouri
Planning and Development Department
Office: 417-864-1611
Direct: 417-864-1036
dneal@springfieldmo.gov

One-rdg. _____
P. Hrngs. X
Pgs. 14
Filed: 04-02-19

Sponsored by: Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 077 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement and Review,' Section 36-367 – 'Amendments,' Subsection (3)(a) relating to legal descriptions for rezoning. (Planning and Zoning Commission and Staff recommend approval.)

_____

WHEREAS, certain amendments to the current Springfield City Code Chapter 36 are needed to address the requirement for legal descriptions in rezoning cases; and

WHEREAS, Planning and Zoning Commission initiated these amendments on February 14, 2019; and

WHEREAS, a public hearing was held before the Planning and Zoning Commission on March 14, 2019, and recommended approval of the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 36 of the Springfield, Missouri City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement and Review,' Section 36-367 – 'Amendments,' Subsection (3)(a) is hereby amended as follows:

Note: Underlined language is to be added. ~~Stricken~~ language is to be removed.

Sec. 36-367. - Amendments.

(3) *Application for amendment.* Any person owning or having an interest in property or the planning and zoning commission may file an application for a text amendment or a change in zoning district classification with the secretary of the planning and zoning commission upon such forms as the commission may specify by rule. The application for amendment shall contain the following information depending on the

type of application:

(a) For changes in the zoning district classification (rezoning):

1. Applicant's name and address and his interest in the subject property.

2. The owner's name and address, including trustees, and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act in his behalf.

3. The street address (or common description). ~~and a copy of the deed of record or legal description of the property as prepared by and certified by a land surveyor or attorney.~~

4. Boundary description of the property to be re-zoned, and supporting documents as follows:

   a. If rezoning a complete existing lot(s) in a recorded subdivision, provide a copy of the platted subdivision indicating the lot(s) to be rezoned; or

   b. In all other cases, a sketch created or approved by a Professional Land Surveyor shall be submitted. The sketch need not be a boundary survey and may include a note to the surveyor's satisfaction stating that it: is not to be considered a boundary survey; is intentionally not in compliance with Missouri Standards; and should not be used to determine land boundaries on the ground. The sketch should graphically represent the boundary in relation to the criteria described below:

      i. If in a subdivision the sketch shall show, at a minimum, the name of the subdivision, the lots and portions of lots involved, the book and page of the current deed of record, the description of the area to be rezoned, the name of adjacent streets and alleys, north arrow, and proposed zoning change.

      ii. If the property is unplatted it shall show, at a minimum, the smallest aliquot part encompassing the parcel (typically, Quarter Section or Quarter-Quarter Section or smaller), Section Township and Range, the book and page of the current deed of record, the description of the area to be rezoned, the name(s) of adjacent streets and alleys, north arrow, and proposed zoning change.

   c. When providing sketches as specified in 4.b.i. and 4.b.ii. above, the Professional Land Surveyor shall also submit a letter stating the

following:

i. I have reviewed the attached description and sketch provided for rezoning. In my professional opinion, the description properly represents the boundary of the area to be rezoned and the sketch substantially conforms to the description.

~~4~~5. The zoning classification and present use of the subject property.

~~5~~6. A description of the proposed use if any.

~~6~~7. The names and addresses, provided on legal-size envelopes and on a list, for all owners of real property, as shown on the records of the county assessor, adjacent or, or within 185 feet of the subject property. (The names and addresses shall be compiled by an abstract company, title company, county assessor's office, City of Springfield or attorney at law). These names shall be used for a letter as well as other mailings.

~~7~~8. A traffic impact analysis, prepared to standards as established by the director of public works.

~~8~~9. Such additional other information as the commission may, by rule, require.

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 - Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 - This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 -077

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Chapter 36 of the Springfield, Missouri, City Code, 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement and Review,' Section 36-367 – 'Amendments,' relating to legal descriptions for rezoning. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – LEGAL DESCRIPTION AMENDMENTS

Planning and Zoning Commission initiated amendments to Section 36-367 of the Zoning Ordinance on February 14, 2019.

For several years now, staff has had ongoing issues with accuracy in legal descriptions submitted for zoning changes. Staff estimates that one-third of all legal descriptions submitted are inaccurate. These range from legal descriptions that do not close; properties that are pieced-together with legal descriptions that do not describe contiguous tracts and even legal descriptions that describe property in the wrong jurisdictions i.e. Greene County or other cities.

To address this situation, staff recommends amending the Zoning Ordinance to require legal descriptions to be approved by a Professional Land Surveyor and shall state that in their professional opinion, the description and the sketch of the property properly represents the boundary of the area to be rezoned and the sketch substantially conforms to the description. Zoning cases that involve only full lots and blocks in an approved subdivision will be exempt from this requirement since these are recorded documents on file with the City of Springfield.

Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

The Development Issues Input Group ("DIIG"), Downtown Springfield Association ("DSA"), Commercial Club and all Registered Neighborhood Associations were notified of these amendments.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will modify the current requirements to require a sketch to be created or approved by a Professional Land Surveyor with any boundary description as part of a rezoning that is not in a complete existing lot(s) in a recorded subdivision.
2. Approval of this amendment will result in more accurate descriptions of property to be rezoned and will facilitate development.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 14, 2019, and recommended approval, by a vote of 7 to 1, of the proposed changes to the Zoning Ordinance.

Planning and Development Staff recommends approval of the proposed amendments.

Submitted by:

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report
ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Proposed Amendments

EXHIBIT A

RECORD OF PROCEEDINGS
LEGAL DESCRIPTION AMENDMENTS
Planning and Zoning Commission March 14, 2019

Legal Description Amendments
Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Legal Description Amendments. Planning and Zoning Commission initiated amendments to Section 36-367 of the Zoning Ordinance on February 14, 2019. Staff in the past has had ongoing issues with the accuracy of legal descriptions being submitted for zoning changes. Staff estimates that at least one-third of all legal descriptions submitted for review are inaccurate. This has required staff to correct or require corrections for legal descriptions that do not close, do not describe contiguous tracts and even legal descriptions of property in another jurisdiction. To address this situation, staff is requesting amendments to the Zoning Ordinance to require that legal descriptions be sealed by a registered land surveyor with an attached sketch of the legal description. Zoning cases that involve only full lots and blocks in an approved subdivision will be exempt from this requirement. Staff requests that Commission approve the amendments to the Zoning Ordinance as specified.

Note: Language to be added is <u>underlined</u> or ~~stricken~~.

Sec. 36-367. - Amendments.

(1) Authority. The city council may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the districts or regulations herein or subsequently established.

(2) Initiation of amendment. Amendments may be proposed by the council, the planning and zoning commission, or by a person owning or having an interest in property in the City of Springfield. If the council initiates an amendment, its proposal shall be transmitted to the planning and zoning commission for the commission's report and recommendation.

(3) Application for amendment. Any person owning or having an interest in property or the planning and zoning commission may file an application for a text amendment or a change in zoning district classification with the secretary of the planning and zoning commission upon such forms as the commission may specify by rule. The application for amendment shall contain the following information depending on the type of application:

(a) For changes in the zoning district classification (rezoning):

1. Applicant's name and address and his interest in the subject property.
2. The owner's name and address, including trustees, and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act in his behalf.

3. The street address (or common description) ~~and~~
4. Boundary description of the property to be re-zoned, and supporting documents as follows:
   a. If rezoning a complete existing lot(s) in a recorded subdivision, provide a copy of the platted subdivision indicating the lot(s) to be rezoned; or ~~A copy of the deed of record or legal description of the property as prepared by and certified by a land surveyor or attorney.~~
   b. In all other cases, a sketch created or approved by a Professional Land Surveyor shall be submitted. The sketch need not be a boundary survey and may include a note to the surveyor's satisfaction stating that it: is not to be considered a boundary survey; is intentionally not in compliance with Missouri Standards; and should not be used to determine land boundaries on the ground. The sketch should graphically represent the boundary in relation to the criteria described below:
      I. If in a subdivision the sketch shall show, at a minimum, the name of the subdivision, the lots and portions of lots involved, the book and page of the current deed of record, the description of the area to be rezoned, the name of adjacent streets and alleys, north arrow, and proposed zoning change.
      II. If the property is unplatted it shall show, at a minimum, the smallest aliquot part encompassing the parcel (typically, Quarter Section or Quarter Section or smaller), Section Township and Range, the book and page of the current deed of record, the description of the area to be rezoned, the name(s) of adjacent streets and alleys, north arrow, and proposed zoning change.
   c. When providing sketches as specified in 4.b.i. and 4.b.ii. above, the Professional Land Surveyor shall also submit a letter stating the following:
      I. I have reviewed the attached description and sketch provided for rezoning. In my professional opinion, the description properly represents the boundary of the area to be rezoned and the sketch substantially conforms to the description.
5. The zoning classification and present use of the subject property.
6. A description of the proposed use if any.

Ms. Cox asked if staff was having to do additional work.

Mr. Hosmer noted that staff had to spend a lot of time getting the correct legal description and getting a sketch with the legal description will assist the staff in time.

Mr. Doennig ask about the process for minor subdivisions.

Mr. Hosmer stated that the developer would have to have the legal description in that process.

Mr. Doennig opened the public hearing.

Don Berry, 1200 E. Woodhurst, Lee Engineering, asking if staff is requiring a surveyor to review major subdivision plats.

Mr. Hosmer stated that staff is requiring that a shall state that in their professional opinion, that the description and sketch of the property represents the boundary.

Mr. Doennig closed the public hearing.

Mr. Coltrin commented on the upfront cost and believes that it does not guarantee to be any better or improve the situation and does not want the amendment change and will be voting no.

Mr. Hosmer stated that he does not believe it will add additional costs and this won't be perfect, but with the sketch provided as well as the description believes that it will help.

Mr. Doennig asked where the legal description problems/errors are coming from.

Mr. Hosmer stated that it comes from varied individuals, companies, etc., and approximately 30% are inaccurate.

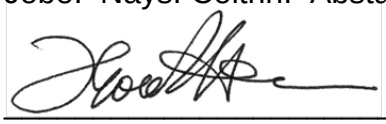
Ms. Broekhoven asked how long into the process is the staff is finding the errors and if it would be better for this requirement be at the end of the rezoning process (before it is officially zoned to make sure the property could be rezoned).

Mr. Hosmer noted that Development Review has had several staff changes and recently had a staff member who checked the legals extensively but has retired and we have seen it occur during all phases of the project and by putting the process towards the end, it may delay the project by stringing out the process. Mr. Hosmer noted that staff is spending time in getting the information accurate and gave out an example to keep it simple.

Mr. Thomas asked if the legal process is outdated for the rezoning process and asked about checks and balances prior to the final rezone.

Mr. Hosmer noted that this new process/amendment is similar with another city that requires a sketch.

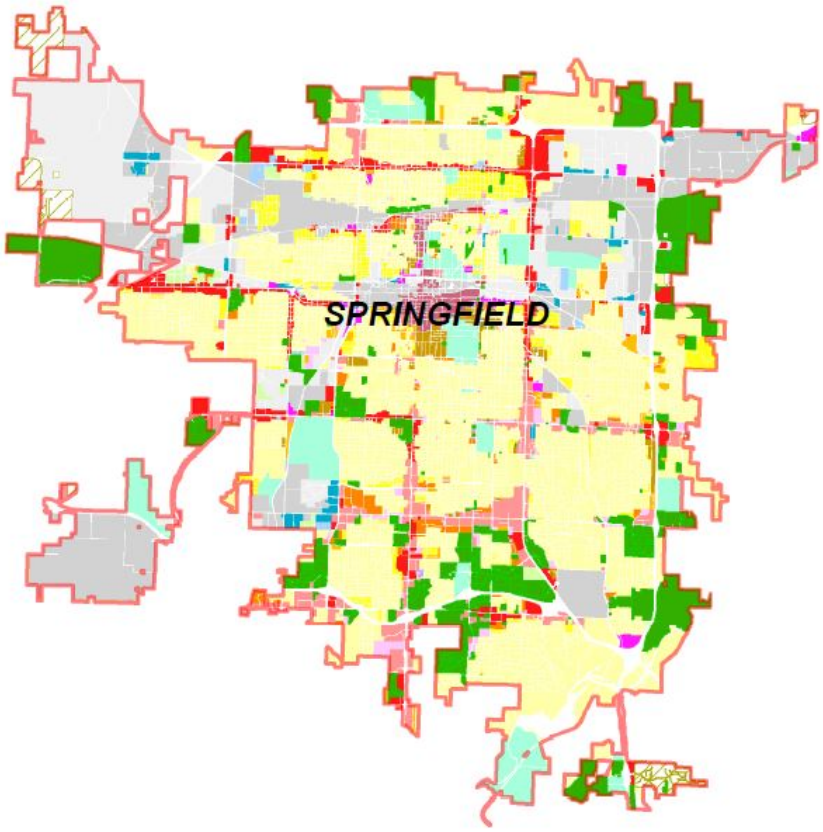
COMMISSION ACTION:
Ms. Cox motioned to **approve** Legal Description Amendments (Citywide). Mr. Jobe seconded the motion. Ayes: Doennig, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: Coltrin. Abstain: None. Absent: Shuler.



Bob Hosmer, AICP
Principal Planner

Exhibit B

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE:
Legal Description Amendments

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Zoning Ordinance as submitted in the staff report

SUMMARY OF REQUEST:

1. Staff is requesting an amendment to Section 36-367, 'Amendments,' of the Zoning Ordinance to consider modifying the requirements for zoning district classification (rezoning) legal descriptions.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will modify the current requirements to require a sketch to be created or approved by a Professional Land Surveyor with any boundary description as part of a rezoning that is not in a complete existing lot(s) in a recorded subdivision.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

SUMMARY OF PROPOSED TEXT AMENDMENT:

1. Planning and Zoning Commission initiated amendments to Section 36-367 of the Zoning Ordinance on February 14, 2019.

2. For several years now, staff has had ongoing issues with accuracy in legal descriptions submitted for zoning changes. Staff estimates that one-third of all legal descriptions submitted are inaccurate. These range from legal descriptions that do not close; properties that are pieced-together with legal descriptions that do not describe contiguous tracts and even legal descriptions that describe property in the wrong jurisdictions i.e. Greene County or other cities.

3. To address this situation, staff is initiating amendments to the Zoning Ordinance to require legal descriptions to be approved by a Professional Land Surveyor and shall state that in their professional opinion, the description and the sketch of the property properly represents the boundary of the area to be rezoned and the sketch substantially conforms to the description. Zoning cases that involve only full lots and blocks in an approved subdivision will be exempt from this requirement since these are recorded documents on file with the City of Springfield.

4. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

Staff requests that the Planning and Zoning Commission approve amendments to the Zoning Ordinance of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES COMMENTS:

No comments.

CLEAN WATER SERVICES DIVISION COMMENTS:

No objections to proposed language.

FIRE DEPARTMENT COMMENTS:

No comments.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

There is no issue with stormwater for zoning amendment.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the proposed zoning text amendment.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~.

Sec. 36-367. - Amendments.

(1) *Authority.* The city council may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the districts or regulations herein or subsequently established.

(2) *Initiation of amendment.* Amendments may be proposed by the council, the planning and zoning commission, or by a person owning or having an interest in property in the City of Springfield. If the council initiates an amendment, its proposal shall be transmitted to the planning and zoning commission for the commission's report and recommendation.

(3) *Application for amendment.* Any person owning or having an interest in property or the planning and zoning commission may file an application for a text amendment or a change in zoning district classification with the secretary of the planning and zoning commission upon such forms as the commission may specify by rule. The application for amendment shall contain the following information depending on the type of application:

(a) For changes in the zoning district classification (rezoning):

1. Applicant's name and address and his interest in the subject property.

2. The owner's name and address, including trustees, and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act in his behalf.

3. The street address (or common description)~~ and~~

4. Boundary description of the property to be re-zoned, and supporting documents as follows:

a. If rezoning a complete existing lot(s) in a recorded subdivision, provide a copy of the platted subdivision indicating the lot(s) to be rezoned; or ~~A copy of the deed of record or legal description of the property as prepared by and certified by a land surveyor or attorney.~~

b. In all other cases, a sketch created or approved by a Professional Land Surveyor shall be submitted. The sketch need not be a boundary survey and may include a note to the surveyor's satisfaction stating that it: is not to be considered a boundary survey; is intentionally not in compliance with Missouri Standards; and should not be used to determine land boundaries on the ground. The sketch should graphically represent the boundary in relation to the criteria described below:

i. If in a subdivision the sketch shall show, at a minimum, the name of the subdivision, the lots and portions of lots involved, the book and page of the current deed of record, the description of the area to be rezoned, the name of adjacent streets and alleys, north arrow, and proposed zoning change.

ii. If the property is unplatted it shall show, at a minimum, the smallest aliquot part encompassing the parcel (typically, Quarter Section or Quarter Quarter Section or smaller), Section Township and Range, the book and

page of the current deed of record, the description of the area to be rezoned, the name(s) of adjacent streets and alleys, north arrow, and proposed zoning change.

c. When providing sketches as specified in 4.b.i. and 4.b.ii. above, the Professional Land Surveyor shall also submit a letter stating the following:

i. I have reviewed the attached description and sketch provided for rezoning. In my professional opinion, the description properly represents the boundary of the area to be rezoned and the sketch substantially conforms to the description.

5. The zoning classification and present use of the subject property.

6. A description of the proposed use if any.

One-rdg. _____
P. Hrngs. _____
Pgs. 90
Filed: 04-16-19

Sponsored by: Schilling

First Reading: _____ Second Reading: _____
AMENDED
COUNCIL BILL 2019- 078 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-431, 36-432, 36-433, 36-434, and creating a new section 36-474; for the purpose of allowing the sale of Medical Marijuana as required by Article XIV of the Missouri Constitution. (Planning and Zoning Commission and Staff recommend approval.)

WHEREAS, on November 6, 2018, the voters of the State of Missouri, passed Amendment 2, creating Article XIV of the Missouri Constitution authorizing the controlled sale of Marijuana for medical purposes; and directing the State to adopt regulations to allow for the cultivation, processing, testing, and sale of Medical Marijuana, and;

WHEREAS, Article XIV and the regulations promulgated pursuant to same place certain limits and restrictions on local governments power to regulate the cultivation, processing, testing, and sale of Medical Marijuana, and;

WHEREAS, to protect the welfare of the citizens, provide access as required by law, and ensure the safe, efficient and lawful implementation of Article XIV the following amendments to the City Code are proposed, and;

WHEREAS, a public hearing was held before the Planning and Zoning Commission on March 28, 2019, and Planning and Zoning Commission recommended approval of the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III – 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-

431, 36-432, 36-433, and 36-434 are hereby amended and a new section 36-474 is hereby enacted to allow for the sale of Medical Marijuana as required by Article XIV of the Missouri Constitution.

(Note: Revisions to Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III – 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-431, 36-432, 36-433, and 36-434 as well as a new section 36-474, are set forth in "Exhibit 1," which is attached hereto and incorporated herein by this reference as if set forth verbatim. Underlined language is to be added. Language to be removed is ~~stricken~~.)

Section 2 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause or causes of action accrued or existing, under any act or ordinance repealed hereby, or shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 3 - Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 - This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

SUPPLEMENTAL EXPLANATION TO AMENDED COUNCIL BILL 2019-078

ORIGINATING DEPARTMENT: LAW

On April 8, 2019, Council Bill 2019-078 was heard on first reading by the City Council. At the conclusion of the public hearing, Council voted to amend the Bill by substituting "Amended Exhibit 1," for the original, which set forth amended language removing from the original bill the limitations on hours that facilities may be open to the public.

This Amended Bill includes "Amended Exhibit 1."

Submitted by:	Approved by:
Assistant City Attorney	City Manager

SUPPLEMENTAL EXPLANATION TO COUNCIL BILL 2019-078

FILED: 04-02-19

ORIGINATING DEPARTMENT: LAW

PURPOSE: Report on Planning and Zoning Proceedings and Recommendation for Amendment.

BACKGROUND: On March 28, 2019, the Planning and Zoning Commission ("Commission") heard staff's presentation on the proposed Medical Marijuana Ordinance. After much discussion the Commission recommended that the proposed ordinance be amended to remove the limitation on the hours medical marijuana facilities may be open to the public as found in 36-421(7)(b)(vii) and 36-474(2)(e).

The Commission responded to testimony that limiting off hours access to some of the cultivation and processing facilities only to employees would prohibit a service call during off hours from HVAC, electrical or plumbing trades to deal with emergency situations. They also felt that the hours for dispensary operations should follow those for pharmacies, some of which operate 24 hours. This would allow the market to set the hours for dispensary operations.

The Commission voted unanimously to "amend" the bill by striking the limitations on public sale. While the Commission voted specifically to do this to the language cited above in 36-421, the identical language appears also in 36-321 and 36-474.

With this "amendment" the Commission voted to approve the amended Medical Marijuana amendments 9-0.

Staff supports passage of the bill with Commission's recommended amendment.

The City Council may accept the recommendation of the Commission and make such changes, make other changes, or pass the bill as filed and presented.

Submitted by:

Assistant City Attorney

Approved by:

Jason Gage, City Manager

EXPLANATION TO COUNCIL BILL 2019 -078

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending Chapter 36 of the Springfield, Missouri, City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Divisions 1 through 5, Sections 36-303, 36-321, 36-363, 36-421, 36-422, 36-423, 36-424, 36-425, 36-430, 36-431, 36-432, 36-433, 36-434, and creating a new section 36-474 to allow for the sale of Medical Marijuana as required by Article XIV of the Missouri Constitution. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – MEDICAL MARIJUANA AMENDMENTS

City Council initiated amendments to the Zoning Ordinance in regard to medical marijuana facilities on February 25, 2019.

Missouri voters approved Amendment 2 to the Missouri Constitution ("Article XIV") on November 6, 2018. Article XIV allows the regulated use of medical marijuana including cultivation, testing, manufacture, and sale. The amendment establishes a schedule for implementation which includes August 3, 2019, as the first date to make application for a state license to operate a medical marijuana facility. Applicants for a state license will need to include a specific location in their application. Because of that, the City of Springfield needs to identify those zoning districts where the specific uses will be permitted.

Article XIV states that no local government shall prohibit medical marijuana facilities or entities with a transportation certification "either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome." It also states that local governments "may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place and manner of operation of such facilities in the locality."

Article XIV also places limitations that unless allowed by the local government, no new medical marijuana facility "shall be initially sited within 1,000 feet of any then-existing elementary or secondary school, child day-care center, or church."

Staff is proposing these medical marijuana uses in districts that permit similar non-medical marijuana uses. Staff has also evaluated what impacts these facilities might have on surrounding land uses. Staff has reviewed other Missouri communities who have already proposed or approved ordinance changes i.e. North Kansas City, Maryland Heights, Warrensburg, etc.

Article XIV lists four types of medical marijuana facilities: cultivation, testing, marijuana-infused manufacturing and dispensaries. Staff has used similar definitions as recommended by the State.

1. A medical marijuana cultivation facility is a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused product manufacturing facility. Staff believes this is similar to a nursery/greenhouse operation which is currently permitted in the Highway Commercial, Commercial Service and Industrial Commercial Districts. Staff is proposing that this use also be permitted in all Industrial zoning districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV. Staff is concerned about the effects of odor from these types of facilities and recommends a Conditional Use Permit if located adjacent to or across the street from any residential zoning district. The Conditional Use Permit process will provide residents notification if they are within 500 feet of the property and the ability to protest the establishment of the use if within 185 feet of the property. The CUP must be reviewed and approved by Planning and Zoning Commission and City Council.

2. A medical marijuana testing facility is a facility certified by the State to acquire, test, certify, and transport marijuana. Staff believes this is similar to a medical testing laboratory which is allowed as a medical office use; however, the Missouri Medical Cannabis Trade Association recommends they be permitted in “light industrial zoning or its equivalent.” Staff is taking this recommendation and proposing medical marijuana testing facilities to be permitted in all Industrial Districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is also recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV.

3. A medical marijuana-infused manufacturing facility is a facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility. Staff is proposing two types of marijuana-infused manufacturing facilities. The first is a Type 1 extraction facility which is a facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process. This would be permitted in the GM, General Manufacturing and HM, Heavy Manufacturing districts. Staff is recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV for Type 1 extraction facilities. Staff is concerned about the effects of hazardous substances and odor from these types of facilities and recommends a Conditional Use Permit be required if located adjacent to or across the street

from any residential zoning district. The Conditional Use Permit process will provide residents notification if they are within 500 feet of the property and the ability to protest the establishment of the use if within 185 feet of the property. The CUP must be reviewed and approved by Planning and Zoning Commission and City Council. The second type of medical marijuana-infused manufacturing facility is a Type 2 post-extraction facility which is a facility which uses marijuana extractions to incorporate into edibles, ointments, etc. and does not use combustible gases, CO2 or other hazardous substances. This would be permitted in the GR, General Retail, HC, Highway Commercial, CS, Commercial Services, CC, Center City, COM, Commercial Street, RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial districts as either a retail sales use or manufacturing use depending upon its scope and volume of production, facility capacity and the primary customer (retail or wholesale). Staff is recommending a reduced separation of two hundred (200) feet between Type 2 infused-products manufacturing facilities and school, child day care center and church uses. The State will require both an infused-products manufacturing license and dispensary license which will be subject to dispensary restrictions if retail sales are part of the business operation.

4. A medical marijuana dispensary is a facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused product manufacturing facility. Staff believes this is similar to a retail sales use like pharmaceuticals which are allowed in the office and all commercial districts. Staff does not believe this use is appropriate in the Limited Business or Office Districts because these districts are typically within or adjacent to single-family residential neighborhoods. Staff is recommending these be allowed in the GR, General Retail, HC, Highway Commercial, CS, Commercial Services, CC, Center City, and COM, Commercial Street Districts. Staff is proposing that these uses also be permitted in all Industrial zoning districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is recommending a reduced separation of two hundred (200) feet between dispensaries and school, child day care center and church uses so as to allow medical access to patients without being overly burdensome. Staff has found that few or no dispensaries would be allowed in the downtown area if the separation requirement was set at Article XIV's one thousand (1,000) feet default.

Separation measurements between facilities and then-existing elementary or secondary school, child day care center, or church uses shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way. In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest

point of the property line of the school, child day care center, or church. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or exit closest in proximity to the school, child day care center, or church. For purposes of these amendments, a "child day care center" is a facility licensed by the City or State.

The following general standards shall apply to all medical marijuana facilities:

a. A business license shall be obtained annually, and the medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

b. Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.

c. No medical marijuana business shall be located in a building that contains a residence.

d. All medical marijuana businesses shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M.; no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

e. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.

f. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

g. If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.

h. All other City Codes shall apply.

Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and

Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

The Development Issues Input Group ("DIIG"), Downtown Springfield Association ("DSA"), Commercial Club and all Registered Neighborhood Associations were notified of these amendments.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will delineate where medical marijuana facilities are allowed as directed by Article XIV of the Missouri Constitution.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 28, 2019 and recommended approval, by a vote of 9 to 0, of the proposed changes to the Zoning Ordinance.

The Planning and Development Staff recommends approval of the proposed amendments.

Submitted by:

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit 1, Text Amendments
Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report
ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Proposed Amendments

Amended Exhibit 1

Sec. 36-303. - General provisions.

(31) *Agricultural uses.* Agricultural uses, as defined in this article, shall be permitted in any district provided:

(a) The uses are located on at least 20 acres of land; and

(b) No structure, other than a residence, that is accessory to or used in connection with an agricultural use, is located closer than 300 feet to the lot boundary of a church, a school or a property zoned residential and used for residential purposes or platted for a residential subdivision; and

(c) No agricultural use other than growing crops in the open is located closer than 300 feet to the lot boundary of a church, a school or a property zoned residential and used for residential purposes or platted for a residential subdivision.

(d) Exemptions. The following uses are exempt from this subsection provided such use is in compliance with other city codes and state and federal laws:

1. The keeping or raising of six or less chicken hens as an accessory use.

2. Beekeeping (domestic honey bees, Apis Mellifera) as an accessory use in any district provided:

a. No more than two hives, with only one colony in each hive, are allowed on lots of 5,000 square feet or larger. One additional hive is permitted on each additional 5,000 square feet.

b. Hives shall only be located in the rear yard. Hives shall be located at least five feet from all property lines.

c. Hives shall be located within a fenced enclosure. Said fence shall be at least 42 inches high.

d. Hives that are located within 20 feet of a property line shall be screened at the property line by a six-foot solid fence, wall or other barrier, which may be vegetative. The screen shall extend at least 20 feet in both directions from the point on the property line, or lines, where the hive is the closest to the property line. Vegetative screening shall be planted or maintained so as to form a continuous, unbroken, solid screen prior to the establishment of the hive.

<u>3. Medical marijuana facilities as defined in this Article.</u>

Sec. 36-321. - Definitions.

Words in the text or tables of this article shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Agricultural use: The production, keeping or maintenance, for sale, lease or personal use, of plants and animals, including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program but excluding: feed lots, stockyards, and animal slaughter houses. Not to include medical marijuana facilities.

Church: A building or structure, or groups of buildings or structures~~, which by design and construction are~~ primarily intended for the conduct~~ing~~ of organized religious services and accessory uses associated therewith.

Clinic, medical or dental: An establishment where human patients are admitted for examination and/or treatment by one or more physicians, dentists, psychologists or social workers and where overnight lodging is limited to one night for minor surgery. Not to include medical marijuana facilities.

Commercial garden: The growing and cultivation of fruits, flowers, herbs, vegetables and/or ornamental plants by an individual or group of individuals for personal or group use, consumption, donation, subscription, shares and for on-site distribution or sale to the general public. Commercial gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas maintained and used by group members. Not to include medical marijuana facilities.

Community garden: The growing and cultivation of fruits, flowers, herbs, vegetables and/or ornamental plants by an individual or group of individuals for personal or group use, consumption, donation, subscription or shares, but not for on-site distribution or sale to the general public. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas maintained and used by group members. Not to include medical marijuana facilities.

Farmers' market: A market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as agricultural produce, seasonal fruits, fresh flowers, meat, eggs, and items customarily sold or dispensed at farmers markets from booths or vehicles located on-site. A farmers market may be conducted year-round in the same fixed location, or may be operated on an occasional or periodic

basis as a seasonal, temporary use. Not to include medical marijuana facilities.

Greenhouse: A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment. Not to include medical marijuana facilities.

Hospital: An institution providing primary health services and medical or surgical care to persons, primarily in-patients suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities. Not to include medical marijuana facilities.

Marijuana or marihuana: Cannabis indica, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" do not include industrial hemp containing a cropwide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

Medical marijuana: Marijuana allowed for the limited legal production, distribution, sale and purchase for medical use as governed by Article XIV of the Missouri State Constitution.

Medical marijuana cultivation facility: A facility licensed by the State to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility.

Medical marijuana dispensary facility: A facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

Medical marijuana-infused products: Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

Medical marijuana-infused products manufacturing facility: A facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

a) Type 1 extraction facility: A facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process.

b) Type 2 post-extraction facility: A facility which uses marijuana extractions to incorporate into edibles, ointments, etc. and does not use combustible gases, CO2 or other hazardous substances. This would be permitted in the GR, HC, CS, CC, COM, RI, LI, GM, HM and IC districts as either a retail sales use or manufacturing use depending upon its scope and volume of production, facility capacity and the primary customer (retail or wholesale).

Medical marijuana testing facility: A facility certified by the State to acquire, test, certify, and transport marijuana.

Nursery: A place where trees, shrubs, or flowering plants are raised for commercial purposes from seed or otherwise in order to be transplanted or propagated. Not to include medical marijuana facilities.

Office, medical: An office for a physician, physical therapist, chiropractor, surgeon or any other medical professional of the same general character. Medical offices do not include significant diagnostics, testing or out-patient surgery facilities normally associated with medical clinics or hospitals. Not to include medical marijuana facilities.

Sec. 36-363. - Conditional use permits.

(10) *Standards.* An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

(a) With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;

8. Such signs will not have an adverse effect on any adjacent properties;

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;

11. The proposed conditional use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

    a. The location, nature and height of buildings, structures, walls and fences on the site; and

    b. The nature and extent of landscaping and screening on the site.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

13. The proposed conditional use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;

14. The proposed conditional use otherwise complies with all applicable regulations of this article, including lot size requirements, bulk regulations, use limitations and performance standards;

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

16. Off-street parking and loading areas will be provided in accordance with the standards set out in sections 36-455, 36-456, and 36-483 of this article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield;

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

(b) With respect to conditional use permit applications for the uses listed below, the proposed conditional use will, in addition, comply with the restrictions following each use.

7. *Medical marijuana facilities.*

a. *Purpose.* The purpose of these regulations is to:

(i) Permit legal sale of medical marijuana as set forth therein and provides detailed obligations for establishing rules and regulation for the manufacture, processing, infusing and sale, including tracking, testing, security and background checks;

(ii) Avoid locating such facilities in close proximity to elementary and secondary schools, churches and child day care center uses;

(iii) Ensure that such facilities are operated in a responsible manner for the needs of the clients and surrounding land uses by minimizing any possible adverse effects on the surrounding neighborhood.

b. *Approval standards.* All applications for a conditional use permit for medical marijuana facilities shall describe the type of service intended to be delivered at that location and comply with the following requirements:

(i) Unless otherwise permitted, no new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for zoning approval, within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care center, or church.

A. In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest point of the property line of the school, child day care center, or church.

B. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, child day care center, or church to the facility's entrance or exit closest in proximity to the school, child day care center, or church.

C. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way.

D. For purposes of this section, a "child day care center" is a facility licensed by the City or State.

(ii) A business license shall be obtained annually, and the owner shall verify that the conditions of the conditional use permit are still being met.

(iii) The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

(iv) No medical marijuana facilities shall be located in a building that contains a residence.

(v) Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.

(vi) The proposed conditional use shall not be operated so as to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed use will dominate the immediate neighborhood, consideration shall be given to:

A. The functional classification of the street on which the site is located; and

B. The surrounding residential districts and uses; and

C. The location, nature and height of buildings, structures, walls and fences on site; and

D. The amount of parking needed for the proposed use and the amount of parking provided on site; and

E. The nature and extent of landscaping and screening on the site; and

F. The number of trips anticipated each day to the site.

(vii) No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.

(viii) All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

(ix) If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.

Sec. 36-421. - GR - General retail district.

(2) *Permitted uses.*

(q) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical office use group.

(t) Personal services use group.

(u~~s~~) Police and fire stations.

(v~~t~~) Private clubs and lodges.

(w~~u~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(x~~v~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers;

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities;

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater; and

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(y~~w~~) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification.

All other street frontages may contain residential uses.

(z~~x~~) Retail sales use group.

(aa~~y~~) Schools or development centers for persons with handicaps or development disabilities.

(bb~~z~~) Schools, business.

(cc~~aa~~) Seasonal outdoor sales and related storage as permitted by section 36-452, temporary uses.

(dd~~bb~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36- 421(2)(b) or (w) if applicable.

(ee~~cc~~) Taxidermists.

(ff~~dd~~) Temporary lodging use group.

(gg~~ee~~) Temporary uses, as permitted by section 36-452, temporary uses.

(hh~~ff~~) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(ii~~gg~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities provided telecommunication towers comply with section 36-466, telecommunication towers.

(jj~~hh~~) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

Sec. 36-422. - HC - Highway commercial district.

(2) *Permitted uses.*

(bb) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other

requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ee)Medical office use group.

(ff) Nurseries, greenhouses, and garden stores.

(gg)Other towers other than wireless facilities, less than 100 feet in height, and related facilities.

(hh~~ee~~) Personal services use group.

(ii~~ff~~) Police and fire stations.

(jj~~gg~~) Private clubs and lodges.

(kk~~hh~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(ll~~ii~~) Public or private vehicle and boat storage garages, yards or lots.

(mm~~jj~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two (additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(nn~~kk~~) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.

(oo~~ll~~) Retail sales use group.

(pp~~mm~~) Schools, business.

(qq~~nn~~) Schools or development centers for persons with handicaps or development disabilities.

(rr~~oo~~) Self-service storage facilities.

(ss~~pp~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36- 422(2)(c) or (kk) if applicable.

(tt~~qq~~) Swimming pool sales and displays.

(uu~~rr~~) Taxi dispatch yards and offices.

(vv~~ss~~) Taxidermists.

(ww~~tt~~) Temporary lodging use group.

(xx~~uu~~) Temporary uses, as permitted by section 36-452, temporary uses.

(yy~~vv~~) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(zz~~ww~~) Overnight shelters or transitional service shelters for 50 or fewer residents, which are located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a 2,000-foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for a transitional service shelter herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.

(aaa~~xx~~) Upholstery shops.

(bbb~~yy~~) Veterinary clinics, animal hospitals, pet daycare services, pet grooming

facilities, and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

(cccz~~z~~) Wholesale sales.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.

(a) Body and fender repair and paint shops.

(b) Overnight or transitional service shelters for 50 or fewer residents, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(c) Go-cart tracks.

(d) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(e) Pest control services with a retail component provided that at least 50 percent of the floor area of the business is devoted to retail sales and related support areas and that all service vehicles associated with the business are located behind the front building line.

(f~~e~~) Reserved.

(g~~f~~) Residential uses on the first floor frontage of a building.

(h~~g~~) Soup kitchens.

(i~~h~~) Tier V wireless facilities in accordance with section 36-466,

telecommunication towers.

(j~~i~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, provided:

1. The maximum height does not exceed 200 feet;

2. Only one tower is permitted on a lot; and

3. All other provisions of subsection 36-363(10)(b)1. are met.

(k~~j~~) Truck stops.

(4) *Use limitations.*

(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.

(b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district.

(c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.

(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-423. - CS - Commercial service district.

(2) *Permitted uses.*

(gg) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other

requirements in section 36-474., medical marijuana facilities.

(hh) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ii) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(jj) Medical office use group.

(kk) Monument sales.

(ll) Newspaper and magazine distribution agencies.

(mm~~jj~~) Nurseries, greenhouses and garden stores.

(nn~~kk~~) Personal services use group.

(oo~~ll~~) Pest control services.

(pp~~mm~~) Police and fire stations.

(qq~~nn~~) Private clubs and lodges.

(rr~~oo~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(ss~~pp~~) Public or private vehicle and boat storage garages, yards or lots.

(tt~~qq~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and

allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(uu~~rr~~) Retail sales use group.

(vv~~ss~~) Repair shops, home appliance.

(ww~~tt~~) Repair shops, small-engine.

(xx~~uu~~) Schools or development centers for persons with handicaps or development disabilities.

(yy~~vv~~) Schools, business and industrial.

(zz~~ww~~) Self-service storage facilities.

(aaa~~xx~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-423(2)(b) if applicable.

(bbb~~yy~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including, but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(ccc~~zz~~) Swimming pool sales and display.

(ddd~~aaa~~) Taxi dispatch yards and offices.

(eee~~bbb~~) Taxidermists.

(ffff~~ccc~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ggg~~ddd~~) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(hhh~~eee~~) Towers other than wireless facilities, less than 100 feet in height and related facilities.

(iii~~fff~~) Overnight shelters or transitional service shelters for 50 or fewer residents, which are located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a 2,000-foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for a transitional service shelter herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.

(jjj~~ggg~~) Truck stops.

(kkk~~hhh~~) Upholstery shops.

(lll~~iii~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(mmm~~jjj~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Overnight or transitional service shelters for 50 or fewer residents, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(b) Go-cart tracks.

(c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district ~~Reserved~~. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(d) Soup kitchens.

(e) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(f) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(g) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(h) Warehouses, storage and distribution centers.

(4) *Use limitations.*

(a) No motor vehicle repair or maintenance work shall take place outdoors within 200 feet of the boundary of any residential district.

(b) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.

(c) No vibration, glare, or heat shall be detectable at the district boundary line.

(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

(g) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.

Sec. 36-424. - CC - Center city district.

(2) *Permitted uses.*

(bb) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd)Medical office use group.

(ee)Personal services use group.

(ff~~dd~~) Police and fire stations.

(gg~~ee~~) Private clubs and lodges.

(hh~~ff~~) Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.

(ii~~gg~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(jj~~hh~~) Repair shops, home appliance.

(kk~~ii~~) Residential uses except those which require a conditional use permit in accordance with subsection 36-424(3).

(ll~~jj~~) Retail sales use group.

(mm~~kk~~) Schools or development centers for persons with handicaps or development disabilities.

(nn~~ll~~) Schools, business.

(oo~~mm~~) Schools, elementary and secondary.

(pp~~nn~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-424(2)(ii) if applicable.

(qq~~oo~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including, but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(rr~~pp~~) Taxi dispatch yards and offices.

(ss~~qq~~) Temporary uses, as permitted by section 36-452, temporary uses.

(tt~~rr~~) Temporary lodging use group.

(uu~~ss~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(vv~~tt~~) Veterinary clinics. Facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

(ww~~uu~~) Wholesale sales.

Sec. 36-425. - COM - Commercial street district.

(1) *Purpose.* This district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for the older commercial and light industrial areas fronting and adjacent to a commercial street that tend to accommodate a wide variety of uses. This area initially developed early in the city's history and does not display the characteristics typical of modern suburban development. The city has approved a commercial street redevelopment plan and has approved financing mechanisms to implement that plan. Uses proposed in this district are consistent with the redevelopment strategy. This area is experiencing rehabilitation and redevelopment. This district is intended to accommodate the transition that must occur if this area is to contribute to the vitality of the city while protecting the historic character of the area.
Two sub-zones are established by this section. The uses permitted in the two districts are the same, but they differ in the design requirements. The COM-1 district is designed to permit new construction that is more compatible with the existing historic buildings within the landmarks district along Commercial Street. The COM-2 district is designed to allow new construction that is consistent with more recent commercial development along Commercial Street.

(2) *Permitted uses.*

(a) The following uses are permitted on any floor unless the development project is greater than 10,000 square feet in total floor area, which requires a conditional use permit.

13. Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

14. Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

15. Offices, administrative, business, finance, and professional.

16. Offices, medical and dental.

17.~~15.~~ Personal service establishments including beauty parlors, barbershops, dry cleaning and laundry pick-up window, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.

18.~~16.~~ Pet stores and pet grooming.

19.~~17.~~ Police and fire stations.

20.~~18.~~ Recording studios.

21.~~19.~~ Restaurants, excluding drive-in, vehicular pick-up window, and drive-thru facilities.

22.~~20.~~ Retail sales use group excluding convenience stores with gas pumps.

23.~~21.~~ Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.

24.~~22.~~ Schools, business.

25.~~23.~~ Taverns and cocktail lounges.

26.~~24.~~ Temporary uses, as permitted by section 36-452, temporary uses.

27.~~25.~~ Veterinary clinics. Facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

28.~~26.~~ Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters.

Sec. 36-430. - RI - Restricted industrial district.

(2) *Permitted uses.*

(q) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical marijuana-infused products manufacturing type 2 post-extraction

facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(t) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(u) Pest control services.

(v) Police and fire stations.

(w) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(x) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(y~~u~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(z~~v~~) Schools or development centers for persons with handicaps or development disabilities.

(aa~~w~~) Schools, industrial and business.

(bb~~x~~) Self-service storage facilities.

(cc~~y~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-430(2)(c) if applicable.

(dd~~z~~) Swimming pool sales and display.

(ee~~aa~~) Taxidermists.

(ff~~bb~~) Temporary uses, as permitted by section 36-452, temporary uses.

(gg~~cc~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(hh~~dd~~) Upholstery shops.

(ii~~ee~~) Veterinary clinics, animal hospitals, and kennels, with no outside activities.
(jj~~ff~~) Warehouses, storage and distribution centers.

(kk~~gg~~) Wholesale sales.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.

(a) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents in accordance with subsection 36-363(10)(b)5.

(c~~b~~) Soup kitchens.

(d~~c~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(e~~d~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(4) *Use limitations.*

(a) All activities and permitted uses, except off-street parking and loading facilities and household resource recovery collection centers, shall be conducted entirely within a completely enclosed building.

(b) No outdoor storage of products, materials, or supplies, except refuse disposal areas, shall be permitted.

(c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-431. - LI - Light industrial district.

(2) *Permitted uses.*

(p) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(q) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(t) Pest control services.

(u) Police and fire stations.

(v) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(w) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(x~~t~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(y~~u~~) Schools, industrial and business.

(z~~v~~) Self-service storage facilities.

(aa~~w~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-431(2)(c) if applicable.

(bb~~x~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(cc~~y~~) Swimming pool sales and display.

(dd~~z~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ee~~aa~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(ff~~bb~~) Upholstery shops.

(gg~~cc~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(hh~~dd~~) Warehouses, storage and distribution centers.

(ii~~ee~~) Wholesale sales and distribution.

(jj~~ff~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article:

(a) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents in accordance with subsection 36-363(10)(b)5.

(c~~b~~) Motor freight terminals.

(d~~c~~) Soup kitchens.

(e~~d~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(f~~e~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(g~~f~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(b) All activities and permitted uses, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.

(c) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in a LI, GM, or HM district.

(d) All outdoor storage shall be at least 100 feet from any residential district boundary.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(g) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-432. - GM - General manufacturing district.

(2) *Permitted uses.*

(t) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(u) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(v) Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(w) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(x) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(y) Motor freight terminals.

(z) Pest control services.

(aa) Police and fire stations.

(bb) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(cc) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(dd~~y~~) Recycling centers.

(ee~~z~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(ff~~aa~~) Schools, industrial and business.

(gg~~bb~~) Self-service storage facilities.

(hh~~cc~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-432(2)(d) if applicable.

(jj~~dd~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(jj~~ee~~) Swimming pool sales and display.

(kk~~ff~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ll~~gg~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(mm~~hh~~) Upholstery shops.

(nn~~ii~~) Vehicle rental, towing and storage services.

(oo~~jj~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(pp~~kk~~) Warehouses, storage and distribution centers.

(qq~~ll~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(c) Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the GM district.

(d) Junk yards and automobile wrecking yards (no limitation on floor area for retail sales), in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(e) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(f) Medical marijuana-infused products manufacturing type 1 extraction facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(g) Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(h) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(i~~g~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(j~~h~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an LI, GM, or HM district.

(b) All outdoor storage shall be at least 100 feet from any residential district boundary.

(c) No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district.

(d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(e) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(g) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-433. - HM - Heavy manufacturing district.

(2) *Permitted uses.*

(aa) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(bb) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ee) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ff) Motor freight terminals.

(gg)Pest control services.

(hh)Police and fire stations.

(ii) Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals.

(jj) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(kk~~ff~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(ll~~gg~~) Railroad terminals, railroad switching and classification yards, and railroad cars and locomotive repair shops.

(mm~~hh~~) Recycling centers.

(nn~~ii~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(oo~~jj~~) Schools, industrial and business.

(pp~~kk~~) Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(qq~~ll~~) Self-service storage facilities.

(rr~~mm~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-433(2)(d) if applicable.

(ss~~nn~~) Stockyards or feed lots.

(tt~~oo~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including, but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(uu~~pp~~) Swimming pool sales and display.

(vv~~qq~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ww~~rr~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(xx~~ss~~) Upholstery shops.

(yy~~tt~~) Vehicle rental, towing and storage services.

(zz~~uu~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(aaa~~vv~~) Warehouses, storage and distribution centers.

(bbb~~ww~~) Wholesale sales.

(ccc~~xx~~) Wood preserving operations using formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenol (PENTA), creosote, and related chemicals.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous substances from off-site sources and radioactive substances.

(b) Community corrections facilities in accordance with subsection 36-363(10)(b)6.

(c) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(d) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district~~Reserved~~. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(e) Medical marijuana-infused products manufacturing type 1 extraction facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(f) Jails, prisons or detention facilities in accordance with subsection 36-363(10)(b)3.

(g~~f~~) Permanent storage or disposal of hazardous substances, (as defined under the Federal Resource Conservation and Recovery Act, Subpart D, 40 C.F.R. 261.30; 261.31; 261.32; 261.33), industrial or municipal sludges.

(h~~g~~) Processing, reprocessing and storage of PCB containing oils.

(i~~h~~) Quarries and mining operations. Quarries existing at the effective date of this article shall only be required to apply for a use permit if the property is enlarged and the use is expanded onto the new property.

(j~~i~~) Solid waste transfer station as defined in this article provided the city council shall make a determination that the issuance of a use permit is consistent with the integrated solid waste management system plan of the city as defined in said plan.

(k~~j~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(l~~k~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(m~~l~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(b) No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district.

(c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-434. - IC - Industrial commercial district.

(2) *Permitted uses.*

(y) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(z) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(aa) Medical marijuana-infused products manufacturing type 2 post-extraction facility. . No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(bb) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical office use group.

(dd) Nurseries, greenhouses and garden stores.

(ee) Upholstery shops.

(ff) Personal services use group.

(gg~~cc~~) Pest control services.

(hh~~dd~~) Police and fire stations.

(ii~~ee~~) Private clubs and lodges.

(jj~~ff~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(kk~~gg~~) Public or private vehicle and boat storage garages, yards, or lots.

(ll~~hh~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.

2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any

residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(mm~~ii~~) Retail sales use group.

(nn~~jj~~) Schools, professional, commercial, industrial and trade.

(oo~~kk~~) Schools or development centers for persons with handicaps or development disabilities.

(pp~~ll~~) Self-service storage facilities.

(qq~~mm~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-434(2)(d) if applicable.

(rr~~nn~~) Swimming pool sales and display.

(ss~~oo~~) Taxi dispatch yards and offices.

(tt~~pp~~) Taxidermists.

(uu~~qq~~) Temporary lodging use group.

(vv~~rr~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ww~~ss~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(xx~~tt~~) Upholstery shops.

(yy~~uu~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(zz~~vv~~) Warehouses, storage and distribution centers.

(aaa~~ww~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article.

(a) Overnight shelters and transitional service shelters for 50 or fewer residents, in accordance with subsection 36-363(10)(b)5.

(b) Go-cart tracks.

(c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district~~Reserved~~. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(d) Motor freight terminals.

(e) Soup kitchens.

(f) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(g) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(h) Truck stops.

(i) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time.

(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.

(d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.

(e) All outdoor storage shall be at least 100 feet from any residential district boundary.

(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises.

(h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-474. – Medical marijuana facilities.

(1) *Purpose.* The purpose of these requirements is to allow medical marijuana facilities while minimizing any possible adverse effects of such uses on the surrounding neighborhood.

(2) *Medical marijuana facility standards.* Medical marijuana facilities as defined shall follow the regulations of this article.

(a) A business license shall be obtained annually, and the medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

(b) Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.

(c) Unless otherwise permitted, no new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for zoning approval, within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care center, or church.

1) In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest point of the property line of the school, child day care center, or church.

2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, child day care center, or church to the facility's entrance or exit closest in proximity to the school, child day care center, or church.

3) Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way.

4) For purposes of this section, a "child day care center" is a facility licensed by the City or State.

(d) No medical marijuana business shall be located in a building that contains a residence.

(e) No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.

(f) All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

(g) If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.

(h) All other City Codes shall apply.

EXHIBIT A

RECORD OF PROCEEDINGS
MEDICAL MARIJUANA AMENDMENTS
Planning and Zoning Commission March 28, 2019

Medical Marijuana Amendments
Citywide
Applicant: City of Springfield

Mary Lilly Smith stated that Article XIV, of the Missouri Constitution provides that no new medical marijuana facility, unless allowed by the local government, ""shall be initially sited within 1,000 feet of any then-existing elementary or secondary school, child day-care center, or church." No local government shall prohibit medical marijuana facilities or entities with a transportation certification "either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome." Local governments "may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place and manner of operation of such facilities in the locality."

Facility types include, medical marijuana cultivation facility, medical marijuana testing facility, medical marijuana-infused manufacturing facility, and medical marijuana dispensary facility.

The proposed amendment establishes specific definitions for marijuana, medical marijuana and medical marijuana facilities. Clarifies that similar uses defined in the Zoning Ordinance do not include medical marijuana facilities, states general standards for medical marijuana facilities, creates which districts permit uses by right and which require conditional use permits, and determines separation standards.

The general standards are that an annual business license is required, and a State medical marijuana license displayed in open and conspicuous place. No medical marijuana business shall be in a building that contains a residence and all medical marijuana businesses shall be closed to the public between the hours of 10 p.m. and 6:00 a.m. (no persons not employed by the business shall be on the premises and no sales or distribution of marijuana shall occur upon the premises during that time).

Further regulations state that no marijuana may be smoked, ingested or otherwise consumed on the premises of a medical marijuana establishment, and facilities must develop, implement and maintain an odor control plan which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code as well as no outdoor operations or storage and if multiple licenses are issued for one location, then restrictions for the highest intensity shall apply. All other City Codes apply.

General standards for separation are Elementary and secondary schools – public and private; Child day care centers – licensed by the City or State. Churches – Ordinance modifies the definition of Church (a building or structure, or groups of buildings or structures, ~~which by design and construction are~~ primarily intended for the conduct~~ing~~ of organized religious services and accessory uses associated therewith). Measurements made along shortest path between the demarcation points that can be traveled by foot by public right-of-way.

Certain medical marijuana uses will require a Conditional Use Permit if adjacent to or across street from residential zoning districts and the twenty-one (21) Conditions in Zoning Ordinance apply to all CUP's. Additional CUP conditions such as uses shall not be operated to dominate immediate vicinity or to interfere with development and use of neighboring property.

Considerations for determining if proposed use will dominate the immediate neighborhood:

- Functional street classification.
- Surrounding residential districts and uses.
- Location, nature and height of buildings, structures, walls and fences on site.
- Amount of needed parking and amount provided.
- Nature and extent of landscaping and screening.
- Number of visitor trips anticipated each day to the site.

Medical Marijuana Cultivation Facility is defined as:

- A facility licensed by the State to acquire, cultivate, process, store, transport and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility.
- Similar to greenhouse operation.

Permitted Districts:

- Highway Commercial, Commercial Services, Restricted Industrial, Light Industrial, General Manufacturing, Heavy Manufacturing and Industrial Commercial.
- 1,000-feet separation from elementary and secondary schools, child day care centers and churches.
- Conditional Use Permit required if adjacent to or across street from residential zoning district.

Medical Marijuana Testing Facility is defined as:

- A facility certified by the State to acquire, test, certify and transport marijuana.
- Similar to medical testing labs permitted as part of Office Use Group, however, Missouri Medical Cannabis Trade Association recommends they be permitted in "light industrial zoning or its equivalent."

Permitted Districts:

- Restricted Industrial, Light Industrial, General Manufacturing, Heavy Manufacturing and Industrial Commercial.
- 1,000-feet separation from elementary and secondary schools, child daycare centers and churches.

Medical Marijuana-Infused Projects Manufacturing Facility is defined as:

- A facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.
- Medical Marijuana-Infused Products are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.
- Includes both the extraction process and production of edibles, ointments, etc.

<u>Type 1 Extraction Facility include:</u>

- A facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process.

Permitted Districts:

- General Manufacturing and Heavy Manufacturing.
- 1,000-feet separation from elementary and secondary schools, child day care centers and churches.
- Conditional Use Permit required if adjacent to or across street from residential zoning district.

<u>Type 2 Post-Extraction Facility include:</u>

- A facility which uses marijuana extractions to incorporate into edibles, ointments, etc., and does not use combustible gases, CO2 or other hazardous substances. Permitted as either a retail sales use or manufacturing use depending upon its scope and volume of production, facility capacity and the primary customer (retail or wholesale).
- Bakeries, confectionaries and producers of ointments, etc. which use extracts, oils or butters produced by Extraction Facilities to create infused products intended for consumption including edible or topical products.
- Staff evaluates as if non-marijuana use to determine if Retail Sales Use Group* or industrial/wholesale activity. (*Requires State-issued dispensary license and subject to dispensary zoning restrictions if retail sales).

Permitted Districts:

- General Retail, Highway Commercial, Commercial Services, Center City, Commercial Street, Restricted Industrial, Light Industrial, General Manufacturing, Heavy Manufacturing, and Industrial Commercial.
- 200-feet separation from elementary and secondary schools, child day care centers and churches.

Medical Marijuana Dispensary Facility is defined as:

- A facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.
- Similar to a pharmacy as part of the Retail Sales Use Group.
- Not permitted in Limited Business or Office Districts because these districts are sometimes embedded in residential neighborhoods.

Permitted Districts:

- General Retail, Highway Commercial, Commercial Services, Center City and Commercial Street.
- Restricted Industrial, Light Industrial, General Manufacturing, Heavy Manufacturing and Industrial Commercial.
- 200-feet separation from elementary and secondary schools, child day care centers and churches.

Mr. Joel Thomas asked if a church wanted to move in if there was already an existing dispensary.

Ms. Smith noted that they could stay as the church moved in after the dispensary.

Mr. Jobe asked about the closest door to a dispensary, used Battlefield Mall as an example.

Ms. Smith said it would be the main entrance to the mall would be considered the closest.

Mr. Coltrin asked about the distance restrictions, pharmacies and CUP's.

Ms. Smith stated that the State Constitutional amendment is, "unless otherwise permitted by local government, the distance will be 1000 feet." She also clarified the distance restriction for a pharmacy is none.

Ms. Smith stated there are a lot of properties that would allow, however if adjacent to a residential zone then you would be required to apply for a CUP.

Ms. Cox asked questions regarding liquor stores, alcohol by the drink, and adult entertainment and what are distance requirements.

Ms. Smith noted that alcohol by the drink is 200 feet distance (schools and churches), there are no distance restrictions for liquor stores (packaged liquor) and there is a 2000 feet separation requirement for adult entertainment. There are some additional individual restrictions that may apply.

Ms. Cox questioned the age requirements and separation distance and questioned the "time of operation" restrictions.

General discussion on the "time of operation" questions and restrictions.

Mr. Doennig opened the public hearing.

Mr. Sterling Mathis, 334 N. Main, wants to be able to cultivate and manufacture, however there is a church within the distance restriction and wants clarification on what is considered a church because they do not conduct services, but they did previously feed the homeless.

Ms. Smith noted that they would need to call and ask for clarification because it is considered a church when primarily intended for the conduct of organized religious

services.

Mr. David Brodsky, 1920 Bridge Lane, Steamboat Springs, CO, would like to make one clarification on the distance restrictions. In Colorado, we currently have 1000-foot restrictions, but it is getting ready to be lowered to 500 feet. Also mentioned about the testing procedure and would like to see less distance restrictions.

Mr. Coltrin asked about state ownership and if out of state ownership is allowed.

Mr. Bordsky said that state ownership has to be 51%.

Mr. Chip Sheppard, 28056 S. Ingram Mill Road, is on the Board of Directors for New Approach Missouri (campaign committee). Would like to see less restrictions on who can be at the facility after hours, and noted that contractors need to be able to work on refrigerators, electricity, etc. He also noted that there will be 330 licenses state-wide.

Mr. David Schlum, 1258 E. Battlefield, noted that he likes that this give him personal freedoms and told a personal story about his wife who has chronic migraines and is happy to be able to access medical marijuana. He also would like the Commission to address the issue on hours of operation.

Mr. Desmond Morris, II, 1043 E. Caravan Street, has been developing a business plan to dispense high quality cannabis in Springfield. Has concerns on the constraints of hours of operation as well as the distance separations. Noted that the City will see a lot of revenue through jobs and taxes.

Mr. Doennig closed the public hearing.

Mr. Coltrin asked if the state law is written that Springfield can say “no” to Medical Marijuana?

Mr. Rykowski stated that the City of Springfield cannot “expressly prohibit” Medical Marijuana Amendments.

Ms. Cox expressed appreciation on the presentation, however has concerns on the hours of operation and wants to move forward without any further delay and will vote in favor.

Mr. Rose voiced his concerns on the hours of operation and that it seems to limit access to after hour contractors, i.e., electricians, plumbers, etc., and would like to see an amendment to remove the hours of operation and will be voting yes.

Ms. Broekhoven asked similar questions and stated that she would like to see an amendment to remove the hours.

Ms. Smith noted that the “hours of operations” are not in the State Regulations and therefore can be amended.

Mr. Coltrin believes that this will not make a better Springfield and does not feel like there is a choice but to vote in favor.

Mr. Jobe comments about the hours of operation are problematic both with respect to the narrow aspect of employees outside of hours, not including contractors, etc., however the proposed amendments have been highly covered and will be in support of this amendment.

Ms. Ogilvy also voiced concern on the hours of operation and the narrow aspect of employees outside of hours and will be voting yes.

Ms. Smith stated that the Commission may make an amendment to clarify the hours and contractors/employees.

COMMISSION ACTION:
Mr. Doennig motioned to strike the following requirement: "All medical marijuana facilities shall be closed to the public between the hours of 10:00 p.m. and 6:00 a.m., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises at that time." Mr. Rose seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Broekhoven, Thomas, Shuler, and Jobe. Nays: None. Abstain: None. Absent: None.

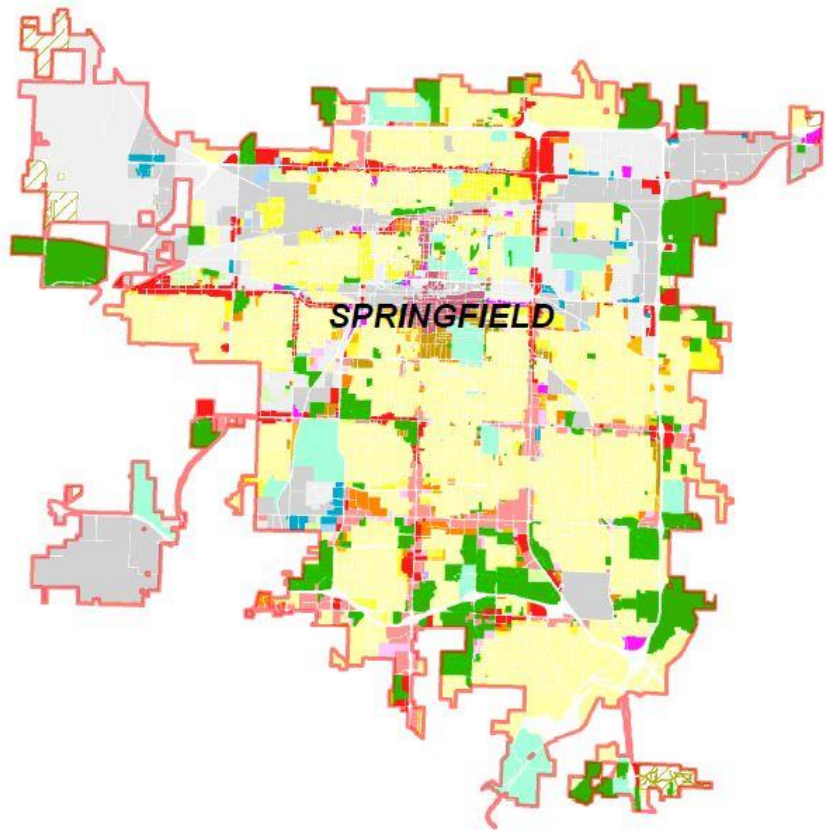
COMMISSION ACTION:
Ms. Cox motioned to **approve** Medical Marijuana Amendments as Amended (Citywide). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Rose, Broekhoven, Thomas, Shuler, and Jobe. Nays: None. Abstain: None. Absent: None.

Bob Hosmer, AICP
Principal Planner

Exhibit B

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 28, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE:
Medical Marijuana Amendments

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the proposed amendments to the Zoning Ordinance as submitted in the staff report

SUMMARY OF REQUEST:

1. In response to voter approval of Constitutional Amendment 2, staff is requesting amendments to Sections 36-303, 36-321, 36-363, commercial and industrial districts and adding a new supplemental Section 36-474, Medical Marijuana Facilities, of the Zoning Ordinance to allow medical marijuana facilities.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will delineate where medical marijuana facilities are allowed as directed by Article XIV of the Missouri Constitution (hereinafter Article XIV).

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

SUMMARY OF PROPOSED TEXT AMMENDMENT:

1. City Council initiated amendments to the Zoning Ordinance in regards to medical marijuana facilities on February 25, 2019.

2. Missouri voters approved Amendment 2 to the Missouri Constitution (Article XIV) on November 6, 2018. Article XIV allows the regulated use of medical marijuana including cultivation, testing, manufacture and sale. The amendment establishes a schedule for implementation which includes August 3, 2019, as the first date to make application for a state license to operate a medical marijuana facility. Applicants for a state license will need to include a specific location in their application. Because of that, the City of Springfield needs to identify those zoning districts where the specific uses will be permitted.

3. Article XIV states that no local government shall prohibit medical marijuana facilities or entities with a transportation certification "either expressly or through the enactment of ordinances or regulations that make their operation unduly burdensome." It also states that local governments "may enact ordinances or regulations not in conflict with this section, or with regulations enacted pursuant to this section, governing the time, place and manner of operation of such facilities in the locality."

4. Article XIV also places limitations that unless allowed by the local government, no new medical marijuana facility "shall be initially sited within 1,000 feet of any then-existing elementary or secondary school, child day-care center, or church."

5. Staff is proposing these medical marijuana uses in districts that permit similar non-medical marijuana uses. Staff has also evaluated what impacts these facilities might have on surrounding land uses. Staff has reviewed other Missouri communities who have already proposed or approved ordinance changes i.e. North Kansas City, Maryland Heights, Warrensburg, etc.

6. Article XIV lists four types of medical marijuana facilities: cultivation, testing, marijuana-infused manufacturing and dispensaries. Staff has used similar definitions contained in Article XIV.

7. A medical marijuana cultivation facility is a facility licensed by the State of Missouri to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility. Staff believes this is similar to a nursery/greenhouse operation which is currently permitted in the Highway Commercial, Commercial Service and Industrial Commercial Districts. Staff is proposing that this use also be permitted in all Industrial zoning districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV. Staff is concerned about the effects of odor from these types of facilities and recommends a Conditional Use Permit if located adjacent to or across the street from any residential zoning district. The Conditional Use Permit process will provide residents notification if they are within 500 feet of the property and the ability to protest the establishment of the use if within 185 feet of the property. The CUP must be reviewed and approved by Planning and Zoning Commission and City Council.

8. A medical marijuana testing facility is a facility certified by the State to acquire, test, certify, and transport marijuana. Staff believes this is similar to a medical testing laboratory which is allowed as a medical office use; however, the Missouri Medical Cannabis Trade Association recommends they be permitted in "light industrial zoning or its equivalent." Staff is taking this recommendation and proposing medical marijuana testing facilities to be permitted in all Industrial Districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is also recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV.

9. A medical marijuana-infused manufacturing facility is a facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility. Staff is proposing two types of marijuana-infused manufacturing facilities. The first is a Type 1 extraction facility which is a facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process. This would be permitted in the GM and HM districts. Staff is recommending the full 1,000-foot separation from schools, child day cares and churches as recommended by Article XIV for Type 1 extraction facilities. Staff is concerned about the effects of hazardous substances and odor from these types of facilities and recommends a Conditional Use Permit be required if located adjacent to or across the street from any residential zoning district. The Conditional Use Permit process will provide residents notification if they are within 500 feet of the property and the ability to protest the establishment of the use if within 185 feet of the property. The CUP must be reviewed and approved by Planning and Zoning Commission and City Council. The second type of medical marijuana-infused manufacturing facility is a Type 2 post-extraction facility which is a facility which uses marijuana extractions to incorporate into edibles, ointments, etc. and does not use combustible gases, CO2 or other hazardous substances. This would be permitted in the GR, HC, CS, CC, COM, RI, LI, GM, HM and IC districts as either a retail sales use or manufacturing use depending upon its scope and volume of production, facility capacity and the primary customer (retail or wholesale). Staff is recommending a reduced separation of two hundred (200) feet between Type 2 infused-products manufacturing facilities and school, child day care center and church uses. The State will require both an infused-products manufacturing license and dispensary license which will be subject to dispensary restrictions if retail sales are part of the business operation.

10. A medical marijuana dispensary is a facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility. Staff believes this is similar to a retail sales use like pharmaceuticals which are allowed in the office and all commercial districts. Staff does not believe this use is appropriate in the Limited Business or Office Districts because these districts are typically within or adjacent to single-family residential neighborhoods. Staff is recommending these be allowed in the GR, HC, CS, CC and COM Districts. Staff is proposing that these uses also be permitted in all Industrial zoning districts (RI, Restricted Industrial, LI, Light Industrial, GM, General Manufacturing, HM, Heavy Manufacturing and IC, Industrial Commercial Districts). Staff is recommending a reduced separation of two hundred (200) feet between dispensaries and school, child day care center and church uses so as to allow medical access to patients without being overly burdensome. Staff has found that few or no dispensaries would be allowed in the downtown area if the separation requirement was set at Article XIV's one thousand (1,000) feet default.

11. Separation measurements between facilities and then-existing elementary or secondary school, child day care center, or church uses shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way. In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest point of the property line of the school, child day care center, or church. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or

exit closest in proximity to the school, child day care center, or church. For purposes of these amendments, a "child day care center" is a facility licensed by the City or State.

12. The following general standards shall apply to all medical marijuana facilities:

    a. A business license shall be obtained annually, and the medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.
    b. Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.
    c. No medical marijuana business shall be located in a building that contains a residence.
    d. All medical marijuana businesses shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M.; no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.
    e. No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.
    f. All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.
    g. If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.
    h. All other City Codes shall apply.

13. Before an amendment shall be approved by ordinance, the Planning and Zoning Commission shall have first had a public hearing regarding the proposed amendment and made an official report to the City Council regarding the Planning and Zoning Commission's recommendation regarding said amendment. Once the Planning and Zoning Commission has made its official report, any further review by the Planning and Zoning Commission shall not be required unless City Council elects to refer a matter back to the Planning and Zoning Commission for further review.

STAFF COMMENTS:

Staff requests that Commission approve amendments to the Zoning Ordinance of the city code as specified.

PUBLIC COMMENTS:

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Commercial Club and all Registered Neighborhood Associations were notified of these amendments and public hearing dates.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

REQUIREMENTS FOR APPROVAL:

Attachment 2

Note: Language to be added is underlined or ~~stricken~~.

Sec. 36-303. - General provisions.

(31) *Agricultural uses.* Agricultural uses, as defined in this article, shall be permitted in any district provided:

(a) The uses are located on at least 20 acres of land; and

(b) No structure, other than a residence, that is accessory to or used in connection with an agricultural use, is located closer than 300 feet to the lot boundary of a church, a school or a property zoned residential and used for residential purposes or platted for a residential subdivision; and

(c) No agricultural use other than growing crops in the open is located closer than 300 feet to the lot boundary of a church, a school or a property zoned residential and used for residential purposes or platted for a residential subdivision.

(d) Exemptions. The following uses are exempt from this subsection provided such use is in compliance with other city codes and state and federal laws:

1. The keeping or raising of six or less chicken hens as an accessory use.

2. Beekeeping (domestic honey bees, Apis Mellifera) as an accessory use in any district provided:

a. No more than two hives, with only one colony in each hive, are allowed on lots of 5,000 square feet or larger. One additional hive is permitted on each additional 5,000 square feet.

b. Hives shall only be located in the rear yard. Hives shall be located at least five feet from all property lines.

c. Hives shall be located within a fenced enclosure. Said fence shall be at least 42 inches high.

d. Hives that are located within 20 feet of a property line shall be screened at the property line by a six-foot solid fence, wall or other barrier, which may be vegetative. The screen shall extend at least 20 feet in both directions from the point on the property line, or lines, where the hive is the closest to the property line. Vegetative screening shall be planted or maintained so as to form a continuous, unbroken, solid screen prior to the establishment of the hive.

3. Medical marijuana facilities as defined in this Article.

Sec. 36-321. - Definitions.

Words in the text or tables of this article shall be interpreted in accordance with the provisions set forth in this section. Where words have not been defined, the standard dictionary definition shall prevail.

Agricultural use: The production, keeping or maintenance, for sale, lease or personal use, of plants and animals, including, but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products, poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules, or goats, or any mutations or hybrids thereof, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or lands devoted to a soil conservation or forestry management program but excluding: feed lots, stockyards, and animal slaughter houses. Not to include medical marijuana facilities.

Church: A building or structure, or groups of buildings or structures~~, which by design and construction are~~ primarily intended for the conduct~~ing~~ of organized religious services and accessory uses associated therewith.

Clinic, medical or dental: An establishment where human patients are admitted for examination and/or treatment by one or more physicians, dentists, psychologists or social workers and where overnight lodging is limited to one night for minor surgery. Not to include medical marijuana facilities.

Commercial garden: The growing and cultivation of fruits, flowers, herbs, vegetables and/or ornamental plants by an individual or group of individuals for personal or group use, consumption, donation, subscription, shares and for on-site distribution or sale to the general public. Commercial gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas maintained and used by group members. Not to include medical marijuana facilities.

Community garden: The growing and cultivation of fruits, flowers, herbs, vegetables and/or ornamental plants by an individual or group of individuals for personal or group use, consumption, donation, subscription or shares, but not for on-site distribution or sale to the general public. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be cultivated collectively by members of the group and may include common areas maintained and used by group members. Not to include medical marijuana facilities.

Farmers' market: A market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as agricultural produce, seasonal fruits, fresh flowers, meat, eggs, and items customarily sold or dispensed at farmers markets from booths or vehicles located on-site. A farmers market may be conducted year-round in the same fixed location, or may be operated on an occasional or periodic basis as a seasonal, temporary use. Not to include medical marijuana facilities.

Greenhouse: A building whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants for subsequent sale or for personal enjoyment. Not to include medical marijuana facilities.

Hospital: An institution providing primary health services and medical or surgical care to persons, primarily in-patients suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of the institution, related facilities such as laboratories, outpatient facilities or training facilities. Not to include medical marijuana facilities.

Marijuana or marihuana: Cannabis indica, *Cannabis sativa*, and *Cannabis ruderalis*, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" do not include industrial hemp containing a cropwide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

Medical marijuana: Marijuana allowed for the limited legal production, distribution, sale and purchase for medical use as governed by Article XIV of the Missouri State Constitution.

Medical marijuana cultivation facility: A facility licensed by the State to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility. All medical marijuana facilities

shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

Medical marijuana dispensary facility: A facility licensed by the State to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility. All medical marijuana facilities shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

Medical marijuana-infused products: Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures and concentrates.

Medical marijuana-infused products manufacturing facility: A facility licensed by the State to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility. All medical marijuana facilities shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

a) Type 1 extraction facility: A facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process.
b) Type 2 post-extraction facility: A facility which uses marijuana extractions to incorporate into edibles, ointments, etc. and does not use combustible gases, CO2 or other hazardous substances. This would be permitted in the GR, HC, CS, CC, COM, RI, LI, GM, HM and IC districts as either a retail sales use or manufacturing use depending upon its scope and volume of production, facility capacity and the primary customer (retail or wholesale).

Medical marijuana testing facility: A facility certified by the State to acquire, test, certify, and transport marijuana. All medical marijuana facilities shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

Nursery: A place where trees, shrubs, or flowering plants are raised for commercial purposes from seed or otherwise in order to be transplanted or propagated. Not to include medical marijuana facilities.

Office, medical: An office for a physician, physical therapist, chiropractor, surgeon or any other medical professional of the same general character. Medical offices do not include significant diagnostics, testing or out-patient surgery facilities normally associated with medical clinics or hospitals. Not to include medical marijuana facilities.

Sec. 36-363. - Conditional use permits.

(10) *Standards.* An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

(a) With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare;
11. The proposed conditional use will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
    a. The location, nature and height of buildings, structures, walls and fences on the site; and
    b. The nature and extent of landscaping and screening on the site.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of this article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in sections 36-455, 36-456, and 36-483 of this article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or

pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield;

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

(b) With respect to conditional use permit applications for the uses listed below, the proposed conditional use will, in addition, comply with the restrictions following each use.

7. *Medical marijuana facilities.*

a. *Purpose.* The purpose of these regulations is to:

(i) Permit legal sale of medical marijuana as set forth therein and provides detailed obligations for establishing rules and regulation for the manufacture, processing, infusing and sale, including tracking, testing, security and background checks;

(ii) Avoid locating such facilities in close proximity to elementary and secondary schools, churches and child day care center uses;

(iii) Ensure that such facilities are operated in a responsible manner for the needs of the clients and surrounding land uses by minimizing any possible adverse effects on the surrounding neighborhood.

b. *Approval standards.* All applications for a conditional use permit for medical marijuana facilities shall describe the type of service intended to be delivered at that location and comply with the following requirements:

(i) Unless otherwise permitted, no new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for zoning approval, within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care center, or church.

A. In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest point of the property line of the school, child day care center, or church.

B. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, child day care center, or church to the facility's entrance or exit closest in proximity to the school, child day care center, or church.

C. Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way.

D. For purposes of this section, a "child day care center" is a facility licensed by the City or State.

(ii) A business license shall be obtained annually, and the owner shall verify that the conditions of the conditional use permit are still being met.

(iii) The medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

(iv) No medical marijuana facilities shall be located in a building that contains a residence.

(v) Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.

(vi) The proposed conditional use shall not be operated so as to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed use will dominate the immediate neighborhood, consideration shall be given to:

A. The functional classification of the street on which the site is located; and

B. The surrounding residential districts and uses; and

C. The location, nature and height of buildings, structures, walls and fences on site; and

D. The amount of parking needed for the proposed use and the amount of parking provided on site; and

E. The nature and extent of landscaping and screening on the site; and

F. The number of trips anticipated each day to the site.

(vii) All medical marijuana facilities shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

(viii) No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.

(ix) All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

(x) If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.

Sec. 36-421. - GR - General retail district.

(2) *Permitted uses.*

(q) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical office use group.

(t) Personal services use group.

(u~~s~~) Police and fire stations.

(v~~t~~) Private clubs and lodges.

(w~~u~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(x~~v~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers;
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities;
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater; and
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(y~~w~~) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.

(z~~x~~) Retail sales use group.

(aa~~y~~) Schools or development centers for persons with handicaps or development disabilities.

(bb~~z~~) Schools, business.

(cc~~aa~~) Seasonal outdoor sales and related storage as permitted by section 36-452, temporary uses.

(dd~~bb~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-421(2)(b) or (w) if applicable.

(ee~~cc~~) Taxidermists.

(ff~~dd~~) Temporary lodging use group.

(gg~~ee~~) Temporary uses, as permitted by section 36-452, temporary uses.

(hh~~ff~~) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(ii~~gg~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities provided telecommunication towers comply with section 36-466, telecommunication towers.

(jj~~hh~~) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

Sec. 36-422. - HC - Highway commercial district.

(2) *Permitted uses.*

(bb) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ee) Medical office use group.

(ff) Nurseries, greenhouses, and garden stores.

(gg) Other towers other than wireless facilities, less than 100 feet in height, and related facilities.

(hh~~ee~~) Personal services use group.

(ii~~ff~~) Police and fire stations.

(jj~~gg~~) Private clubs and lodges.

(kk~~hh~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(ll~~ii~~) Public or private vehicle and boat storage garages, yards or lots.

(mm~~jj~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two (additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(nn~~kk~~) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential facade, on the first-floor level. When a lot has multiple street frontages, first-floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.

(oo~~ll~~) Retail sales use group.

(pp~~mm~~) Schools, business.

(qq~~nn~~) Schools or development centers for persons with handicaps or development disabilities.

(rr~~oo~~) Self-service storage facilities.

(ss~~pp~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-422(2)(c) or (kk) if applicable.

(tt~~qq~~) Swimming pool sales and displays.

(uu~~rr~~) Taxi dispatch yards and offices.

(vv~~ss~~) Taxidermists.

(wwtt) Temporary lodging use group.

(xxuu) Temporary uses, as permitted by section 36-452, temporary uses.

(yyvv) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(zzww) Overnight shelters or transitional service shelters for 50 or fewer residents, which are located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a 2,000-foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for a transitional service shelter herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.

(aaaxx) Upholstery shops.

(bbbyy) Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities, and kennels. No outside activities shall be permitted for kennels. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

(ccczz) Wholesale sales.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.

(a) Body and fender repair and paint shops.

(b) Overnight or transitional service shelters for 50 or fewer residents, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(c) Go-cart tracks.

(d) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(e) Pest control services with a retail component provided that at least 50 percent of the floor area of the business is devoted to retail sales and related support areas and that all service vehicles associated with the business are located behind the front building line.

(fe) Reserved.

(gf) Residential uses on the first floor frontage of a building.

(hg) Soup kitchens.

(ih) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(ji) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, provided:

1. The maximum height does not exceed 200 feet;

2. Only one tower is permitted on a lot; and

3. All other provisions of subsection 36-363(10)(b)1. are met.

(k~~j~~) Truck stops.

(4) *Use limitations.*

(a) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.

(b) No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district.

(c) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paid or otherwise improved with an all-weather, dust-free surface.

(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-423. - CS - Commercial service district.

(2) *Permitted uses.*

(gg) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(hh) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ii) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(jj) Medical office use group.

(kk) Monument sales.

(ll) Newspaper and magazine distribution agencies.

(mm~~jj~~) Nurseries, greenhouses and garden stores.

(nn~~kk~~) Personal services use group.

(oo~~ll~~) Pest control services.

(pp~~mm~~) Police and fire stations.

(qq~~nn~~) Private clubs and lodges.

(rr~~oo~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(ss~~pp~~) Public or private vehicle and boat storage garages, yards or lots.

(tt~~qq~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(uu~~rr~~) Retail sales use group.

(vv~~ss~~) Repair shops, home appliance.

(ww~~tt~~) Repair shops, small-engine.

(xx~~uu~~) Schools or development centers for persons with handicaps or development disabilities.

(yy~~vv~~) Schools, business and industrial.

(zz~~ww~~) Self-service storage facilities.

(aaa~~xx~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-423(2)(b) if applicable.

(bbb~~yy~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
2. A plan of operation, including, but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(ccc~~zz~~) Swimming pool sales and display.

(ddd~~aaa~~) Taxi dispatch yards and offices.

(eee~~bbb~~) Taxidermists.

(ffff~~ccc~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ggg~~ddd~~) Temporary vendors as permitted under subsection 36-452(3)(b)2.

(hhh~~eee~~) Towers other than wireless facilities, less than 100 feet in height and related facilities.

(iii~~fff~~) Overnight shelters or transitional service shelters for 50 or fewer residents, which are located at least 500 feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a 2,000-foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional facility as measured from property lines, in accordance with subsection 36-363(10)(b)5. In no event shall a certificate of occupancy be issued for a transitional service shelter herein if it is less than 1,000 feet from an elementary or secondary school as measured from property lines.

(jjj~~ggg~~) Truck stops.

(kkk~~hhh~~) Upholstery shops.

(lll~~iii~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(mmm~~jjj~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Overnight or transitional service shelters for 50 or fewer residents, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(b) Go-cart tracks.

(c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district ~~Reserved~~. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(d) Soup kitchens.

(e) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(f) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(g) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(h) Warehouses, storage and distribution centers.

(4) *Use limitations.*

(a) No motor vehicle repair or maintenance work shall take place outdoors within 200 feet of the boundary of any residential district.

(b) All sales, display or outdoor storage areas that would be routinely disturbed because of the nature of the activity being conducted or because of vehicular traffic, except those areas of nurseries and garden centers where living plants are located, shall be paved or otherwise improved with an all-weather, dust-free surface.

(c) No vibration, glare, or heat shall be detectable at the district boundary line.

(d) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

(g) Streets through adjacent residential areas shall not be used to provide principal access for truck traffic to any nonresidential use in this district except on streets classified as expressways, arterials, or collectors.

Sec. 36-424. - CC - Center city district.

(2) *Permitted uses.*

(bb) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd) Medical office use group.

(ee) Personal services use group.

(ff~~dd~~) Police and fire stations.

(gg~~ee~~) Private clubs and lodges.

(hh~~ff~~) Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.

(ii~~gg~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(jj~~hh~~) Repair shops, home appliance.

(kk~~ii~~) Residential uses except those which require a conditional use permit in accordance with subsection 36-424(3).

(ll~~jj~~) Retail sales use group.

(mm~~kk~~) Schools or development centers for persons with handicaps or development disabilities.

(nn~~ll~~) Schools, business.

(oo~~mm~~) Schools, elementary and secondary.

(pp~~nn~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-424(2)(ii) if applicable.

(qq~~oo~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including, but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(rr~~pp~~) Taxi dispatch yards and offices.

(ss~~qq~~) Temporary uses, as permitted by section 36-452, temporary uses.

(tt~~rr~~) Temporary lodging use group.

(uu~~ss~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(vv~~tt~~) Veterinary clinics. Facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

(ww~~uu~~) Wholesale sales.

Sec. 36-425. - COM - Commercial street district.

(1) *Purpose.* This district is intended to be a mixed-use district that accommodates a variety of residential, commercial, and light industrial uses. It is intended for the older commercial and light industrial areas fronting and adjacent to a commercial street that tend to accommodate a wide variety of uses. This area initially developed early in the city's history and does not display the characteristics typical of modern suburban development. The city has approved a commercial street redevelopment plan and has approved financing mechanisms to implement that plan. Uses proposed in this district are consistent with the redevelopment strategy. This area is experiencing rehabilitation and redevelopment. This district is intended to accommodate the transition that must occur if this area is to contribute to the vitality of the city while protecting the historic character of the area.

Two sub-zones are established by this section. The uses permitted in the two districts are the same, but they differ in the design requirements. The COM-1 district is designed to permit new construction that is more compatible with the existing historic buildings within the landmarks district along Commercial Street. The COM-2 district is designed to allow new construction that is consistent with more recent commercial development along Commercial Street.

(2) *Permitted uses.*

(a) The following uses are permitted on any floor unless the development project is greater than 10,000 square feet in total floor area, which requires a conditional use permit.

13. Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

14. Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

15. Offices, administrative, business, finance, and professional.

16. Offices, medical and dental.

17.~~15.~~ Personal service establishments including beauty parlors, barbershops, dry cleaning and laundry pick-up window, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.

18.~~16.~~ Pet stores and pet grooming.

19.~~17.~~ Police and fire stations.

20.~~18.~~ Recording studios.

21.~~19.~~ Restaurants, excluding drive-in, vehicular pick-up window, and drive-thru facilities.

22.~~20.~~ Retail sales use group excluding convenience stores with gas pumps.

23.~~21.~~ Schools and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.

24.~~22.~~ Schools, business.

25.~~23.~~ Taverns and cocktail lounges.

26.~~24.~~ Temporary uses, as permitted by section 36-452, temporary uses.

27.~~25.~~ Veterinary clinics. Facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses, districts and all public rights-of-way with a six-foot tall barrier that is in conformance with subsection 36-480(3). No outside activity spaces shall be located within 25 feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

28.~~26.~~ Churches and other places of worship, including parish houses and Sunday schools, but excluding overnight shelters.

Sec. 36-430. - RI - Restricted industrial district.

(2) *Permitted uses.*

(q) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(t) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(u) Pest control services.

(v) Police and fire stations.

(w) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(x) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(y~~u~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(z~~v~~) Schools or development centers for persons with handicaps or development disabilities.

(aa~~w~~) Schools, industrial and business.

(bb~~x~~) Self-service storage facilities.

(cc~~y~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-430(2)(c) if applicable.

(dd~~z~~) Swimming pool sales and display.

(ee~~aa~~) Taxidermists.

(ff~~bb~~) Temporary uses, as permitted by section 36-452, temporary uses.

(gg~~cc~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(hh~~dd~~) Upholstery shops.

(ii~~ee~~) Veterinary clinics, animal hospitals, and kennels, with no outside activities.

(jj~~ff~~) Warehouses, storage and distribution centers.

(kk~~gg~~) Wholesale sales.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article.

(a) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents in accordance with subsection 36-363(10)(b)5.

(c~~b~~) Soup kitchens.

(d~~c~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(e~~d~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(4) *Use limitations.*

(a) All activities and permitted uses, except off-street parking and loading facilities and household resource recovery collection centers, shall be conducted entirely within a completely enclosed building.

(b) No outdoor storage of products, materials, or supplies, except refuse disposal areas, shall be permitted.

(c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-431. - LI - Light industrial district.

(2) *Permitted uses.*

(p) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(q) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(r) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(s) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(t) Pest control services.

(u) Police and fire stations.

(v) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(w) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every

one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(x~~t~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(y~~u~~) Schools, industrial and business.

(z~~v~~) Self-service storage facilities.

(aa~~w~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-431(2)(c) if applicable.

(bb~~x~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including but not limited to: administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(cc~~y~~) Swimming pool sales and display.

(dd~~z~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ee~~aa~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(ff~~bb~~) Upholstery shops.

(gg~~cc~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(hh~~dd~~) Warehouses, storage and distribution centers.

(ii~~ee~~) Wholesale sales and distribution.

(jj~~ff~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article:

(a) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents in accordance with subsection 36-363(10)(b)5.

(c~~b~~) Motor freight terminals.

(d~~c~~) Soup kitchens.

(e~~d~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(f~~e~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(g~~f~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(b) All activities and permitted uses, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.

(c) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in a LI, GM, or HM district.

(d) All outdoor storage shall be at least 100 feet from any residential district boundary.

(e) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(f) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(g) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-432. - GM - General manufacturing district.

(2) *Permitted uses.*

(t) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(u) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(v) Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(w) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(x) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(y) Motor freight terminals.

(z) Pest control services.

(aa) Police and fire stations.

(bb) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(cc) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(dd~~y~~) Recycling centers.

(ee~~z~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(ff~~aa~~) Schools, industrial and business.

(gg~~bb~~) Self-service storage facilities.

(hh~~cc~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-432(2)(d) if applicable.

(jj~~dd~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and
2. A plan of operation, including but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(jj~~ee~~) Swimming pool sales and display.

(kk~~ff~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ll~~gg~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(mm~~hh~~) Upholstery shops.

(nn~~ii~~) Vehicle rental, towing and storage services.

(oo~~jj~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church,

school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(pp~~kk~~) Warehouses, storage and distribution centers.

(qq~~ll~~) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Bulk storage of flammable liquids for wholesale, subject to the provisions of the City and State Fire Codes.

(b) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(c) Increase permitted floor area ratio to 1.5 for all permitted and conditional uses in the GM district.

(d) Junk yards and automobile wrecking yards (no limitation on floor area for retail sales), in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(e) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(f) Medical marijuana-infused products manufacturing type 1 extraction facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(g) Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(h) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(i~~g~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(j~~h~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an LI, GM, or HM district.

(b) All outdoor storage shall be at least 100 feet from any residential district boundary.

(c) No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district.

(d) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance

with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(e) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(g) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-433. - HM - Heavy manufacturing district.

(2) *Permitted uses.*

(aa) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(bb) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical marijuana-infused products manufacturing type 1 extraction facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(dd) Medical marijuana-infused products manufacturing type 2 post-extraction facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ee) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(ff) Motor freight terminals.

(gg) Pest control services.

(hh) Police and fire stations.

(ii) Primary and secondary metal industries that manufacture, produce, smelt or refine ferrous and non-ferrous metals.

(jj) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(kk~~ff~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.

3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(ll~~gg~~) Railroad terminals, railroad switching and classification yards, and railroad cars and locomotive repair shops.

(mm~~hh~~) Recycling centers.

(nn~~ii~~) Retail sales use group provided the sale of products is related to the principal use and provided that the gross amount of floor area devoted to sales and display does not exceed 25 percent of the gross floor area of the structure or 10,000 square feet, whichever is less. Products related to the principal use include products produced, distributed or sold wholesale on-site by the principal use.

(oo~~jj~~) Schools, industrial and business.

(pp~~kk~~) Scrap and salvage yards, in accordance with section 36-462, scrap, salvage, junk and automobile wrecking yards.

(qq~~ll~~) Self-service storage facilities.

(rr~~mm~~) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-433(2)(d) if applicable.

(ss~~nn~~) Stockyards or feed lots.

(tt~~oo~~) Substance abuse treatment facilities for 50 or fewer residents, provided the facility:

1. Is located at least 2,000 feet from any other substance abuse treatment facility, or 2,000 feet from any emergency shelter, soup kitchen, transitional service shelter or community corrections facility, as measured from property lines; and

2. A plan of operation, including, but not limited to: Administration contact information, patron access requirements, hours of operations and security measures, is on file with the City of Springfield Planning and Development Department.

(uu~~pp~~) Swimming pool sales and display.

(vv~~qq~~) Temporary uses, as permitted by section 36-452, temporary uses.

(ww~~rr~~) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(xx~~ss~~) Upholstery shops.

(yy~~tt~~) Vehicle rental, towing and storage services.

(zz~~uu~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(aaa~~vv~~) Warehouses, storage and distribution centers.

(bbb~~ww~~) Wholesale sales.

(ccc~~xx~~) Wood preserving operations using formulations of Chrome-Copper-Arsenate (CCA), pentachlorophenol (PENTA), creosote, and related chemicals.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant to, section 36-363, conditional use permits, of this article:

(a) Collection and transfer facilities for hazardous wastes, solid wastes that contain hazardous substances from off-site sources and radioactive substances.

(b) Community corrections facilities in accordance with subsection 36-363(10)(b)6.

(c) Overnight shelters or transitional service shelters for 50 or fewer residents, or soup kitchens, which are located within 500 feet from a residential district, as measured from property lines provided that no overnight shelter, transitional service shelter or soup kitchen may locate within 2,000 feet of any other overnight shelter, transitional service shelter, soup kitchen, substance abuse treatment facility or community corrections facility, as measured from property lines, in accordance with subsection 36-363(10)(b)5.

(d) Medical marijuana cultivation facility when located adjacent to or across the street from any residential district~~Reserved~~. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(e) Medical marijuana-infused products manufacturing type 1 extraction facility when located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(f) Jails, prisons or detention facilities in accordance with subsection 36-363(10)(b)3.

(g~~f~~) Permanent storage or disposal of hazardous substances, (as defined under the Federal Resource Conservation and Recovery Act, Subpart D, 40 C.F.R. 261.30; 261.31; 261.32; 261.33), industrial or municipal sludges.

(h~~g~~) Processing, reprocessing and storage of PCB containing oils.

(i~~h~~) Quarries and mining operations. Quarries existing at the effective date of this article shall only be required to apply for a use permit if the property is enlarged and the use is expanded onto the new property.

(j~~i~~) Solid waste transfer station as defined in this article provided the city council shall make a determination that the issuance of a use permit is consistent with the integrated solid waste management system plan of the city as defined in said plan.

(k~~j~~) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(l~~k~~) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(m~~l~~) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) No building shall be used for residential purposes, except that a guard, caretaker or other person employed on the premises, and their family, may reside on the premises in conformance with subsection 36-450(3)(b)6. Existing nonconforming residential uses may be expanded up to ten percent of the floor area existing at the time the district is mapped to provide enlarged cooking and sanitary facilities but not bedrooms or other living space.

(b) No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district.

(c) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(d) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(e) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-434. - IC - Industrial commercial district.

(2) *Permitted uses.*

(y) Medical marijuana cultivation facility when not located adjacent to or across the street from any residential district. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(z) Medical marijuana dispensary facility. No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(aa) Medical marijuana-infused products manufacturing type 2 post-extraction facility. . No facility shall be located within two hundred (200) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(bb) Medical marijuana testing facility. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(cc) Medical office use group.

(dd) Nurseries, greenhouses and garden stores.

(ee) Upholstery shops.

(ff) Personal services use group.

(gg~~cc~~) Pest control services.

(hh~~dd~~) Police and fire stations.

(ii~~ee~~) Private clubs and lodges.

(jj~~ff~~) Public and private parks, playgrounds, and golf courses, including miniature golf courses and driving ranges.

(kk~~gg~~) Public or private vehicle and boat storage garages, yards, or lots.

(ll~~hh~~) Public service and public utility uses, as follows:

1. Tier I wireless facilities in accordance with section 36-466, telecommunication towers.
2. Tier III wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers 60 feet or greater in height allow collocation of at least one additional provider's facilities.
3. Tier IV wireless facilities in accordance with section 36-466, telecommunication towers, provided wireless towers are setback from any residential district at least two feet for every one foot of tower height and allow collocation of at least one additional provider's facilities or at least two additional providers' facilities if the tower height is 120 feet or greater.
4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

(mm~~ii~~) Retail sales use group.

(nnjj) Schools, professional, commercial, industrial and trade.

(ookk) Schools or development centers for persons with handicaps or development disabilities.

(ppll) Self-service storage facilities.

(qqmm) Short-term rental type 3 in accordance with section 36-472 and subject to conditions in 36-434(2)(d) if applicable.

(rrnn) Swimming pool sales and display.

(ssoo) Taxi dispatch yards and offices.

(ttpp) Taxidermists.

(uuqq) Temporary lodging use group.

(vvrr) Temporary uses, as permitted by section 36-452, temporary uses.

(wwss) Towers other than wireless facilities, less than 100 feet in height, and related facilities.

(xxtt) Upholstery shops.

(yyuu) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, motel, or restaurant, or from a property zoned residential or a building used for residential purposes.

(zzvv) Warehouses, storage and distribution centers.

(aaaww) Wholesale sales use group.

(3) *Conditional uses.* The following conditional uses may be permitted provided they meet the provisions of, and a conditional use permit is issued pursuant, to section 36-363, conditional use permits, of this article.

(a) Overnight shelters and transitional service shelters for 50 or fewer residents, in accordance with subsection 36-363(10)(b)5.

(b) Go-cart tracks.

(c) Medical marijuana cultivation facility when located adjacent to or across the street from any residential districtReserved. No facility shall be located within one thousand (1,000) feet of a then-existing elementary or secondary school, child day care center or church and as prescribed and subject to all other requirements in section 36-474., medical marijuana facilities.

(d) Motor freight terminals.

(e) Soup kitchens.

(f) Tier V wireless facilities in accordance with section 36-466, telecommunication towers.

(g) Towers other than wireless facilities, exceeding 100 feet in height, and related facilities, in accordance with subsection 36-363(10)(b)1.

(h) Truck stops.

(i) Veterinary clinics, animal hospitals and outdoor kennels provided that at the time the use is established any outdoor activities are clearly accessory to the primary use and provided that no outdoor activities are located closer than a 300-foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a 100-foot radius from a building used for a restaurant.

(4) *Use limitations.*

(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time.

(b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.

(c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings.

(d) Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.

(e) All outdoor storage shall be at least 100 feet from any residential district boundary.

(f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

(g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises.

(h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).

Sec. 36-474. – Medical marijuana facilities.

(1) *Purpose.* The purpose of these requirements is to allow medical marijuana facilities while minimizing any possible adverse effects of such uses on the surrounding neighborhood.

(2) *Medical marijuana facility standards.* Medical marijuana facilities as defined shall follow the regulations of this article.

(a) A business license shall be obtained annually, and the medical marijuana license issued by the State of Missouri shall be displayed in an open and conspicuous place on the premises.

(b) Facilities must develop, implement, and maintain an odor control plan, which shall address odor mitigation practices including, but not limited to, engineering controls, such as system design and operational processes, which shall be reviewed and certified by a professional engineer or a certified industrial hygienist as sufficient to effectively mitigate odors for all odor sources. No use shall emit an odor that creates a nuisance in violation of City Code.

(c) Unless otherwise permitted, no new cultivation, infused products manufacturing, dispensary, or testing facility shall be sited, at the time of application for zoning approval, within one thousand (1,000) feet of any then-existing elementary or secondary school, child day care center, or church.

1) In the case of a freestanding facility, the distance between the facility and the school, day care, or church shall be measured from the property line of the facility to the closest point of the property line of the school, child day care center, or church.
2) In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, child day care center, or church to the facility's entrance or exit closest in proximity to the school, child day care center, or church.
3) Measurements shall be made along the shortest path between the demarcation points that can be traveled by foot by public right-of-way.
4) For purposes of this section, a "child day care center" is a facility licensed by the City or State.

(d) No medical marijuana business shall be located in a building that contains a residence.

(e) All medical marijuana businesses shall be closed to the public between the hours of 10:00 P.M. and 6:00 A.M., no persons not employed by the business shall be on the premises, and no sales or distribution of marijuana shall occur upon the premises during that time.

(f) No marijuana may be smoked, ingested, or otherwise consumed on the premises of a medical marijuana establishment.

(g) All operations and all storage of materials, products, or equipment shall be within a fully enclosed building. No outdoor operations or storage shall be permitted.

(h) If multiple licenses are issued for one location, then restrictions for the highest intensity use shall apply.

(i) All other City Codes shall apply.

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 04-02-19

Sponsored by: Schilling

First reading: _____ Second reading: _____

COUNCIL BILL 2019- 086 GENERAL ORDINANCE _____

AN ORDINANCE

ADOPTING a new Fee and amending the Fee Schedule for certain City services as provided in the Springfield City Code, by establishing a fee for a Medical Marijuana Zoning Certificate. (Staff recommends approval.)

WHEREAS, City Code Sec. 2-425 authorizes the City to charge various fees in amounts contained on schedules adopted by Ordinance and on file with the City Clerk; and

WHEREAS, to comply with the requirements of the passage of Amendment 2, now Article XIV of the Missouri Constitution a new zoning certificate is required to establish compliance with separation requirements; and

WHEREAS, an evaluation of charges for the processing and issuing of a Medical Marijuana Zoning Certificate, attached hereto as “Exhibit A,” has been compiled by the City’s Finance Department; and

WHEREAS, a new fee for Medical Marijuana Zoning Certificates shall be effective upon the passage of this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby adopts and approves a new fee for Medical Marijuana Zoning Certificates in the amount of One Hundred Eight and 00/100 dollars ($108.00) as contained within “Exhibit A,” which is attached hereto and incorporated herein by reference, copies of which shall be maintained on file with the City Clerk pursuant to Sec. 2-425 of the City Code. .

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as an Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-___

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Adopting a new Fee and amending the Fee Schedule for certain City services as provided in the Springfield City Code, by establishing a fee for a Medical Marijuana Zoning Certificate. (Staff recommends approval.)

BACKGROUND INFORMATION: The City currently charges $44, for zoning certification – a "certificate" noting the zoning district of a specific property, the regulations and whether it's subject to pending land development cases. According to the proposed State of Missouri rules for medical marijuana facilities, applicants will have to provide the State with evidence indicating that the proposed location is compliant with local zoning laws. Part of our proposed local regulations is a separation from elementary and secondary schools, child day care facilities and churches. We will have to physically visit each site and assess it as to compliance with the separation requirements. This will result in about one hour of additional staff time above the typical zoning certification (we don't do field visits for zoning certification) as well as mileage expenses. This work will be completed by various staff but primarily will be completed by an associate (PAT 8) or senior (PAT 10) planner.

Based on the anticipated additional time spent on site assessment, staff recommends that a new fee be implemented for medical marijuana zoning certificates. A preliminary fee study based on the time currently spent on zoning certificates plus one hour of additional staff time indicates a total fee of $92 (see "Exhibit A"). An additional 17% technology fee is assessed on the City cost for the license and maintenance of the electronic plan submission and review system, for a total fee of $108 for medical marijuana zoning certificates.

REMARKS: Staff recommends approval of this new fee.

Submitted and Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

Exhibit A

Permit, Plan Review, and Inspection Fees
Planning and Development

	Current Status Based on FY 17-18 Data				
Service Description	**Current Fee**	**City Cost**	**Cost Recovery**	**Units of Service**	**Revenue Generated**
Zoning Certificate-Medical Marijuana	0	92	0%	0	0
Technology Fee	0%	17%	0%	0	0
Totals					$0

	Proposed Fees for FY 19-20				
Service Description	**Proposed Fee**	**% Change in Fee**	**New Cost Recovery**	**Projected Revenue**	**Change in Revenue**
Zoning Certificate-Medical Marijuana*	92	100.0%	100%	4,605	4,605
Technology Fee	17%	100.0%	100%	783	783
Totals				$5,388	$5,388

Zoning Certificate-Medical Marijuana

An applicant would apply to have staff provide official certification of the zoning district of a particular property on the date the zoning certificate is issued. Medical marijuana facilities require physical site visit to assess separation requirements. The zoning certificate also provides notice of any rezoning applications on file for the property in the Planning and Development Department office.

Technology Fee

The technology fee is assessed on the City cost for the license and maintenance of the electronic plan submission and review system.

*Fee would be effective upon passage; anticipate 50 applications over the next few months.

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 04-02-19

Sponsored by: Lear

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019 - 079 SPECIAL ORDINANCE _____

AN ORDINANCE

AMENDING Sections 3103.9.2 and 3103.9.3 of the Fire Code, relating to tents and membrane structures, by adding specific local addendums to the 2018 International Fire Code.

WHEREAS, on July 2, 2018, City Council adopted the 2018 Edition of the International Fire Code (hereinafter the "Fire Code") by General Ordinance 6463; and

WHEREAS, Section 3103.9.2 of the Fire Code imposes restrictions on tents and membrane structures greater than 7,500 square feet; and

WHEREAS, Section 3103.9.3 of the Fire Code imposes restrictions on tents and membrane structures with an occupant load greater than 1,000 persons; and

WHEREAS, the Fire Department regularly identifies opportunities for improved safety and has determined that certain alterations to Sections 3019.9.2 and 3013.9.3 are appropriate to meet the needs of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

(NOTE: Revisions to Section 54-32 of the City Code, containing proposed amendments to the International Fire Code, 2018 Edition, are set forth in "Exhibit A." Underlined language is to be added. Language to be removed is ~~stricken~~.)

Section 1 – The City Council hereby amends the Springfield City Code, Chapter 31, 'Tents, Temporary Special Even Structures and Other Membrane Structures,' Section 3109.9.2, 'Tents and membrane structures greater than 7,500 square feet;' which Sections and Subsections shall read as set forth in "Exhibit A," which is attached hereto and incorporated herein as if copied verbatim.

Section 2 – City Council hereby amends the Springfield City Code, Chapter 31, 'Tents, Temporary Special Event Structures and Other Membrane Structures,' Section

3109.9.3, ‘Tents and membrane structures with an occupant load greater than 1,000;’ which Sections and Subsections shall read as set forth in “Exhibit A,” which is attached hereto and incorporated herein as if copied verbatim.

Section 3 – Savings Clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or causes of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this Ordinance.

Section 4 – Severability Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 5 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019- 079

FILED 04-02-19

ORIGINATING DEPARTMENT: Fire

PURPOSE: Amending Sections 3103.9.2 and 3103.9.3 of the Fire Code, relating to tents and membrane structures, by adding specific local addendums to the 2018 International Fire Code.

BACKGROUND INFORMATION: With the adoption of the 2018 International Fire Code ("IFC"), tents larger than 7,500 square feet and tents having an occupancy load of greater than 1,000 persons were noted as requiring additional safety protections related to design and installation. The Fire Department seeks to amend Section 3103 of the IFC, granting exceptions to Section 3103.9.2 and 3103.9.3. The exceptions allow for tent installations larger than 7,500 square feet or with occupancy loads greater than 1,000 persons provided specific conditions related to wind speeds, conditions of occupancy, inspections and user safety consultation are met.

REMARKS: The Fire Department has presented and received feedback for the proposed changes from local tent installers, in consultation with local design professionals and in coordination with Building Development Services.

Submitted by:

David Pennington, Fire Chief

Approved by:

Jason Gage, City Manager

Exhibit A

Chapter 31 Tents, Special Event Structures and other Membrane Structures

3103.9.2 Tents and membrane structures greater than 7,500 square feet. Tents and membrane structures greater than 7,500 square feet (697 M2) shall be designed and constructed to comply with Sections 1606 through 1609 of the *International Building Code.*

> **Exception:** Tents and membrane structures greater than 7,500 square feet which are erected, anchored and braced as required by Appendix T of this code may be permitted, subject to approval of the *fire code official*, where all of the following conditions are met:
>
> 1. The tent or membrane structure is erected, anchored and braced to withstand 45 mph sustained winds at a minimum; and
> 2. The tent or membrane structure shall be evacuated when 30 mph sustained winds are reached; and
> 3. The tent or membrane structure shall not be occupied during periods when ice and/or snow accumulation is predicted or exists; and
> 4. The installer shall inspect the tent at least once per 7-day period erected and/or after rains, high winds, snow/ice or severe weather conditions have occurred at the tent's location and take corrective actions as needed; and
> 5. The enhanced requirements must be relayed to the event manager/end user during the consumer safety awareness consultation. The consultation document shall be posted within the tent.
> 6. The permit may be revoked by the *fire code official* with cause.

3103.9.3 Tents and membrane structures with an occupant load greater than 1,000. Tents and membrane structures with an occupant load greater than 1,000 persons shall be designed and constructed to comply with Sections 1606 through 1609 of the *International Building Code.*

> **Exception:** Tents and membrane structures with an occupant load of greater than 1,000 persons which are erected, anchored and braced as required by Appendix T of this code may be permitted, subject to approval of the *fire code official*, where all of the following conditions are met:
>
> 1. The tent or membrane structure is erected, anchored and braced to withstand 45 mph sustained winds at a minimum; and
> 2. The tent or membrane structure shall be evacuated when 30 mph sustained winds are reached; and
> 3. The tent or membrane structure shall not be occupied during periods when ice and/or snow accumulation is predicted or exists; and
> 4. The installer shall inspect the tent at least once per 7-day period erected and/or after rains, high winds, snow/ice or severe weather conditions have occurred at the tent's location and take corrective actions as needed; and
> 5. The enhanced requirements must be relayed to the event manager/end user during the consumer safety awareness consultation. The consultation document shall be posted within the tent.
> 6. The permit may be revoked by the *fire code official* with cause.

One-rdg. X
P. Hrngs. _____
Pgs. 18
Filed: 04-16-19

Sponsored by: Ferguson

COUNCIL BILL 2019- 091 RESOLUTION _____

A RESOLUTION

ACCEPTING a report on the status of all existing Tax Increment Financing plans within the City of Springfield, and determining that the redevelopment projects of each Tax Increment Financing District are making satisfactory progress under the proposed time schedule contained within their respective plans.

WHEREAS, the Real Property Tax Increment Allocation Redevelopment Act (the "Act"), found at sections 99.800 to 99.865 RSMo., provides certain requirements for each municipality establishing a redevelopment plan under the Act; and

WHEREAS, one such requirement of the Act is that the governing body of municipalities which establish a redevelopment plan under the act shall hold a public hearing every five years after the establishment of said plan; and

WHEREAS, the Act requires that the governing body shall review said redevelopment plans and projects and compare the expected time for completion of said projects with the time actually taken to complete said projects; and

WHEREAS, the Act also requires the governing body to make a determination on whether satisfactory progress is being made on those projects that have not yet been completed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby accepts the report on the status of all existing Tax Increment Financing plans within the City of Springfield, as prepared by City Staff which is attached hereto as "Exhibit A." City Council further states that it has reviewed the contents of said plan and the reporting of City Staff. Based on said review, City Council finds that the completed redevelopment projects, were completed under the proposed time schedules contained in the approved plans for completion of such projects. City Council finds further that satisfactory progress is being made on those plans and projects which have not yet been completed.

Section 2 - This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-091

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Accepting a report on the status of all existing Tax Increment Financing plans within the City of Springfield, and determining that the redevelopment projects of each Tax Increment Financing District are making satisfactory progress under the proposed time schedule contained within their respective plans.

BACKGROUND INFORMATION: Tax increment financing ("TIF") under the Real Property Tax Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo. (the "TIF Act"), is a mechanism to capture incremental tax revenues resulting from redevelopment and apply those revenues to pay redevelopment project costs.

The TIF Act allows for the capture of 100% of local incremental real property taxes and 50% of local incremental economic activity taxes (i.e., sales, utility and earnings taxes) generated within a redevelopment area. Incremental taxes are measured by comparing the current tax revenue to the revenues generated in the year prior to adoption of TIF. In some instances, incremental state tax revenues may also be available. Personal property taxes, the commercial surcharge and certain sales taxes (including those levied on the sales of hotel and motel rooms) are not captured by TIF.

REMARKS: The TIF Act requires the governing body of each municipality establishing a redevelopment plan under the Act to hold a public hearing every five years after its establishment to determine if the redevelopment plans and projects are making satisfactory progress under the proposed time schedule contained within the approved plans for completion of such projects. Section 99.865.3, RSMo.

In connection with the public hearing, the TIF Act directs the governing body to review the redevelopment plans and projects and compare the expected time frames for completion of the plan and projects contained in the approved plan to the time frames actually taken to complete the plan or the project. In addition, if the plan and projects have not been completed the governing body is to make a determination whether satisfactory progress is being made to complete the plan and projects.

Since the 5-year hearing requirement varies based on the creation date of each TIF Plan, in future years, City staff will endeavor to present a regular report to City Council relating to the progress of all TIF Plans, in order to ensure compliance with the statutory hearing requirement.

City Council last held a public hearing and accepted the 2015 Annual Report on all existing TIF Redevelopment Plans on August 16, 2016, by Resolution 10282. This 2018 Report will provide an update as of December 31, 2018. See "Exhibit A."

Staff recommends a finding that the redevelopment project(s) of each Tax Increment Financing District is making satisfactory progress under the proposed time schedule contained within the approved plans for completion of the projects.

Submitted by:

Sarah Kerner

Sarah Kerner, Economic Development Director

Recommended by:

Mary Lilly Smith

Mary Lilly Smith, Planning Director

Approved by:

Jason A. Gage

Jason Gage, City Manager

Exhibit A

CITY OF Springfield

City of Springfield, Missouri

Report to City Council on Tax Increment Financing

For Calendar Year 2018

Introduction to Tax Increment Financing (TIF)

Tax increment financing ("TIF") under the Real Property Tax Increment Allocation Redevelopment Act, Sections 99.800 to 99.865, RSMo. (the "TIF Act"), is a mechanism to capture incremental tax revenues resulting from redevelopment and apply those revenues to pay redevelopment project costs.

What tax revenues does TIF affect?

The TIF Act allows for the capture of up to 100% of local incremental real property taxes (excluding the merchants and manufacturers replacement surtax and Missouri Blind Pension Fund) and up to 50% of local incremental economic activity taxes (i.e., sales, utility and earnings taxes) generated within a redevelopment area. Incremental taxes are measured by comparing the current tax revenue to the revenues generated in the year prior to adoption of TIF. If approved by the state, incremental state tax revenues may also be available. Personal property taxes and certain sales taxes (including those levied on the sales of hotel and motel rooms) are not captured by TIF.

How is TIF adopted?

Prior to adoption of TIF, a municipality must:

1. Establish a TIF Commission as prescribed in the TIF Act;
2. Prepare a redevelopment plan and cost-benefit analysis that describes the economic impact on the affected taxing jurisdictions if the project is built and that defines the reimbursable project costs that can be paid for by TIF revenues; and
3. Have the Springfield TIF Commission hold a public hearing regarding the proposed redevelopment plan and project and make a recommendation to City Council.

After completion of the hearing and receipt of the TIF Commission's recommendation, the City Council may then make the findings required by the TIF Act, approve the redevelopment plan and project, designate the redevelopment area and adopt TIF. The City will also need to enter into a redevelopment agreement with a developer prescribing the terms and conditions upon which TIF revenues will be applied to a redevelopment project.

The TIF Act requires the city to make several findings, including that the redevelopment area qualifies as a "blighted area," "conservation area" or "economic development area" (as those terms are described in the TIF Act) and that the project would not be feasible without TIF assistance.

What type of costs can TIF fund?

The use of TIF revenues is limited to the uses set forth in each TIF Plan, which may only include the following items which are set forth in the TIF Act:

1. Costs of studies, surveys and plans;
2. Professional service costs, such as financial advisory fees, bond counsel fees and planning expenses, subject to certain limitations as provided in the TIF Act;
3. Land acquisition and demolition costs;
4. Costs of rehabilitating and repairing existing buildings;
5. Initial costs for an economic development area;
6. Costs of constructing public works or improvements, such as street lighting, street repairs or parking;
7. Financing costs, including bond issuance costs, capitalized interest and reasonable reserves, and debt service on bonds;
8. Capital costs incurred by any taxing jurisdiction as a direct result of the project; and
9. Relocation costs.

How long can TIF operate?

TIF can be utilized for up to 23 years from the date of approval of any redevelopment project. Redevelopment projects must be approved within 10 years from approval of a redevelopment plan.

What on-going administrative responsibilities will municipalities have?

The City is required to file an annual report with the Missouri Department of Economic Development concerning the status of each redevelopment plan and project. Every five years, City Council must hold a public hearing to determine if the redevelopment project is making satisfactory progress under the proposed time schedule contained in the redevelopment plan. Finally, City Council is responsible for approving the expenditures of TIF revenues.

Source: Missouri Municipal Finance Guide, prepared by Gilmore & Bell, P.C., April 2012.

City of Springfield TIF Update – 2018

In accordance with statutory requirements, the City of Springfield, Missouri (the "City") has prepared this comprehensive review of the three tax increment financing projects located in the City, commonly referred to as the Commercial Street TIF, Jordan Valley Park TIF, and Springfield Plaza TIF.

Two of Springfield's TIFs, Commercial Street and Jordan Valley Park, are focused on redevelopment of central and north Springfield. The Springfield Plaza TIF funds extensive public improvements for a growing retail activity center in southwest Springfield.

The information supplied in this report is on the cash basis for receipts and disbursements for the year ending December 31, 2018. The cash basis is a method of recording accounting transactions for revenue and expenses only when the corresponding cash is received or payments are made. Thus, revenue is recorded only when funds are received, and payables are recorded only when they are paid.

Jordan Valley Park TIF

The Jordan Valley Park TIF Plan was approved on October 23, 2000 by Special Ordinance No. 23917. It was subsequently amended by City Council on November 13, 2001 by Special Ordinance No. 24114.

Redevelopment Area Location

The Jordan Valley Park Redevelopment Area is located in the eastern portion of center city. The area compromises approximately 228 acres and is generally bounded by the BNSF Railroad spur to the north, the southern border of the properties along the south side of Walnut Street to the south, Jefferson and Kimbrough Avenues to the west, and Kickapoo and National Avenues to the east. A map of the area is attached.

TIF Plan Objectives

The purpose of the Plan is to finance the construction of significant public and private facilities in Center City in order to accomplish the following objectives:

1. To eliminate adverse conditions which are detrimental to public health, safety, morals or welfare in the Redevelopment Area and to eliminate and prevent recurrence thereof;
2. To enhance the tax base of the City and other Taxing Jurisdictions by developing the Redevelopment Area to a more beneficial use;
3. To encourage private investment in the surrounding area that will increase employment opportunities and discourage commerce, industry and manufacturing from moving their operations to another state;
4. To increase employment, housing and recreational opportunities in the City; and
5. To stimulate development that would not otherwise occur without Tax Increment Financing assistance.

Redevelopment Project Areas

The Jordan Valley Park TIF contains eight redevelopment project areas, five of which have been activated. Those redevelopment project areas have facilitated rehabilitation and expansion of the Springfield Expo Center, as well as construction of Jordan Valley Park, the Mediacom Ice Park, Hammons Field, the Jordan Valley Car Park, Holiday Inn Express, and additional surface off-street parking. The redevelopment project areas are detailed below.

More than 10 years have passed since the approval of this redevelopment plan; therefore, the three remaining redevelopment projects areas cannot be activated.

Redevelopment Project Number	Description	Activated by	Date activated	Expiration date
1	Jordan Valley Park	Special Ordinance No. 23918	October 23, 2000	October 22, 2023
2	Ice Park	Special Ordinance No. 24112	November 13, 2001	November 12, 2024
3A	Expo, garage, multipurpose arena	Not activated	-	-
4	No project assigned to this number	-	-	-
5	Baseball Stadium	Special Ordinance No. 24717	January 10, 2005	January 9, 2028
6	Parking/ Holiday Inn Express	Special Ordinance No. 24832	July 25, 2005	July 24, 2028
7	Hotel expansion	Not activated	-	-
8	Office building	Not activated	-	-
9	Existing commercial and retail uses	Special Ordinance No. 23919	October 23, 2000	October 22, 2023

TIF Reimbursable Projects

All TIF revenues are directed towards Expo Center debt payments.

TIF Revenues and Expenditures

Payments in Lieu of Taxes Received as of December 31, 2018	$	2,828,570.21
Economic Activity Taxes Received as of December 31, 2018	$	341,547.33
TIF Revenues Expended as of December 31, 2018	$	3,149,829.40
Outstanding Bonded Indebtedness as of December 31, 2018	$	13,780,000
TIF Special Allocation Fund Balance as of December 31, 2018	**$**	**20,288.14**

Status

Staff recommends a finding that the redevelopment projects of the Jordan Valley Park TIF District are complete and that the TIF is making satisfactory progress in reimbursing City bonds issued to fund said projects.

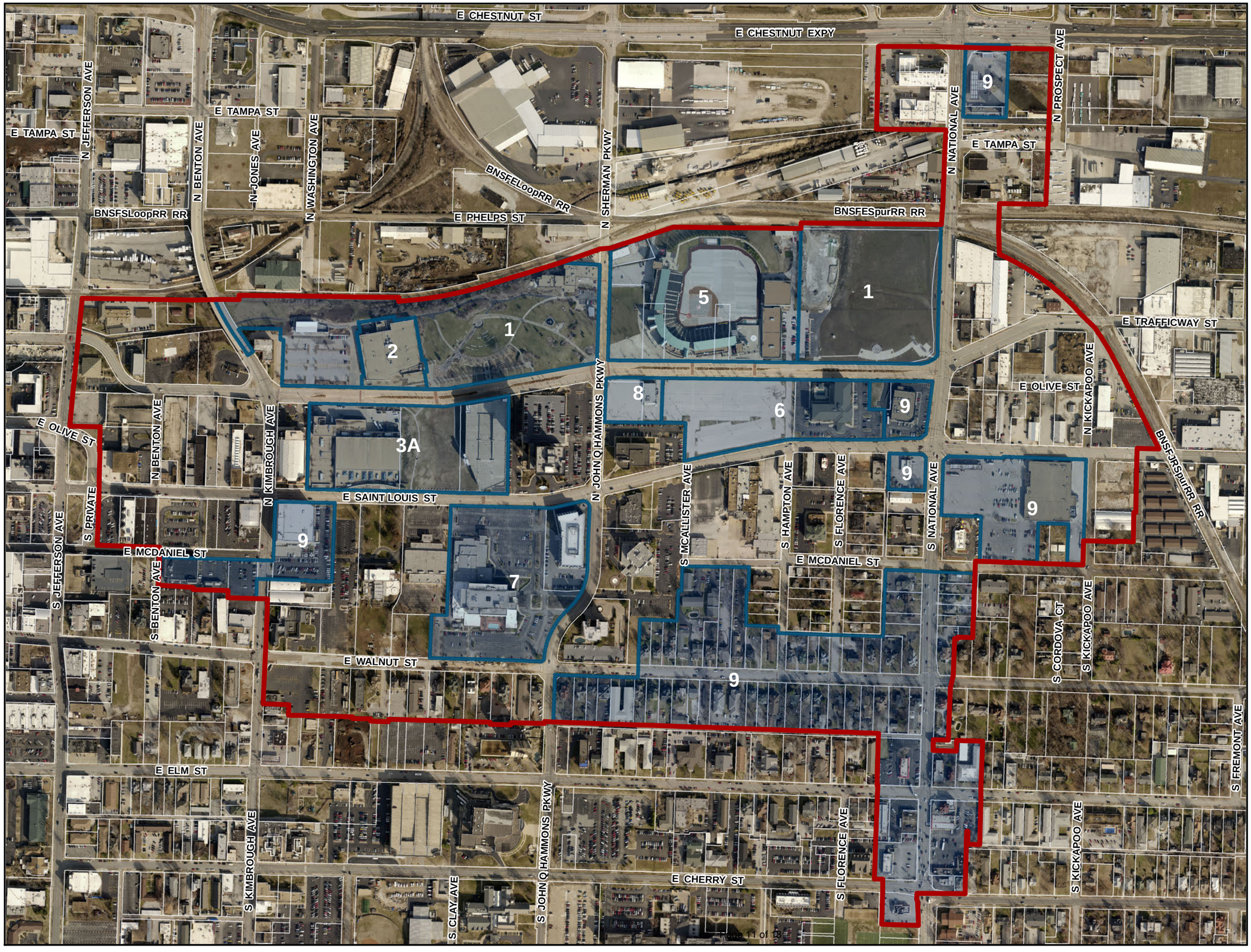


Exhibit A - Location Map

Jordan Valley Park Tax Increment Financing Redevelopment Plan

Springfield, Missouri
June 2013

Legend

- TIF Boundary
- Project Areas

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Scale: 1:5,000

CITY OF Springfield

Department of
Planning and Development

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Commercial Street TIF

The Commercial Street TIF Redevelopment Plan was approved on April 7, 2008 by Special Ordinance No. 25373. This TIF will expire on April 6, 2031.

Redevelopment Area Location

The Commercial Street Redevelopment Area is located in the center city, approximately one mile north of Park Central Square. The area compromises 10 blocks and includes the entire Commercial Street Historic District. The Area is generally bounded by the BNSF railroad to the north, Pacific and Blaine Streets to the south, Douglas Avenue to the west, and Clay Avenue to the east. A map of the area is attached.

TIF Plan Objectives

The Plan identifies its primary purpose as establishing a process by which public improvements within the area will be made and redevelopment will occur. The process will enable the City to carry out extensive redevelopment envisioned by the Plan, as well as to encourage significant and sustained growth and development through private sector investment. The Redevelopment Plan also addresses the following objectives:

1. Eliminate the conditions that have qualified the area as a "blighted area" under the terms of the TIF Act;
2. Provide funding for the area's critical infrastructure needs;
3. Provide economic development tools for the Commercial Street area that have been utilized in downtown Springfield;
4. Encourage the rehabilitation and reinvestment in historic structures within the Commercial Street area;
5. Further the objectives of the City's Comprehensive Plan.

Redevelopment Project Area

The Redevelopment Plan includes a combination of a private redevelopment and public infrastructure projects. The sole Project Area designated in the Plan was activated on April 7, 2008.

TIF Reimbursable Projects

The proposed public improvement projects include:

- Frisco Lane (pave for traffic, add about 60 parking spaces, landscaping and fencing),
- Streetscapes (approximately 6 blocks of streetscapes, plan to use TIF revenues as 50-50 match for grant funds and other local funds);
- Refurbish public parking lots;
- Business loan/grant program;
- Public restrooms;
- Acquire blighted parking lots (from willing seller);
- Renovate Commercial Club;
- Blaine Street improvements;

- Public art;
- Acquire blighted buildings (from willing seller);
- Footbridge Plaza improvements (stage, lighting, sound system, landscaping);
- Public radio station (promote Commercial Street and live music venues on the street);
- Improve alleyways;
- Planters;
- Gateways/entryways;
- Directional signage;
- Park benches; and
- Cab stands.

TIF Revenues and Expenditures

Springfield City Council approved expenditures from the Commercial Street Tax Increment Financing District Special Allocation Fund for Fiscal Year 2016-2017 in the amount of $570,035.53 by Special Ordinance No. 26804 on October 17, 2016 to partially fund the acquisition of a portion of Frisco Lane within the Commercial Street Increment Financing District and for public improvement projects including an alleyway improvement project and improvements to Frisco Lane, once acquired. The City closed on the purchase of Frisco Lane in Fall 2017 and completed road improvements in March 2018.

Payments in Lieu of Taxes Received as of December 31, 2018	$	901,192.05
Economic Activity Taxes Received as of December 31, 2018	$	25,798.13
TIF Revenues Expended as of December 31, 2018	$	353,724.75
Outstanding Bonded Indebtedness as of December 31, 2018	$	0
TIF Special Allocation Fund Balance as of December 31, 2018	**$**	**573,265.43**

Status

Staff recommends a finding that satisfactory progress is being made on the redevelopment projects of the Commercial Street TIF District, under the proposed time schedule contained within the approved plans for completion of the projects.

Figure 1

Proposed Redevelopment Area and Redevelopment Project Area

Commercial Street Tax Increment Financing Redevelopment Plan Springfield, Missouri

November 1, 2007

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Scale: 1:4,500

Legend

TIF Boundary

Parcels

CITY of SPRINGFIELD

Department of Planning and Development

DISCLAIMER:

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Springfield Plaza TIF

The Springfield Plaza TIF Plan was approved on May 6, 2013 by Special Ordinance No. 26231.

Redevelopment Area Location

The Springfield Plaza Redevelopment Area comprises approximately 96 acres and is located in southwest Springfield, near the intersection of Sunshine and West Bypass. A map of the area is attached.

TIF Plan Objectives

The primary objectives for this Redevelopment Plan are:

1. To facilitate redevelopment of the Area;
2. To cure the economic underutilization of the Area and to convert it to its highest and best use;
3. To alleviate those conditions that cause the Area to be a "Blighted Area;" and
4. To encourage a consumer-friendly commercial environment that encourages activity within the Redevelopment Area and promotes the economic health and independence of the City.

Additional objectives for the Redevelopment Plan include:

1. To upgrade and/or refurbish utilities and other infrastructure facilities serving the Redevelopment Area;
2. To enhance the tax base by inducing development of the Area to its highest and best use, to the benefit of taxing districts, and to encourage private investment in surrounding areas;
3. To promote health, safety, order, convenience, prosperity, and the general welfare, as well as efficiency of economy in the process of development;
4. To increase property values in the Area;
5. To stimulate employment opportunities and increased demand for services in the Area;
6. To provide an implementation mechanism which will accelerate the achievement of these objectives and complement other community and economic development objectives and programs; and
7. To further the objectives of the City's Comprehensive Plan.

Redevelopment Project Areas

The Redevelopment Plan will be implemented through two Redevelopment Project Areas ("RPAs"). The purpose of RPA-1 is commercial use, including approximately 182,500 square feet of retail commercial space. Public improvements for this area include stormwater and sewer infrastructure and roadway improvements. RPA-1 was activated by Springfield City Council Special Ordinance No. 26832 on December 20, 2016. The first retail stores in this development, including Ross Dress for Less, Petco, Shoe Department Encore, Plaza Tire, and Burlington Coat Factory opened in Fall 2017. Sport Clips later opened in Summer 2018. Public improvements for RPA-1 have been completed at developer's expense, which are being reimbursed by TIF revenues pursuant to the TIF Plan.

The purpose of RPA-2 is commercial use, including approximately 250,000 square feet of office uses. Public improvements for this area include stormwater and sewer infrastructure and internal public roadway improvements. RPA-2 has not yet been activated. Under the TIF Act, a project area must be activated within 10 years of the approval of the TIF in order to be valid.

TIF Reimbursable Projects

The projected Redevelopment Project Costs for the Plan include the following:

- The land that will be dedicated for public improvements;
- The cost of removing remaining existing improvements and grading;
- The cost of importing soil as fill for road construction and landscaping;
- The cost of required infrastructure improvements, such as street improvements; curbing and sidewalk improvements, storm and sanitary improvements, and upgrading utilities;
- The miscellaneous costs associated with development, such as loan fees, construction loan interest, permit and inspection fees, appraisals, title insurance, surveying, soils engineering and compaction, architect/engineer fees, environmental testing, etc.;
- All other planning, legal, and financial advisory costs associated with the preparation of this Plan and implementation of the Redevelopment Projects which have been and will be incurred in the future.

Reimbursable Project Costs which are incurred by the Developer of record for each Redevelopment Project shall be reimbursed in accordance with a redevelopment agreement between the Developer and the City.

TIF Revenues will be collected and used to reimburse Redevelopment Project Costs related to the implementation of the Redevelopment Project on a “pay-as-you-go” basis. The City does not anticipate the issuance of any bonds, notes or other obligations with respect to the completion of the Redevelopment Projects. The collection of TIF Revenues from each Redevelopment Project will last no longer than 18 years, and each Redevelopment Project will be terminated 18 years from the date that tax increment financing was activated by ordinance for such Redevelopment Project. The TIF will retain only 75% of the PILOTs; the remaining 25% will be redirected back to the affected taxing jurisdictions. A CID was also established over the Redevelopment Project Areas to accelerate reimbursement of the public improvements.

TIF Revenues and Expenditures

Payments in Lieu of Taxes Received as of December 31, 2018	$	923.74
Economic Activity Taxes Received as of December 31, 2018	$	317,036.52
TIF Revenues Expended as of December 31, 2018	$	242,199.51
Outstanding Reimbursable Costs as of December 31, 2018	$	9,336,816.49
TIF Special Allocation Fund Balance as of December 31, 2018	**$**	**75,760.75**

Status

Staff recommends a finding that satisfactory progress is being made on the redevelopment projects of the Springfield Plaza TIF District, under the proposed time schedule contained within the approved plans for completion of the projects.

Springfield PlazaTax Increment Financing Redevelopment Area

TIF Boundary

Redevelopment Project Areas

RPA-1

RPA-2

0 200 400 800 Feet

Scale: 1:4,000

CITY OF Springfield

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June 2013

One-rdg. X
P. Hrngs. _____
Pgs. 158
Filed: 04-16-19

Sponsored by: Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019-092 RESOLUTION _____

A RESOLUTION

AMENDING the 2019 Capital Improvements Program Plan, which identifies a schedule of public improvements for 2019 through 2024. (Planning and Zoning Commission and City staff recommend approval.)

WHEREAS, the 2019 Capital Improvements Program ("CIP") was approved on February 25, 2019, by passage of Resolution 10432; and

WHEREAS, the CIP is a planning guide by which the City's priorities are established for public projects; and

WHEREAS, on April 8, 2019, by passage of Special Ordinance 27168, the General Fund budget for Fiscal Year 2018-2019 was amended to appropriate one-time funding for a variety of city-wide projects four of which require inclusion in the CIP due to the scope and scale of each project; and

WHEREAS, two additional projects have been proposed by the Public Works Department, for inclusion in the CIP; and

WHEREAS, all six projects are proposed to be funded during the 2019 and 2020 calendar years.

WHEREAS, on April 11, 2019, the Planning and Zoning Commission held a public hearing and recommended approval of these additions to the CIP.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI as follows, that:

Section 1 – The 2019 Capital Improvements Program is hereby amended by adding thereto those projects described in "Exhibit A," which is attached hereto and incorporated herein by this reference.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL: 2019-092

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Amending the 2019 Capital Improvements Program Plan, which identifies a schedule of public improvements for 2019 through 2024. (Planning and Zoning Commission and City staff recommend approval.)

BACKGROUND INFORMATION: The 2019 Capital Improvements Program ("CIP") was approved on February 25, 2019, which outlined the City's capital expenditures for the upcoming year and those which are forecasted for the subsequent five years (2020-2024).

On April 8, 2019, the General Fund budget for fiscal year 2019 was amended to appropriate a portion of the 2018 Fiscal Year carryover funds. The budget adjustment provided one-time funding for a variety of city-wide projects; four of which require inclusion in the annual CIP due to scope and scale of each.

In addition, two projects have been proposed by Public Works, which require inclusion in the CIP, all six of these projects are proposed to be funded during the 2019 and 2020 calendar years.

Lastly, as part of the amendment, the list of projects completed, and programs concluded in 2018 has been updated; which identifies a total of 38 entries, totaling $37,631,022.12.

REMARKS: The 2019 Capital Improvements Program is based on plans or programs that have been adopted by City Council. Because the CIP establishes the City's priorities for qualified public capital projects, no CIP Projects should be undertaken unless they are included in the approved CIP. Amendments to the CIP may be made as needed following review by the Planning and Zoning Commission.

The 2019 CIP includes 132 projects or programs, with a total value of $97,196,600 recommended for funding in 2019, and 164 projects or programs that are recommended be undertaken between the years 2020 to 2024.

The Planning and Zoning Commission reviewed and held a public hearing on April 11, 2019, recommending approval of the public projects and capital improvements included in the amendment to the 2019 Capital Improvements Program.

A list of those projects proposed for inclusion in the 2019 CIP are included (see "Exhibit A") in addition to entire updated CIP report (see "Exhibit B").

Submitted by:

Randall Whitman, Principal Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

Exhibit A

Targeted Infrastructure Improvements

Infor Software Implementation - Additional Stage Project Number: **19-0062**

Department: Information Systems

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Infor - Phase two of the INfor community development and regulation software

Proposed Funding Sources:

General Fund $ 500,000

Comments:

Park Improvements

Jordan Valley Ice Park Cooling Tower Project Number: **19-0063**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $495,000

2019	2020	2021	2022	2023	2024	Beyond
$ 495,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replacement of the Jordan Valley Ice Park's ice plant system/cooling tower. Current system is original to the facility and now approaching 19-years-old. The current system also utilizes older R-22 refrigerant technology that will be obsolete in 2020. New system will utilize R-134 refrigerant technology that meets newer EPA guidelines and ensure the facility's long-term ability to meet the ice production demands of a two-sheet ice facility.

Proposed Funding Sources:

General Fund $ 495,000

Comments:

Municipal Building and Ground Improvements

College Station Car Park Maintenance and Improvements

Project Number: **19-0064**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $512,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 362,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will complete deferred maintenance at the College Station Car Park. Deferred maintenance includes repairing and patching of slab edges and slab weld joints, removing and replacing caulking at elevated slabs, installing membrane strips at all concrete joints, patching and rejuvenating the existing deck coating, and prepping the surface (as needed) and applying a water repellant coating to the upper levels.

Proposed Funding Sources:

General Fund $ 512,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval and is anticipated to be funded from FY2018 General Fund Cary Over Funds.

Busch Building Exterior Improvements - East and South Sides

Project Number: **19-0065**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will include tuck pointing the exterior masonry veneer on the east and south elevations and window glazing and seal replacement on the east façade, but excludes the arched glazed element and storefront windows at the east entrance.

Proposed Funding Sources:

General Fund $ 350,000

Comments:

There are no expenditures through 2018. This project is the 2nd phase of the Busch Building exterior improvement project that was completed in 2018, which included tuck pointing, window glazing and seal replacement on the exterior masonry veneer on the north and west elevations and façade. The completed project also included the curtain wall glazing replacement on the south façade. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval and is anticipated to be funded from FY2018 General Fund Cary Over Funds.

Municipal Building and Ground Improvements

Heer's Car Park Maintenance and Improvements

Project Number: **19-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $310,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 210,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will complete deferred maintenance at the Heer's Car Park. Deferred maintenance includes repairing and patching of slab edges and slab weld joints, removing and replacing caulking at elevated slabs, installing membrane strips at all concrete joints, patching and rejuvenating the existing deck coating, and prepping the surface (as needed) and applying a water repellant coating to the upper levels.

Proposed Funding Sources:

Funding Source to be Identified $ 310,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval of a future funding source.

Boonville and Central Parking Lot Improvements

Project Number: **19-0067**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $160,000

2019	2020	2021	2022	2023	2024	Beyond
$ 30,000	$ 130,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will provide an upgraded and expanded municipal parking lot located on the southwest corner of the Boonville and Central intersection directly across Boonville from the Busch Building. This City owned property includes three (3) outdated structures that are beyond cost-effective renovation and are scheduled for demolition in FY2020. Demolition will leave three (3) bare areas surrounded by a poor-quality asphalt parking lot. The project's scope of work includes repairing the existing parking lot and paving the bare areas left after the building demolition is completed. This parking lot upgrade would provide an improved parking lot with approximately 110 parking spaces including accessible parking stalls, and additional enhancements such lighting, a rain garden, landscaping strips parallel to the sidewalk, and improved entrance and exit access with both Boonville Avenue and Central Street as allowed by approved funding.

Proposed Funding Sources:

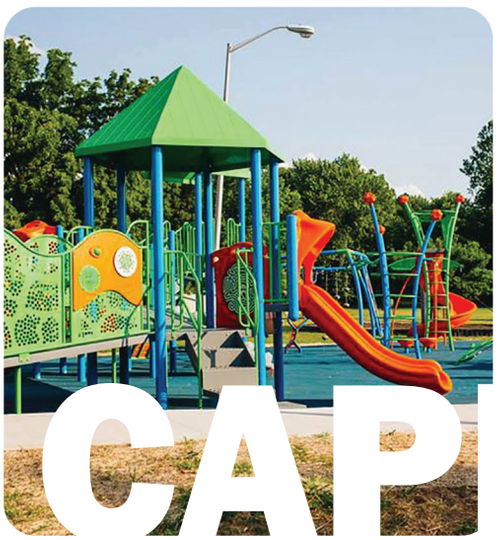
Funding Source to be Identified $ 160,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval of a future funding source.

Exhibit B

2019



CAPITAL Improvements Program

CITY OF Springfield | CAPITAL IMPROVEMENTS PROGRAM 2019

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V: 4/2/2019

CITY OF Springfield | CAPITAL IMPROVEMENTS PROGRAM 2019

2019 CAPITAL IMPROVEMENTS PROGRAM - INTRODUCTION

The development of the 2019 *Capital Improvements Program (CIP)* represents a collaboration between citizens and the City that results in a comprehensive database of all public improvement needs planned everywhere in the city, from the airport to the zoo. The *CIP* also serves as a planning and budgetary support document, a community report and a 6-year schedule outlining priorities for improving the City's infrastructure and assets.

The process of annually identifying and updating projects, scheduling construction and financing is collectively identified as a *Capital Improvements Program;* the *Program* ultimately results in the creation of a *Capital Improvements Plan*. The terms *Program* and *Plan* are, at times, used interchangeably but collectively make up the *Capital Improvements Program*.

> ***The City Manager shall also secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years. In preparing the budget, the City Manager shall review and may revise estimates, as he may deem necessary." Springfield City Charter Section 5.8 – Final Budget and Budget Message***

Because the City's capital improvement needs are continually evolving, the *CIP* database should be updated annually. The *CIP* provides for an opportunity to evaluate the entire capital budget and respond to the uncertainty of federal and state mandates, in addition to unexpected emergencies. As these needs and cost estimates are identified, necessary projects will be recommended for inclusion in future *Capital Improvements Programs*.

The *CIP* also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following.

Lastly, the *CIP* provides the City with an opportunity to create a clearinghouse or inventory of needs, wants, mandates, proposals and plans in one place. Maintaining a database of unfunded needs (or a wish list) allows the City to compare and organize future projects and balance the community's expectations and changing priorities. Lastly, the CIP provides the City with a place to document successes and projects completed in the previous year(s).

SPRINGFIELD'S CITY CHARTER

The *Capital Improvements Program* fulfills the City's Charter requirement that the City Manager "…. secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." Since 1992, the City of Springfield has maintained a *Capital Improvements Program* to fulfill this requirement.

While adoption of the annual *CIP* rests in the hands of City Council, the Charter also establishes the Planning and Zoning Commission's responsibility to "Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed." In keeping with these enumerated powers and duties of the Commission, the *CIP* and any proposed amendments are reviewed and receive a recommendation of support, following a public hearing.

CAPITAL IMPROVEMENTS DEFINED

Maintaining a consistent definition of a "capital improvement" is critical in developing a plan for recommended projects that will be proposed for the upcoming annual budget. The following criteria have been established since the early 90's.

- Individual projects that are relatively large in project size and scope
- Are significant, permanent or have a useful life of 6 years or longer
- Estimated to cost $100,000 or more
- Can include comprehensive programs, which consolidate many smaller individual improvements that do not individually meet the $100K threshold. Examples of typical programs included in the CIP:
    - ✓ School sidewalk program
    - ✓ Sanitary sewer overflow control program
    - ✓ Floodplain acquisitions and stormwater Improvement program
    - ✓ Reforestation and landscaping program
    - ✓ Neighborhood improvement program(s)

NEIGHBORHOOD WORKS
A voter-approved program through the 1/4-cent Capital Improvements Sales Tax

- Can include acquisition of property, land, right of way or easements, but should not include the purchase of equipment, services or studies. The only exception to this is when the purchase of equipment is part of the initial start-up of a project that involves a new service. For example, if a new fire station is proposed for funding, the fire trucks (and other equipment meeting the criteria listed above) should be included. Replacing fire trucks or squad cars at existing stations should not be included in the *CIP*. Listed below are typical examples of capital improvements:
    - ✓ Land purchases
    - ✓ Storm sewers
    - ✓ Sewer mains
    - ✓ Sewage treatment plants
    - ✓ Street construction and streetscape projects
    - ✓ Parking lots and garages
    - ✓ Traffic signals
    - ✓ New parks, including acquisition and development
    - ✓ Tennis courts, swimming pools and recreation improvements
    - ✓ New facilities, major building additions and remodeling
    - ✓ Significant trail and intermodal projects and extensions
    - ✓ Computer and information system purchases and upgrades

BEST PRACTICES AND POLICIES

Capital improvements programs, plans, and budgets are a common tool for city and county governments to identify, prioritize, and manage capital spending. Historically, there are a number of practices and policies the City of Springfield recognizes and have followed in developing and administering the annual Capital Improvements Program year-to-year. The following represents best practices the City strives to uphold in the development and implementation of the annual Capital Improvements Program.

- Every project or program meeting the criteria referenced above, shall be included in the CIP, either individually or as part of a larger program, prior to commencement.

- All projects and programs included in the CIP, shall be vetted and evaluated internally by City staff, including the scope and estimated cost, prior to being added to the CIP.

- The City shall make every effort to begin and complete capital projects on time and within the estimated budget, however it should be recognized that any number of circumstances influence implementation. Projects and programs included in the CIP are not guaranteed to be undertaken, as indicated in the annual program report.

- The City procures all projects in accordance with adopted purchasing policies. Projects included in the annual CIP shall be presented to City Council for final approval, on an individual basis or in combination with a consolidated program. Some routine work and smaller program projects are handled directly through the City's Purchasing Division and do not receive direct approval from City Council.

PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects are prioritized according to their relationship to City Council's adopted priorities:

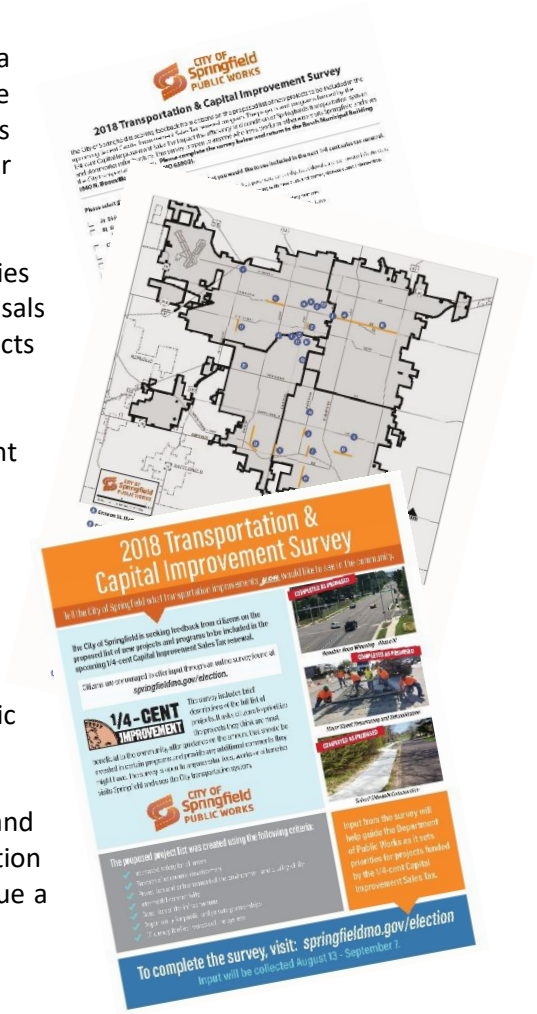
- Public Safety
- Economic Vitality
- Fiscal Sustainability
- Legislative Engagement

Many things contribute to improving the quality of life, including a clean environment, pleasant and safe neighborhoods, diverse housing and job opportunities and recreational and cultural opportunities.

Quality of life issues do not stop at the city boundaries. Development outside the city is also occurring at urban densities. People living in these areas expect services and public facilities at urban levels, and the density of development in these areas requires facilities, such as streets, built to urban standards. The City is in the best position to provide services and facilities appropriate for the urban population, but this requires coordinated between the City and the adjacent Counties. The *CIP* should include projects outside the City, which are located within the Urban Service Area (the area identified as appropriate for urban densities). The intent is that County transportation projects located within the Urban Service Area will be included in the *CIP*.

RECEIVING PUBLIC INPUT AND PROGRAM PROPOSALS

Communication with citizens is also a top priority with City Council. There are a number of opportunities that citizens have to contribute input to planning for the city's wide range of capital needs. Each City department that contributes projects to the CIP have an individual process to identify and prioritize projects within their department.



The *CIP* considers input from individual citizens, interest groups and agencies throughout the community, including department leadership and staff. Proposals are evaluated for the direct impact on public health, safety, environmental impacts and City Council's adopted priorities.

Many of the projects proposed in the CIP receive funding from 1/8 and 1/4 – Cent Sales Taxes. The process to identify and prioritize these projects and programs is part of an extensive public outreach campaign that begins months in advance of the renewal of each sales tax.

The majority of the projects funded by these taxes are implemented by the Departments of Public Works and Environmental Services. With the help of the City's Department of Public Information, the City solicits input on a list of public improvement projects via a public survey conducted online and in print.

In addition to public hearings hosted by the Planning and Zoning Commission and City Council as part of the formal review and approval process, the Public Information Office works with staff from the Planning and Development Department to issue a press release and publish the complete report on-line for public review.

COMPREHENSIVE PLAN & STRATEGIC PLANS

Vision 20/20 Creating the Future – Comprehensive Plan and Vision 20/20 The Future is Now – Strategic Plan have been consulted during the development of the annual CIP.

Each of these plans recognize the influence public spending has on the development of private land and in-turn the benefits to the local economy. Ensuring capital spending aligns with planning efforts is an excellent way to implement objectives and goals identified by the community. The CIP aligns with the City's Comprehensive Plan, Vision 20/20, which includes numerous recommendations for ensuring consistency between planning strategies and capital investment. Ensuring transparency and prioritizing capital spending, based on public input, while being creative and diversifying funding sources are guidelines identified in the Plan.

UNFUNDED PROJECTS

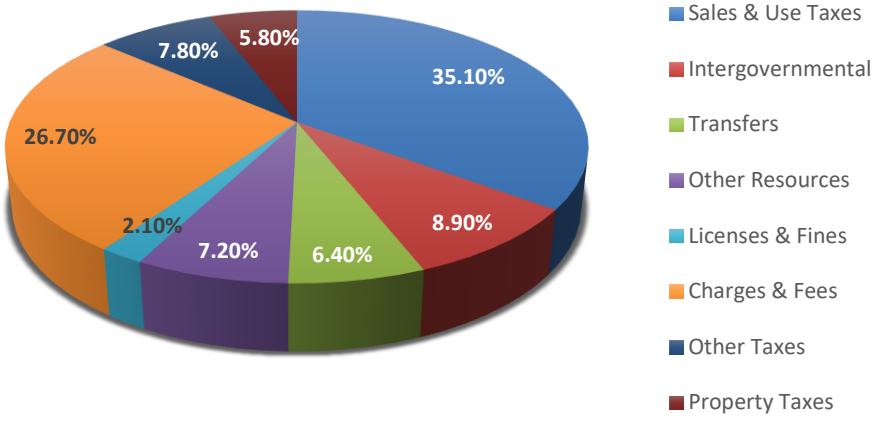
As time passes, the City's infrastructure ages and deteriorates. Facilities are outgrown or become obsolete. Growth in the urban area, in and around the City, require new streets, parks and fire stations to serve new homes and businesses. These capital improvements and projects, and those identified in various studies and adopted city plans generate a list of needs that far exceed the resources available. Many of these unfunded needs are included in the CIP database, but are not programmed for funding; rather they are held for consideration and inclusion in future updates of the CIP, when funding is made available.

CAPITAL IMPROVEMENT FUNDING SOURCES

After identifying projects and establishing priorities, the next step in the *CIP* process is to identify methods of funding the projects. When considering funding sources, it is beneficial to review the City's budget for the current sources of revenue and how those funds are spent as they relate to capital improvements.

FY 2019 Operating Budgeted Resources

The 2019 Budget, as adopted by City Council, provides for $365,792 in revenue



Sales tax continues to be the largest single source of general government revenue. The total sales tax rate in Springfield is 8.10%. The City currently receives 2.125% of the total, the remainder is collected on behalf of the State (4.225%) and County (1.75%). 1% of the City sales tax is used for general City operations, .75% for public safety pensions, .25% (one-quarter cent) for capital improvements and .125% (one-eighth cent) for transportation improvements. The 1/4 - Cent Capital Improvements Sales Tax, originally approved by Springfield voters in 1989 has been renewed every three years thereafter with the most recent renewal occurring in April, 2016 for another three-year period. The voters will be asked to renew this tax in April, 2019. The proceeds from the 1/4 - Cent Capital Improvements Sales Tax have been earmarked for specific projects. The 1/8-Cent Transportation Sales Tax was originally approved by the Springfield voters in 1996 for a four-year period, with the most recent renewal also occurred in April 2016.

In addition to the City's sales taxes, Greene County voters approved a one-fourth cent sales tax for parks, trails, recreation, and historic preservation in 2001. An addition of 1/4 - cent sales tax was passed in 2006 and took effect in July, 2007 as 1/8 - cent of the 2001 sales tax was concurrently sunset. 1/8 of the 2006 sales tax expired after five years as well; leaving a total of 1/4 - Cent to continue for operations and maintenance.

Prior to enactment of the 1/4 and 1/8 - cent sales taxes for capital and transportation improvements, the City financed capital improvements primarily through general obligation bonds. These bonds were retired through property tax increases.

Property taxes in Springfield are currently levied at $5.4698 per $100 of assessed valuation. Of that $5.4698, the City of Springfield receives .6218 cents. The City's property tax levy is distributed as follows.

- Art Museum Operations .0393 cents
- Parks Department Operations .1874 cents
- Health Department Operations .1277 cents
- Municipal Purposes .2674 cents

The property tax levy designated for Municipal Purposes is set at a level rate of 0.2674 cents. The rate is determined by using the average property tax for debt service retirement as a cap. Projects which would require an increase in this levy would not be recommended. Funds will be used for debt service to retire general obligation bonds. Continuation of the current level of property tax was approved by the voters in November of 2017, and will be available for financing of public infrastructure projects in July, 2019.

The City receives a considerable amount of money each year from the state and federal governments to operate specific services and to make capital improvements. One source that has been used in the past for capital improvements is Community Development Block Grant (CDBG) funds. The City received $1.28 million in CDBG funds for program year 2016-2017. This compares to the $1.27 million for the 2015-2016 CDBG program year and $1.25 for program year 2014-2015. Recent appropriations dating back to fiscal year 1994 – 1995 were $2.083 million. Community Development Block Grant funds must be used to benefit low and moderate income citizens, eliminate slum and blight, or address emergency situations.

In addition to these funding sources, there is a wide variety of additional resources. Table CIP-A illustrates 17 different funding sources, which are cross-referenced to the Tables C and E – Alphabetical Index of Planned CIP Projects for 2019 and for 2020 - 2024.

Summary of Funding Sources

Table CIP-A

Source	Cross Reference
City of Springfield – General Fund	A
City of Springfield – Level Property Tax	B
Greene County – Road and Bridge Tax	C
1/4 – Cent Capital Improvements Sales Tax	D
1/4 – Cent County-wide Sales Tax – Stormwater	E
1/4 – Cent County-wide Sales Tax – Parks Operations	F
1/8 – Cent Transportation Sales Tax	G
Airport Reserves	H
Airport – Federal Aviation Administration (FAA) Grant	I
Art Museum Fund Balance	J
City Utilities	K
Commercial Club Grant	L
Cost Shared by Private Sector / Intergovernmental	M
Environmental Services Operating Budget	N
Federal Funding – (FTA)	O

Federal Funding – Community Development Block Grant	P
Federal STBG Grant – City	Q
Funding Source to be Identified	R
MO DNR Grant	S
Parks Operating Budget	T
Sale of Parcels within Industrial Park	U
Sanitary Sewer System Fund Balance	V
Sanitary Sewer System – Special Assessment Bonds	W
Solid Waste Fund Balance	X
Special Assessment Bonds	Y
Special Assessments – Community Improvement District	Z
Special Assessments – Tax Increment Financing	AA
State of Missouri (MoDot)	BB
Stormwater Detention Buyout Funds	CC
Stormwater Grant	DD
Tax Increment Financing	EE

CAPITAL IMPROVEMENT FUNDING POLICIES

In order to accomplish some of the projects in this document, the City will have to look beyond its traditional methods of financing capital projects. Cost-sharing with other governmental agencies, public-private cooperative efforts, special purpose taxes, and modifications to development regulations may be appropriate methods of providing needed capital items. Capital improvement funding policies are designed to serve as a guide in determining the most appropriate method of financing capital improvement projects.

1. Targeted Infrastructure and Neighborhood Projects

The City Council has adopted policies for the application of the Neighborhood Improvement District (NID), Community Improvement District (CID) and for the use of the Tax Increment Finance (TIF) District. When appropriate, consideration should be given to using these financing methods. The City's development regulations require that developers build streets within their development to local or collector standards as determined by the City. City Council passed an ordinance requiring developers to pay into a sidewalk fund whenever it is infeasible to construct sidewalks as required by the Subdivision Regulations. These funds will be aggregated by elementary school district. Consideration should be given to amending City regulations in such a way that if the City builds the street prior to the owner developing the land, the owner will be required to reimburse the City for its cost at the time the property is developed. (The above strategies could be developed in lieu of an impact fee ordinance.)

2. Stormwater Projects

In order to minimize future stormwater problems and to strengthen existing regulations limiting development in sensitive areas the City could issue stormwater bonds to fund critical stormwater capital improvements and consider enacting a sales tax to fund water quality monitoring, stormwater maintenance, and capital improvements.

3. Park Projects

Improvements to existing parks are funded through, the parks sales tax, property tax levy, and user fee or charges. Acquisition and development of new parks could be funded through capital improvement or approval of increases in the parks sales tax.

4. Zoo Projects

Improvements are funded by donations by Friends of the Zoo and users of the Zoo, grants, and capital improvement sales tax.

5. Special Facilities

City funding will be considered for Art Museum and Zoo projects and selected other special facilities only when City funds are matched on at least a dollar-for-dollar basis with non-City funding. Provision of the non-City match is a requirement for funding but will not assure funding; the projects will be evaluated in the context of the Capital Improvements Program.

6. General Government Projects

When appropriate, projects that support improvements to the efficiency and effectiveness of City administration and operations should be financed through operating revenue and lease purchase.

7. Intergovernmental Cooperation

When appropriate, the City should cooperate with other governmental agencies to provide community facilities and services.

8. Public/Private Cooperation

When appropriate, the City should use its land and/or administrative resources to support private sector provision of community facilities and services.

9. Special Purpose Taxes

When appropriate, special purpose taxes should be used to fund projects for which there is a link to the revenue source.

10. Property Tax

The level property tax levy, limited to 27 cents, is used for projects that primarily benefit residents of the city, such as fire stations or other community facilities.

11. Basic Infrastructure Needs

The capital improvements sales tax is reserved for basic infrastructure needs.

12. Walkability, Bicycle, and Pedestrian Facilities
Integrate bicycle and pedestrian pathways, including landscaping and lighting, into the design of transportation and stormwater improvement projects.

FINANCING INFRASTRUCTURE FOR NEW DEVELOPMENT

A consistent revenue stream should be developed to accommodate future growth of the community, assure that new development pays its share of development costs, and provide the necessary infrastructure to handle current and future development demands. This revenue source should be based on the effect each development has on basic infrastructure, especially streets. Staff should investigate appropriate alternatives and work with the development community in assessing these alternatives.

DEBT MANAGEMENT POLICY

Purpose

The City recognizes the foundation of a well-managed debt program is a comprehensive debt policy. A debt policy is an important tool to insure the appropriate use of the City's resources to meet the commitment to provide services to the community and to maintain sound financial management practices. These policies are guidelines for general use and allow for exceptions in extraordinary circumstances. The primary objectives of this policy are to:

- Demonstrate a commitment to long-term financial planning objectives
- Promote continuity and consistency in the decision-making process
- Provide guidance to decision makers regarding the timing and purposes for which debt may be issued
- Minimize interest expense and cost of issuance
- Maintain the highest credit rating possible

Debt Affordability Analysis

The following factors shall be considered when evaluating debt capacity:

- Statutory and constitutional limitations on the amount of debt that can be issued
- Requirements of bond covenants
- Revenue projections and reliability of revenue sources to repay debt
- Projections of the City's financial performance such as revenues and expenditures, net revenue available for debt service, unreserved fund balance levels
- Measures of debt burden such as net bonded debt per capita, net bonded debt as a percent of assessed value, ratio of debt service to expenditures

Types of Debt

Debt financing shall be used by the City of Springfield to fund infrastructure improvements and acquire capital assets that cannot be acquired from either current revenues or fund balance. Debt financing shall include general obligation bonds, revenue bonds and other obligations permitted under Missouri law. The City will select a financing technique that provides for the lowest total cost consistent with acceptable risk factors and the principles of equity, effectiveness and efficiency.

The City intends to include in the annual operating budget a sufficient amount to fund ongoing maintenance needs

and to provide for periodic replacement consistent with the philosophy of maintaining capital facilities and infrastructure to maximize the useful life. The budget document reads "The repayment terms should not exceed the useful life of the improvement".

1. Short Term Borrowing

Short-term obligations such bond anticipation notes (BANS) may be used to finance projects for which the City ultimately plans to issue long-term debt. The BANS will provide interim financing, which will eventually be refunded with the proceeds of the long-term obligations. Interim financing may also be appropriate when long-term interest rates are expected to decline in the future.

2. General Obligation Bonds

Long-term general obligation bonds shall be issued to finance capital improvements for purposes set forth by the voters in bond elections. The City is committed to completing the specific projects approved in a referendum election. In accordance with the City Charter, all general obligation bonds will be sold competitively. The City's full faith and taxing authority are irrevocably pledged to the timely payment of principal and interest of general obligation bonds.

3. Revenue Bonds

Revenue bonds are limited liability obligations. The security for the bond is a pledge of a specific revenue stream. While these obligations are not backed by the City's full faith and credit, the City of Springfield recognizes the moral commitment made to bond holders and the importance of timely principal and interest payments on the City's credit rating.

4. Public Benefit Corporations

The City has two nonprofit public benefit corporations. The corporations issue bonds for City facilities and infrastructure. The bonds are paid solely from lease payments made by the City to the corporations and are not obligations of the City, however, the City recognizes its moral commitment to make timely principal and interest payments. Financing improvements through the public benefit corporations provides the City greater flexibility in implementing the capital improvement program and provides an orderly matching of cash collections with expenditures.

5. Certificates of Participation

The City may use lease purchase transactions such as certificates of participation to finance equipment or facilities. Because this type of financing typically carries a higher rate of interest, the use of certificates of participation will be limited to equipment or facilities that are essential to the operation of general government services.

6. Capital Leasing

Capital leasing is an option for the acquisition of equipment costing less than $1 million. Whenever a lease is arranged with a private sector entity, a tax-exempt rate shall be sought. Because the interest rate on lease financing can vary widely, the City shall obtain at least two competitive proposals for any major lease financing.

Structural Features

1. Capitalized Interest

Capitalization of interest (using borrowed funds to pay interest on a debt obligation) provides a means of mitigating the immediate impact of new debt until the financed facilities are in full operation. This practice will be limited to interest on debt during construction and the startup period for revenue generating facilities. Capitalized interest will generally be limited to four years or less. However, if there is a large-scale project this period may be adjusted to reflect the needs of the project.

2. Credit Enhancement

Credit enhancements such as bond insurance, letters of credit, and surety bonds guarantee timely payment of principal and interest. The use of credit enhancement results in a higher rating thereby lowering the cost of the debt. Credit enhancement will be used when the net debt service on the bonds is reduced by more than the cost of the credit enhancement.

3. Premiums

The City's bonds may be sold at a discount or a premium in order to market bonds more effectively, achieve interest savings or meet other financing objectives.

4. Refunding of Existing Debt

Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered when the analysis indicates the potential for present value savings of approximately 5% of the principal being refunded. Refunding will also be considered when there is a need to modify covenants essential to operations and management. The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Saving requirements for current or advance refunds may be waived by the City Manager upon finding that such a restructuring is in the City's overall best financial interest.

5. Conduit Financings

Conduit financings are securities issued by a government agency to finance a project of a third party such as a non-profit organization or other private entity. The City may sponsor conduit financings for activities such as economic development that have a public purpose and are consistent with the City's overall policy objectives. Unless a compelling public policy rationally exists, such conduit financings will not in any way pledge the City's faith and credit.

Management Practices

1. Bond Counsel

The City will retain outside bond counsel for all debt issues. All obligations issued by the City will include a written opinion as to the legality and tax-exempt status of the any obligation. The City will seek the advice of bond counsel on all other types of financings and any questions involving federal tax issues or arbitrage law.

2. Financial Advisor

The City will retain the services of a financial advisor. The financial advisor will assist on the structuring of the obligations to be issued, inform the City of available options and advise the City on the timing and marketability of the obligations.

3. Investment of Bond Proceeds

Investment of bond proceeds shall be consistent with those authorized by state law and City investment policy. Interest earned on bond proceeds may be used for the financed project.

4. Rating Agency Relations

The City seeks to maintain the highest credit rating possible for all categories of debt that can be obtained without compromising the delivery of basic city services and achievement of City policy objectives. Full disclosure of operations will be made to bond rating agencies. The City staff with the assistance of financial advisors and bond counsel will prepare the necessary materials for presentation to the rating agencies. City staff will maintain open communications with the rating agencies, informing them of major financial events in the City. The Comprehensive Annual Financial Report shall be distributed to the rating agencies after it has been accepted by City Council.

5. Continuing Disclosure

The City is committed to meeting secondary disclosure requirements on a timely and comprehensive basis. Official statements and Comprehensive Annual Financial Reports, will meet the continuing disclosure standards set by the Municipal Standards Rule Making Board (MSRB), the Government Accounting Standards Board (GASB), the Securities and Exchange Commission (SEC) and Generally Accepted Accounting Practices (GAAP). The Department of Finance shall be responsible for providing ongoing disclosure information to established national repositories and for compliance with disclosure standards set by state and national regulatory bodies.

6. Arbitrage

Federal arbitrage legislation is intended to discourage entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of the legislation, the City will issue obligations as close to the time the contracts are expected to be awarded as possible. Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, the Finance Department shall contract for arbitrage rebate services. The City's bond counsel and financial advisor shall review in advance any arbitrage rebate payments and forms sent to the Internal Revenue Service.

Additional information on debt management for governments is available in the Government Finance Officers Association Publications an Elected Officials Guide to Debt Issuance and Debt Issuance and Management— A Guide for Smaller Governments.

CAPITAL IMPROVEMENTS PLAN

The following information and tables represent capital improvement projects and programs recommended be undertaken in the upcoming calendar year (2019) and for the next five succeeding years (2020 – 2024). Capital improvement projects are organized into the following improvement categories:

- Airport Improvements
- Fire Station Improvements
- Golf Course Improvements
- Municipal Building and Ground Improvements
- Park Improvements
- Street Improvements
- Sanitary Sewer Improvements
- Solid Waste Improvements
- Stormwater Improvements
- Targeted Neighborhood Programs
- Traffic Management System Improvements
- Walkability, Bicycle, and Safety Improvements
- Zoo Improvements

2019 CAPITAL IMPROVEMENTS

The following tables identify capital improvements projects and programs are recommended be undertaken in 2019. These 132 projects and programs are estimated to cost $97,196,600 to complete. Each project or program included below has an identified source of funding or they may be dependent on pending funds to be determined during the course of budget preparation. This list represents those projects or programs, which meet City Council's priorities and have received overwhelming public support for their inclusion in the upcoming capital budget. Many of these projects include future phases and implementation windows that extend beyond 2019.

Summary of Planned CIP Projects and Programs by Category for 2019

Table CIP-B

Project Category	Number of Projects/Programs	Total Expenditures Proposed for 2019
Airport Improvements	2	$8,865,000
Fire Station Improvements	3	$860,000
Golf Course Improvements	0	-
Municipal Building and Ground Improvements	10	$2,997,500
Park Improvements	1	$495,000
Sanitary Sewer Improvements	30	$26,442,000
Solid Waste Improvements	11	$7,300,000
Stormwater Improvements	17	$5,210,000
Street Improvements	30	$28,428,500
Targeted Infrastructure Improvements	9	$9,705,600
Traffic Management System Improvements	10	$3,140,000
Walkability, Bicycle, and Safety Improvements	9	$3,753,000
Zoo Improvements	0	-
Total	**132**	**$97,196,600**

Airport Improvement Projects / Programs		**Project #**	
Car Rental Return Lot Expansion and Car Rental QTA Parking Lot Expansion	H	19-0055	28
Reconstruct Taxiway U and Taxiway U and B Direct Access Mitigation	H,I	17-0151	31
Fire Station Improvement Projects / Programs		**Project #**	
New Fire Station 13 - West Central	B	17-0037	38
Replacement of Fire Station 4	B	17-0038	38
Replacement of Fire Station 7	B	17-0039	39
Golf Course Improvement Projects / Programs (No Projects / Programs)		**Project #**	
Municipal Building and Ground Improvement Projects / Programs		**Project #**	
2016-2019 Facility Maintenance Program	D	17-0169	45
2019-2024 Reforestation and Landscaping Improvements	D	19-0024	45
Boonville and Central Parking Lot Improvements	A	19-0067	47
Busch Building Exterior Improvements – East and South Sides	A	19-0065	48
College Station Car Park Maintenance and Improvements	A	19-0064	48
Heer's Car Park Maintenance and Improvements	A	19-0066	49
Municipal Court Building	A,R	11-0009	50
Public Grounds Operations Maintenance Building	B	18-0011	51
Reforestation and Landscaping	F,G,D	17-0143	52
Special Response Team (SRT) – Mill Building Police Detective Office & HVAC Upgrade	A,B	11-0048	53
Park Improvement Projects / Programs (No Projects / Programs)		**Project #**	
Jordan Valley Ice Park Cooling Tower	A	19-0063	56
Sanitary Sewer Improvement Projects / Programs		**Project #**	
Abbey Lane Trunk Sewer	V	06-0022	61
Blackman Woods Lift Station Relief Sewer	V	06-0024	61
Chestnut South Trunk Sewer	V	06-0029	62
Environmental Services Operations Facility	V	19-0053	63
Hunt Branch Trunk Sewer	V	06-0042	63
James River Lift Station Improvements	V	18-0004	64
Jordan Valley Creek Sewer Relocation Project	V	19-0061	64
Northwest Treatment Plant UV Disinfection System Expansion	V	17-0106	65
Old Wire Road Trunk Sewer	V	18-0020	66
Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future	Y	93-0005	66
Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves	V	18-0003	67
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4	V	17-0094	67
Sanitary Sewer Overflow Reduction Project - Doling Park	V	18-0031	68
Sanitary Sewer Overflow Reduction Project - Smith Park	V	18-0030	70
Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects	V	19-0039	70
Sanitary Sewer Overflow Reduction Project - Grand St & Grant St to New Avenue	V	18-0040	71
Sanitary Sewer Overflow Reduction Project- James River Lift Station Pipe Cleaning	V	18-0039	71
Sewer Maintenance Equipment Storage Building	V	18-0036	72
Shared Cost Sanitary Sewer Construction - Developer Agreements	V	01-0004	72
Southwest Treatment Plant - Administrative and Maintenance Facility Improvement	W,V	06-0061	72

Southwest Treatment Plant - Biogas Pipeline Injection	V	19-0033	73
Southwest Treatment Plant - Digester Improvements	W	06-0063	73
Southwest Treatment Plant - Plant # 1 Denitrification Filter Retrofit with Cloth Media	V	19-0034	74
Southwest Treatment Plant - Plant Automation	V	19-0036	74
Southwest Treatment Plant - Pond #2 Dewatering Pump Station	V	19-0038	75
Southwest Treatment Plant Clarifier Launder Covers	V	17-0114	75
Southwest Treatment Plant Equipment Storage Building	V	17-0115	76
Southwest Treatment Plant- Plant 2 Aeration Basin Upgrades	V	17-0109	77
Southwest Treatment Plant Solar Farm	V	17-0174	77
Wastewater Treatment Plants - Buffer Land Acquisition	V	03-0013	78
Solid Waste Improvement Projects / Programs		**Project #**	
Cell 2 Landfill Unit Phase 2	X	17-0092	81
Landfill Buffer and Property Acquisition	X	17-0105	81
Landfill Equipment Storage and Office Improvements	X	17-0098	82
Landfill Expansion Cell 3	X	19-0020	82
Landfill Expansion Cell 4	X	19-0021	82
Landfill Expansion Cell 5	X	19-0022	83
Landfill Gas Updates	X	17-0099	83
Landfill Scale Replacement and Facility Entrance/Security Improvements	X	17-0101	83
Leachate Management Improvements	X	13-0030	84
Lone Pine Recycling Site Upgrades	X,V	17-0100	84
Solid Waste Facilities Paving	X	17-0103	84
Stormwater Improvement Projects / Programs		**Project #**	
1366 E Woodgate Stormwater Improvements	D	19-0002	89
2019-2024 Floodplain Acquisitions and Stormwater Improvements	D	19-0040	89
Beechwood Heights Phase I Stormwater Improvements	D	17-0056	90
Floodplain Acquisition	D,DD	17-0059	91
Gelven Withers Subdivision Stormwater Improvements	D	17-0061	91
Grant Avenue from Norton Road to Woodbridge Street Stormwater Improvements	CC,D,B	19-0004	92
Hampton Avenue from Seminole Street to Cherokee Street Stormwater Improvement	B,D	19-0005	92
Jordan Creek Regional Detention Basin B6 - Chestnut Expressway and Trafficway	B	18-0013	93
Linden Avenue and Latoka Street Stormwater Improvements	D	17-0063	94
Patton Alley Box Culvert Replacement	D,C	19-0008	95
Pickwick Ave and Lombard St to Weller Ave and Monroe St Stormwater Improvement	B,D	19-0010	95
Ravenwood South Subdivision Phase II Stormwater Improvements	D	17-0065	96
Renew Jordan Creek Box Culvert Segment Phelps to Boonville	D	18-0002	97
Springfield Industrial Park Subdivision Stormwater Improvements	D	17-0072	97
Stormwater Improvements - Miscellaneous Small Projects	CC	98-0004	98
Stormwater System Condition Assessment	D	18-0038	99
Westwood Avenue and Berkeley Street to Seminole Street and Nettleton Avenue	B	19-0003	99
Street Improvement Projects / Programs		**Project #**	
2016-2019 Public/Private Shared Cost and Economic Development	D,M	17-0070	104

2016-2019 Street Stabilization and Major Repaving	D,C	17-0074	104
2017-2021 Bridge Repair & Replacement	G	17-0068	105
2017-2021 Major Street Resurfacing & Rehabilitation Program	G	17-0075	105
2017-2021 Public/Private Shared Cost and Economic Development	G,M	17-0069	106
2017-2021 Turn Lane & Safety Improvements	G	17-0055	106
2019-2024 Street Stabilization and Major Repaving	D,C,Q	19-0029	107
Battlefield & Fremont Intersection Improvements	D	17-0041	109
Battlefield & Lone Pine Intersection Improvements	D	19-0001	109
Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way	G	17-0042	110
Campbell Avenue from Republic to Westview- Design and Partial Right-of-Way	D	19-0031	110
Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way	D	17-0043	112
Cherry Street Barnes to Oak Grove	G	11-0025	112
Division Street - National to Glenstone Construction	D	18-0025	114
Division Street - National to Glenstone Design and Partial Right-of-Way	G	17-0076	114
Division Street and Commercial Street Turn Lane and Safety Improvements	G	18-0014	114
Economic Development/Street Concept Design	D	17-0163	115
Fremont Avenue - Battlefield to Sunset	D	17-0077	115
Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way	D,G	17-0079	116
Galloway Street - Luster to Lone Pine Construction	D	18-0026	117
Kansas Avenue between Maplewood Street and Walnut Lawn Street	R,D	19-0014	118
Kansas Expressway Extension - Republic Road to Farm Road 190	C,Q	17-0085	119
Main Avenue Bridge over Jordan Creek	G	17-0165	121
Mount Vernon Street Bridge over Jordan Creek	G,M,O	17-0087	121
Municipal Parking Lot Improvement Program	A	18-0023	122
Phelps Street Streetscape from Boonville Avenue to Robberson Avenue	D	19-0016	123
Primrose Street - South Avenue to Kimbrough Avenue	D	17-0089	124
Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase	G,BB,Q	17-0091	124
Scenic Avenue Bridge over Wilson Creek	D,G	18-0007	125
Walnut Street Bridge over Jordan Creek	D,G	19-0017	125
Targeted Infrastructure Improvement Projects / Programs		**Project #**	
2016-2019 Neighborhood Initiative Program	D	17-0167	128
2019-2024 Minor Neighborhood Improvements	D	19-0045	128
2019-2024 Neighborhood Initiative Program	D	19-0043	129
Infor Software Implementation – Additional Stage	A	19-0062	129
Grant Avenue Connect Parkway	O,R	19-0023	129
Jefferson Avenue Footbridge	G,L,D,Q	17-0082	130
Jordan Creek Riparian Acquisition and Restoration Project	S,E,D,N	19-0057	130
Minor Neighborhood Improvements	D	96-0001	131
Partnership Industrial Center West Development	U	00-0016	131
Traffic Management System Improvement Projects / Programs		**Project #**	
2016-2019 Metro/Safety Signs and Markings	D	17-0051	134
2016-2019 Traffic Signal Program	D	17-0044	134

2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements	G,BB	17-0045	135
2019-2024 Metro/Safety Signs and Markings	D	19-0044	135
2019-2024 Traffic Signal Program	D	19-0018	136
Advanced Traffic Signal Vehicle Detection Phase 1	G,O,BB	19-0012	136
Battlefield Road and Luster Avenue Traffic Signal Improvements	D	19-0026	137
Grant Avenue and Division Street Intersection Improvements	D,G	17-0049	137
National Avenue and Commercial Street Traffic Signal Improvements	D	19-0027	138
Railroad Safety Improvements	G	18-0019	138
Walkability, Bicycle, and Safety Improvement Projects / Programs		**Project #**	
2016-2019 School Sidewalk Program	D	17-0053	141
2016-2019 Sidewalk/Curb/Gutter & Ramp Construction	D	17-0067	141
2017-2021 Alternative Transportation Program	G	17-0048	142
2019-2024 School Sidewalk Program	D	19-0042	142
2019-2024 Sidewalk/Curb/Gutter and Ramp Construction	D	19-0030	143
Division Street Sidewalks from West Avenue to Kansas Expressway	K,D,G	19-0028	144
THE LINK- Washington Avenue Underpass	G	17-0046	144
Transportation Alternatives Program Sidewalk and Trail Projects	G,O	19-0054	145
West Meadows Trail	G,S	19-0058	145
Zoo Improvement Projects / Programs (No Projects / Programs)		**Project #**	

2020 – 2024 CAPITAL IMPROVEMENTS

The following is a list of capital improvements are recommended for future funding within the next 5 subsequent years, from 2020 to 2024. These 164 projects are estimated to cost $426,496,549 over the course of five years. Some of these projects will appear in multiple lists and span multiple years. These projects have an identified or recommended funding source. Funding for others will be determined or identified during the course of future budget preparation.

Summary of Planned CIP Projects and Programs by Category for 2020 – 2024

Table CIP-D

Project Category	**Number of Projects/Programs**	**Total Expenditures Proposed for 2020-2024**
Airport Improvements	14	$53,950,000
Fire Stations Improvements	8	$10,437,900
Golf Course Improvements	1	$250,000
Municipal Building & Ground Improvements	17	$32,466,005
Park Improvements	1	$300,000
Sanitary Sewers Improvements	35	$117,845,750
Solid Waste Improvements	9	$5,800,000
Stormwater Improvements	21	$26,639,705
Street Improvements	37	$138,926,189
Targeted Infrastructure Improvements	7	$26,553,000
Traffic Management System Improvements	6	$3,900,000
Walkability, Bicycle, and Safety Improvements	7	$8,898,000
Zoo Improvements	1	$530,000
Total	**164**	**$426,496,549**

Airport Improvement Projects / Programs		**Project #**	
Add Third Baggage Claim Device	H,I	13-0021	28
Construct Apron for Glycol Collection - Cargo Apron	H,I	10-0004	28
Construct Apron for Glycol Collection - Commercial Apron	H,I	10-0003	29
Construct Apron for Glycol Collection - General Aviation Apron	H,I	13-0008	29
Construct General Aviation Apron Phase 2	H,I	13-0010	29
Construct Taxiway "W" from Taxiway "U" to Taxiway "S"	H,I	10-0006	30
Extend Runway 2/20 to 8,000 feet	H,I	13-0014	30
Long-term Parking Lot Expansion	H,I	19-0056	30
Realign Runway N from 14-32 to 2-20	H,I	17-0158	31
Rehabilitate / Widen Taxiway "N" South of Runway 14/32	H,I	10-0005	31
Rehabilitate Runway 2-20 Lighting System	H,I	17-0159	32
Replace Fencing	H,I	13-0007	32
Resurface and Reconstruct Airport Perimeter Road	H,I	10-0007	32
Taxiway A and P Direct Access Mitigation	H,I	17-0154	33
Fire Station Improvement Projects / Programs		**Project #**	
Fire Station 10 Facility Upgrade	R,B	18-0049	36
Fire Station 3 Facility Upgrade	B	18-0045	36
Fire Station 5 Facility Upgrade	B	18-0046	37
Fire Station 9 Facility Upgrade	B	18-0048	37
New Fire Station 13 - West Central	B	17-0037	38
New Fire Station 14 – West	B	06-0004	38
Replacement of Fire Station 4	B	17-0038	38
Replacement of Fire Station 7	B	17-0039	39
Golf Course Improvement Projects / Programs		**Project #**	
Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths	R	17-0016	42
Municipal Building and Ground Improvement Projects / Programs		**Project #**	
2016-2019 Facility Maintenance Program	D	17-0169	45
2019-2024 Reforestation and Landscaping Improvements	D	19-0024	45
Animal Control Shelter	B	06-0067	45
Art Museum Education Wing Replacement (AMMP Phase I)	J	19-0050	46
Art Museum Event Space (AMMP Phase II)	J	19-0051	46
Art Museum Gallery and Building Improvement (AMMP Phase III)	J	19-0052	46
Art Museum Grounds Improvements (AMMP Phase I)	J	19-0048	47
Boonville and Central Parking Lot Improvements	R	19-0067	47
Busch Building Exterior Improvements – East and South Sides	A	19-0065	48
College Station Car Park Maintenance and Improvements	A	19-0064	48
Fueling Site Improvements	B,A	17-0130	49
Heer's Car Park Maintenance and Improvements	R	19-0066	49
Historic City Hall Renovation Phase 2	B	06-0041	50
Police Headquarters Roof Replacement	B	08-0039	51
Public Grounds Operations Maintenance Building	B	18-0011	51
Reforestation and Landscaping	F,G,D	17-0143	52
Signal Operations Shop	R	13-0051	52
Park Improvement Projects / Programs		**Project #**	
Nathanael Greene / Close Memorial Park Entrance, Road & Parking	R	05-0003	56

Improvements			
Sanitary Sewer Improvement Projects / Programs		**Project #**	
Abbey Lane Trunk Sewer	V	06-0022	61
Chestnut South Trunk Sewer	V	06-0029	62
Copper Mill Trunk Sewer	V	06-0035	62
Environmental Services Operations Facility	V	19-0053	63
Hunt Branch Trunk Sewer	V	06-0042	63
James River Lift Station Improvements	V	18-0004	64
Jordan Valley Creek Sewer Relocation Project	V	19-0061	64
Northwest Treatment Plant - Sludge Storage and Handling Improvements	V	19-0037	65
Northwest Treatment Plant Peak Flow Storage Basin	W	18-0034	65
Old Wire Road Trunk Sewer	V	18-0020	66
Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future	Y	93-0005	66
Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves	V	18-0003	67
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4	V	17-0094	67
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5	W	17-0095	67
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6	W	17-0096	68
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7	W	17-0097	68
Sanitary Sewer Overflow Reduction Project - Doling Park	V	18-0031	68
Sanitary Sewer Overflow Reduction Project - Galloway 04	V	18-0032	69
Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04	V	18-0033	69
Sanitary Sewer Overflow Reduction Project – System Capacity Improvement Projects	V	19-0039	70
Shared Cost Sanitary Sewer Construction - Developer Agreements	V	01-0004	72
Southwest Treatment Plant - Administrative and Maintenance Facility Improvement	W,V	06-0061	72
Southwest Treatment Plant - Biogas Pipeline Injection	V	19-0033	73
Southwest Treatment Plant - Fueling Station Replacement	R	19-0032	74
Southwest Treatment Plant - Plant # 1 Denitrification Filter Retrofit with Cloth Media	V	19-0034	74
Southwest Treatment Plant - Plant Automation	V	19-0036	74
Southwest Treatment Plant Clarifier Launder Covers	V	17-0114	75
Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing	V	17-0107	75
Southwest Treatment Plant Grit Unloading Station at Pond 2	V	17-0113	76
Southwest Treatment Plant Headworks Renewal and Improvements	V	18-0005	76
Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement	V	17-0111	77
Southwest Treatment Plant- Plant 2 Aeration Basin Upgrades	V	17-0109	77
Southwest Treatment Plant Solar Farm	V	17-0174	77
Treatment Facility Renewal	V,W	18-0035	78
Wastewater Treatment Plants - Buffer Land Acquisition	V	03-0013	78
Solid Waste Improvement Projects / Programs		**Project #**	
Additional Springfield Recycling Drop-Off Center	X	06-0052	81
Landfill Buffer and Property Acquisition	X	17-0105	81
Landfill Expansion Cell 3	X	19-0020	82

Landfill Expansion Cell 4	X	19-0021	82
Landfill Expansion Cell 5	X	19-0022	83
Landfill Gas Updates	X	17-0099	83
Leachate Management Improvements	X	13-0030	84
Solid Waste Facilities Paving	X	17-0103	84
YRC Bagging Plant	X	17-0104	85
Stormwater Improvement Projects / Programs		**Project #**	
2019-2024 Floodplain Acquisitions and Stormwater Improvements	D	19-0040	89
Art Museum Flood Protection and Stormwater Improvements (AMMP Phase I)	J	19-0047	90
Beechwood Heights Phase I Stormwater Improvements	D	17-0056	90
Fassnight Creek - Jefferson to Holland Drainage Improvements	R	02-0015	90
Floodplain Acquisition	D,DD	17-0059	91
Gelven Withers Subdivision Stormwater Improvements	D	17-0061	91
Grant Avenue from Norton Road to Woodbridge Street Stormwater Improvements	CC,D,B	19-0004	92
Hampton Avenue from Seminole Street to Cherokee Street Stormwater Improvement	B,D	19-0005	92
Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3	R	11-0069	93
Jordan Creek Regional Detention Basin B6 - Chestnut Expressway and Trafficway	B	18-0013	93
Linden Avenue and Latoka Street Stormwater Improvements	D	17-0063	94
N. Branch Jordan Creek Drainage Improvements/Regional Detention E. of Glenstone	R	04-0022	94
Patton Alley Box Culvert Replacement	D,C	19-0008	95
Pickwick Ave and Lombard St to Weller Ave and Monroe St Stormwater Improvement	B,D	19-0010	95
Ravenwood South Subdivision Phase II Stormwater Improvements	D	17-0065	96
Ravenwood South Subdivision Phase III Stormwater Improvements	R	17-0066	96
Renew Jordan Creek Box Culvert Segment Phelps to Boonville	D	18-0002	97
Stormwater Improvements - Miscellaneous Small Projects	CC	98-0004	98
Stormwater Improvements near 500 Block of East Downing Street	R	18-0029	98
Stormwater Infrastructure Improvements	B	18-0043	98
Westwood Avenue and Berkeley Street to Seminole Street and Nettleton Avenue	B	19-0003	99
Street Improvement Projects / Programs		**Project #**	
2016-2019 Public/Private Shared Cost and Economic Development	D,M	17-0070	104
2016-2019 Street Stabilization and Major Repaving	D,C	17-0074	104
2017-2021 Major Street Resurfacing & Rehabilitation Program	G	17-0075	105
2017-2021 Public/Private Shared Cost and Economic Development	G,M	17-0069	106
2017-2021 Turn Lane & Safety Improvements	G	17-0055	106
2019-2024 Center City Development	D	19-0046	107
2019-2024 Street Stabilization and Major Repaving	D,C,Q	19-0029	107
2021-2025 1/8-cent Transportation Sales Tax Program	G	17-0124	108
2024-2029 1/4-cent Capital Improvement Sales Tax Program	D	18-0022	108
Battlefield and Lone Pine Intersection Improvements	D	19-0001	109

Brookside Drive Street Improvements	J	19-0049	109
Campbell & Walnut Lawn Intersection Improvements Construction	R	18-0027	110
Campbell & Walnut Lawn Intersection Improvements Design & Partial Right-of-Way	G	17-0042	110
Campbell Avenue from Republic to Westview- Design and Partial Right-of-Way	D	19-0031	110
Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1	R	11-0052	111
Central Street Phase 2 - Grant to Clay Construction	R	18-0028	111
Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way	D	17-0043	112
College Street Streetscape between 7th Avenue and 9th Avenue	R	18-0010	113
Commercial Street Streetscape Phase 6	R	18-0008	113
Division Street - National to Glenstone Construction	D	18-0025	114
Economic Development/Street Concept Design	D	17-0163	115
Fremont Avenue from Erie Street to Independence Street	R,D	19-0013	116
Galloway Street - Luster to Lone Pine Construction	D	18-0026	117
Jefferson Avenue Streetscape between St. Louis Street and Walnut Street	D	18-0009	117
Kansas Avenue between Maplewood Street and Walnut Lawn Street	R,D	19-0014	118
Kansas Expressway & Sunset Street Intersection Improvements	D,BB,Q	17-0083	118
Kansas Expressway & Walnut Lawn Intersection Improvements	D,BB,Q	17-0084	119
Kansas Expressway Extension - Republic Road to Farm Road 190	C,Q	17-0085	119
Kearney Street & West Bypass Intersection Improvements	D,BB,Q	17-0086	120
LeCompte Road Improvements	R	19-0059	120
Lone Pine Avenue - Seminole to Sunshine	R	18-0006	121
National Avenue and Division Street Intersection Improvements	R	19-0060	122
National Avenue and Sunset Street Intersection Improvements	D	19-0015	123
Phelps Street Streetscape from Boonville Avenue to Robberson Avenue	D	19-0016	123
Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase	G,BB,Q	17-0091	124
Scenic Avenue Bridge over Wilson Creek	D,G	18-0007	125
Walnut Street Bridge over Jordan Creek	D,G	19-0017	125
Targeted Infrastructure Improvement Projects / Programs		**Project #**	
2016-2019 Neighborhood Initiative Program	D	17-0167	128
2019-2024 Minor Neighborhood Improvements	D	19-0045	128
2019-2024 Neighborhood Initiative Program	D	19-0043	129
Grant Avenue Connect Parkway	O,R	19-0023	129
Jordan Creek Riparian Acquisition and Restoration Project	S,E,D,N	19-0057	130
Minor Neighborhood Improvements	D	96-0001	131
Partnership Industrial Center West Development	U	00-0016	131
Traffic Management System Improvement Projects / Programs		**Project #**	
2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements	G,BB	17-0045	135
2019-2024 Metro/Safety Signs and Markings	D	19-0044	134
2019-2024 Traffic Signal Program	D	19-0018	136
Advanced Traffic Signal Vehicle Detection Phase 1	G,O,BB	19-0012	136
Battlefield Road and Luster Avenue Traffic Signal Improvements	D	19-0026	137
Grant Avenue and Commercial Street Roundabout	R	18-0024	137

Walkability, Bicycle, and Safety Improvement Projects / Programs		**Project #**	
2016-2019 School Sidewalk Program	D	17-0053	141
2016-2019 Sidewalk/Curb/Gutter & Ramp Construction	D	17-0067	141
2017-2021 Alternative Transportation Program	G	17-0048	142
2019-2024 School Sidewalk Program	D	19-0042	142
2019-2024 Sidewalk/Curb/Gutter and Ramp Construction	D	19-0030	143
Commercial Street Pedestrian Ways and Public Parking Lot	EE	19-0025	143
West Meadows Trail	G,S	19-0058	145
Zoo Improvement Projects / Programs		**Project #**	
Dickerson Park Zoo - African Primate Exhibit	F	07-0005	148

CAPITAL IMPROVEMENT SUMMARIES

The following maps and project summaries provide project specific details and the location of each project within the city. Projects included in the following summaries are organized by category and represent all projects that are recommended for funding in any year or multiple years between 2019 and 2024.

The project summaries represent only a limited selection of the details available in the complete CIP database. The following guide and example illustrate typical project summaries that are provided and available for each project or program included in the CIP database.

1. Project category - there are 13 possible project categories for projects or programs to be assigned, from year to year some may not have projects proposed.
2. Project title - the title is assigned by the city department responsible for administering the project or program, which is also indicated just below the project title.
3. Project number - is assigned in the CIP database for each project or program created. The first two digits reflect the year the project entry was first created in the database.
4. The estimated remaining cost and yearly spending plan - represents the funds estimated to complete the entire project, beginning with the upcoming calendar year (2019) through the last year of the report (2024). This estimate can also include costs that reach beyond the six-year window included in the current report.
5. Yearly spending plan - represents the specific year(s) in which funding is proposed and the estimated funding proposed each year.
6. Project description - is a very abbreviated description of the project provided by the city department responsible for administering the project or program.
7. Proposed funding sources - represent the anticipated amount and source(s) where funding is expected to come from. The funding source can represent anticipated or dedicated sources, in addition to funding from agencies outside the city.
8. Comments - may reflect conditions or details relevant to funding, timing, amendments or options to the project.
9. In addition to the fields shown, the CIP database may include additional project or program information:
   - Location details
   - Project status (unfunded, under-design, ROW acquisition, under construction)
   - Project justification (mandated, conditional, or part of a larger plan, project or program)
   - Operating budget impact (anticipated annual impact on the department's operational budget)
   - Proposed funding source (dedicated funding, reserves, grants or internal or external funding sources)
   - Expense type (acquisition, design, construction, purchasing)

Table CIP-F

1. ***Street Improvements***

2-3. ***Galloway Street - Luster to Lone Pine Construction*** Project Number: **18-0026**

Department: Public Works

4. **Estimated Remaining Cost and Yearly Spending Plan:** $6,600,000

5.

2019	2020	2021	2022	2023	2024	Beyond
$ 750,000	$ 2,250,000	$ 2,250,000	$ 1,350,000	$ 0	$ 0	$ 0

6. **Project Description:**

Construction of improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

7. **Proposed Funding Sources:**

1/4-cent Capital Improvement Sales Tax $ 6,600,000

8. **Comments:**

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

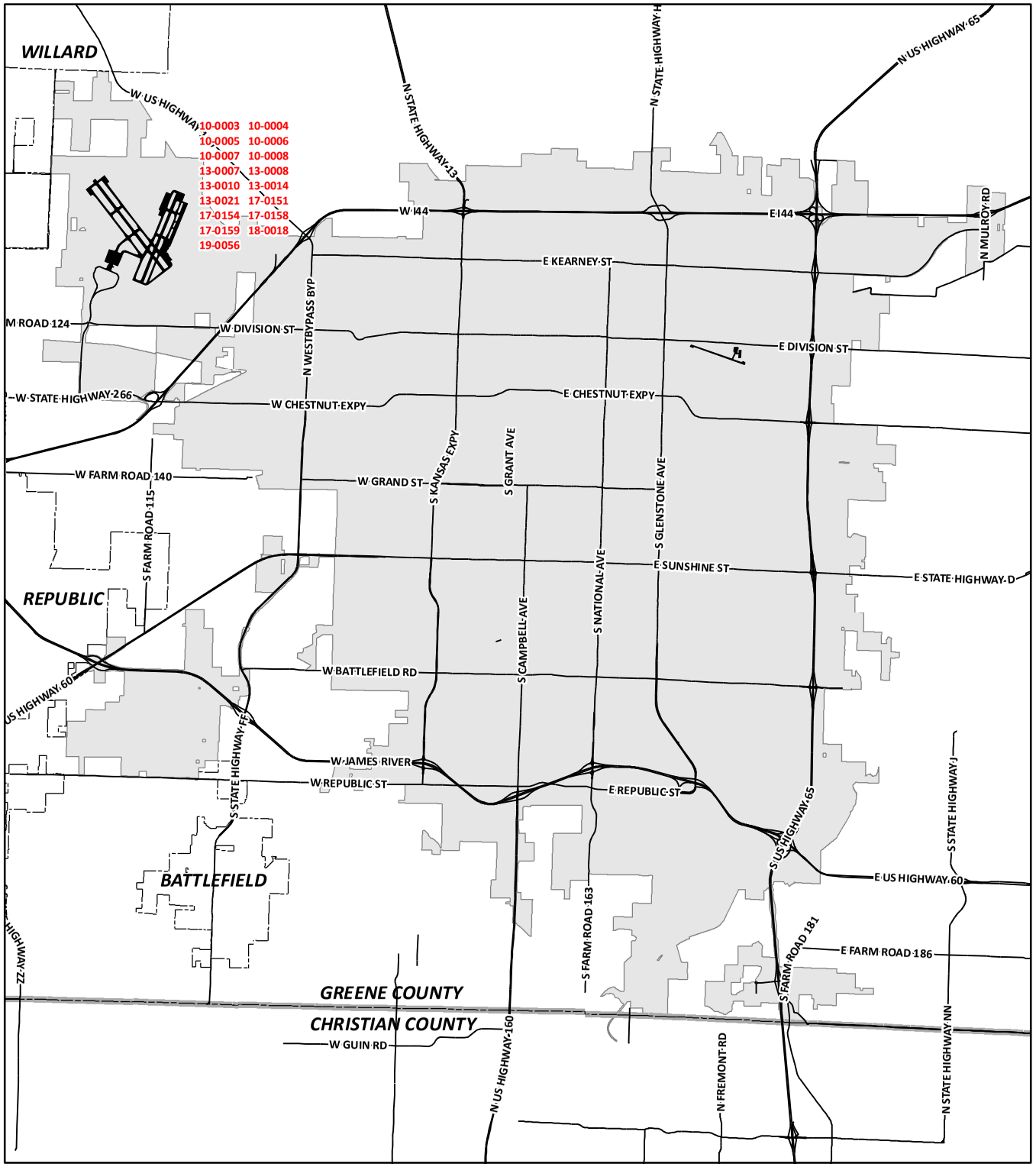
AIRPORT

Improvements

2019 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on airfield needs and growth projections. The Airport works closely with our outside engineering and consulting firms to draft our long-term Capital Improvement Program as required to be submitted to the Federal Aviation Administration (FAA). Airport projects are based on infrastructure needs, maintenance needs, and passenger growth predictions. The majority of projects listed will be based on FAA grant funding availability, therefore, if FAA monies are not available the airport will fund with capital reserve funds, and timing of projects may take longer to complete than noted.

Springfield-Branson
NATIONAL AIRPORT



Capital Improvements Program

2019 - 2024
Airport Improvements

- 13-0021 Add Third Baggage Claim Device
- 10-0004 Construct Apron for Glycol Collection - Cargo Apron
- 10-0003 Construct Apron for Glycol Collection - Commercial Apron
- 13-0008 Construct Apron for Glycol Collection - General Aviation Apron
- 13-0010 Construct General Aviation Apron Phase 2
- 10-0006 Construct Taxiway "W" from Taxiway "U" to Taxiway "S"
- 10-0008 Expand / Increase Airpoort Facility Surface Clearance Systems
- 13-0014 Extend Runway 2/20 to 8,000 feet
- 19-0056 Long-term Parking Lot Expansion
- 17-0158 Realign Taxiway N from Runway from 14-32 to 2-20
- 17-0151 Reconstruct Taxiway U and Taxiway U and B Direct Access Mitigation
- 10-0005 Rehabilitate / Widen Taxiway "N" South of Runway 14/32
- 17-0159 Rehabilitate Runway 2-20 Lighting System
- 18-0018 Remodel and Expand Secure Side Restaurant
- 13-0007 Replace Fencing
- 10-0007 Resurface and Reconstruct Airport Perimeter Road
- 17-0154 Taxiway A and P Direct Access Mitigation

CITY OF Springfield

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Airport Improvements

Add Third Baggage Claim Device

Project Number: **13-0021**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 2,000,000	$ 0	$ 0

Project Description:

Expand baggage claim system by adding a third baggage claim device.

Proposed Funding Sources:

Airport Reserves	$ 200,000
Federal Aviation Administration (FAA) Grant	$ 1,800,000

Comments:

Project is pending FAA funding.

Car Rental Return Lot Expansion and Car Rental QTA Parking Lot Expansion

Project Number: **19-0055**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Due to increased demand for rental cars, the Airport is planning to expand the car rental ready lot, as well as expand parking/storage parking for the car rental operators at the quick turn around (QTA) facility.

Proposed Funding Sources:

Airport Reserves	$ 1,500,000

Comments:

Construct Apron for Glycol Collection - Cargo Apron

Project Number: **10-0004**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $5,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 5,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - Cargo Apron

Proposed Funding Sources:

Airport Reserves	$ 550,000
Federal Aviation Administration (FAA) Grant	$ 4,950,000

Comments:

Project name changed from Design/Construct Glycol Containment, Storage Facilities and Deicing Pads. Project is pending FAA funding.

Airport Improvements

Construct Apron for Glycol Collection - Commercial Apron

Project Number: **10-0003**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $5,600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 5,600,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads for the Commercial Apron

Proposed Funding Sources:

Airport Reserves	$ 560,000
Federal Aviation Administration (FAA) Grant	$ 5,040,000

Comments:

Project is pending funding from the FAA.

Construct Apron for Glycol Collection - General Aviation Apron

Project Number: **13-0008**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,000,000	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - General Aviation Apron

Proposed Funding Sources:

Airport Reserves	$ 300,000
Federal Aviation Administration (FAA) Grant	$ 2,700,000

Comments:

Project is pending FAA funding.

Construct General Aviation Apron Phase 2

Project Number: **13-0010**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 950,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

New area to be opened up to service demands for corporate/general aviation hangars.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$ 855,000
Airport Reserves	$ 95,000

Comments:

Project is pending FAA funding.

Airport Improvements

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Project Number: **10-0006**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 2,700,000	$ 0	$ 0	$ 0

Project Description:

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Proposed Funding Sources:

Airport Reserves	$ 270,000
Federal Aviation Administration (FAA) Grant	$ 2,430,000

Comments:

Project is pending FAA funding.

Extend Runway 2/20 to 8,000 feet

Project Number: **13-0014**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $11,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 11,000,000	$ 0	$ 0

Project Description:

Increase length of Runway 2/20 to a total of 8,000 feet.

Proposed Funding Sources:

Airport Reserves	$ 1,100,000
Federal Aviation Administration (FAA) Grant	$ 9,900,000

Comments:

Project is pending FAA funding.

Long-term Parking Lot Expansion

Project Number: **19-0056**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $5,350,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 5,350,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

To expand the long-term parking lot to add an economy lot, south of the current long term lot, add a coverage walk way to the terminal building, and upgrade lighting.

Proposed Funding Sources:

Airport Reserves	$ 5,050,000

Comments:

Airport Improvements

Realign Taxiway N from Runway from 14-32 to 2-20

Project Number: **17-0158**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $4,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 4,200,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Realign Runway N from 14-32 to 2-20

Proposed Funding Sources:

Airport Reserves	$ 420,000
Federal Aviation Administration (FAA) Grant	$ 3,780,000

Comments:

Project is pending FAA funding.

Reconstruct Taxiway U and Taxiway U and B Direct Access Mitigation

Project Number: **17-0151**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $7,365,000

2019	2020	2021	2022	2023	2024	Beyond
$ 7,365,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Taxiway U and B direct access

Proposed Funding Sources:

Airport Reserves	$ 736,500
Federal Aviation Administration (FAA) Grant	$ 6,628,500

Comments:

Project is pending FAA funding.

Rehabilitate / Widen Taxiway "N" South of Runway 14/32

Project Number: **10-0005**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $10,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 10,000,000	$ 0	$ 0

Project Description:

Rehabilitate and Widen Taxiway "N" to 75 feet south of Runway 14/32 to Taxiway "S".

Proposed Funding Sources:

Airport Reserves	$ 1,000,000
Federal Aviation Administration (FAA) Grant	$ 9,000,000

Comments:

Project name changed from Widen Taxiway "N". Increased project expense and funding to include rehabilitation costs for specified portion of Taxiway "N". Project is pending FAA funding.

Airport Improvements

Rehabilitate Runway 2-20 Lighting System

Project Number: **17-0159**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 400,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitate Runway 2-20 Lighting System

Proposed Funding Sources:

Airport Reserves	$	40,000
Federal Aviation Administration (FAA) Grant	$	360,000

Comments:

Project is pending FAA funding.

Replace Fencing

Project Number: **13-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 450,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Replacement of approximately 3,500 feet of 6-foot fence with 8-foot fence and three strands of barbed wire.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$	405,000
Airport Reserves	$	45,000

Comments:

Project is pending FAA funding.

Resurface and Reconstruct Airport Perimeter Road

Project Number: **10-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 1,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Resurfacing and reconstruction of perimeter road.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$	1,350,000
Airport Reserves	$	150,000

Comments:

Project is pending FAA funding.

Taxiway A and P Direct Access Mitigation

Project Number: **17-0154**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 1,300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Taxiway A and P Direct Access Mitigation

Proposed Funding Sources:

Airport Reserves	$ 130,000
Federal Aviation Administration (FAA) Grant	$ 1,170,000

Comments:

Project Project is pending FAA funding.

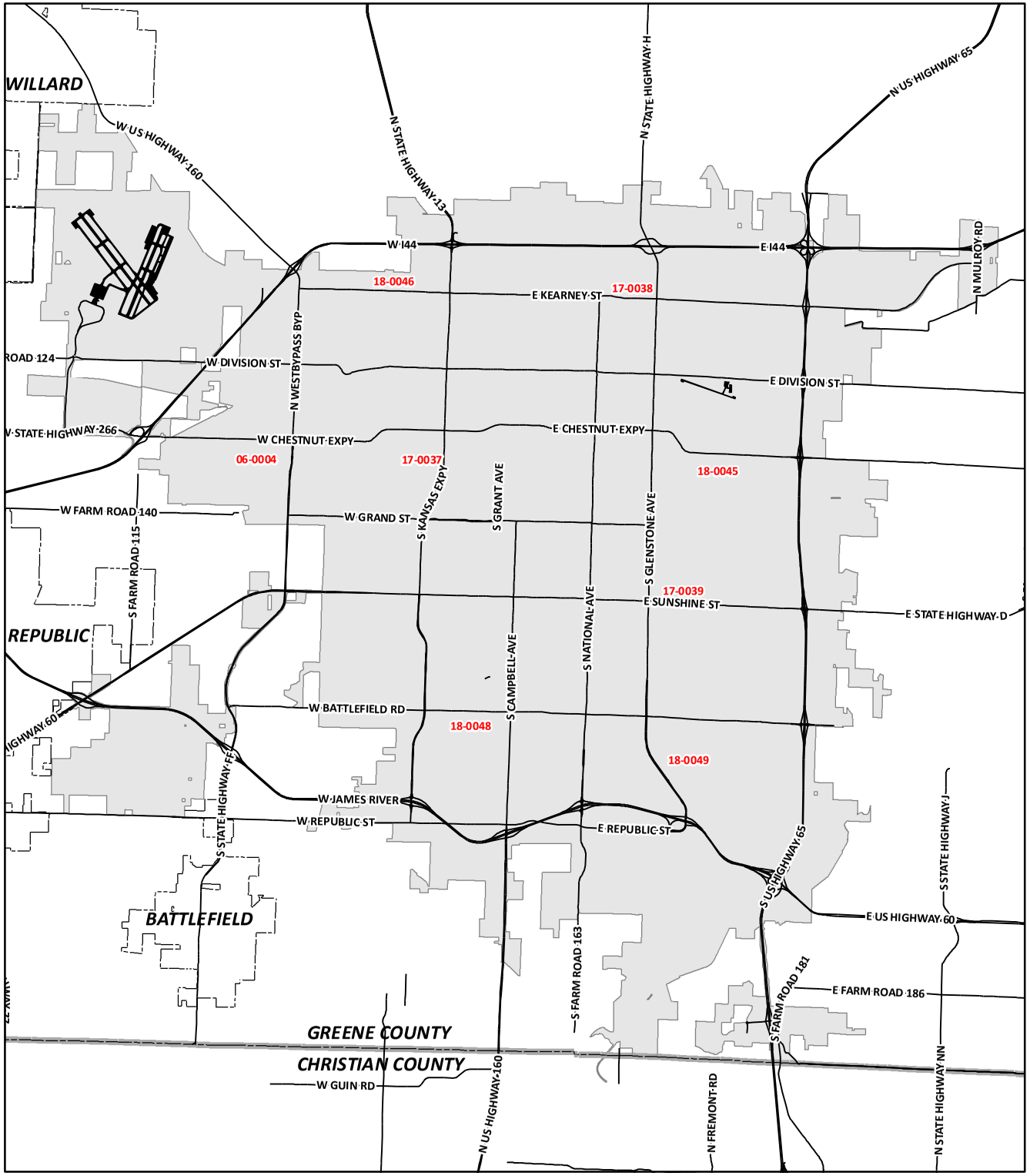
FIRE STATION

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with those included in the Fire Department Facilities Master Plan, and facility improvement projects outlined within the level property tax project list. These projects are inclusive of the replacement of existing fire stations and addition of new stations to meet the demand for service in our community, all identified through and supported by the level property tax. Capital projects targeted for the Fire Department can include new stations, needed replacement of existing stations, and facility and infrastructure sustainment needs. The Fire Department works hand in hand with the Public Works Facilities team for program management of all city facility projects.

CITY OF Springfield FIRE



Capital Improvements Program

2019 - 2024

Fire Station Improvements

18-0045	Fire Staton 3 Facility Upgrade
18-0046	Fire Station 5 Facility Upgrade
18-0048	Fire Station 9 Facility Upgrade
18-0049	Fire Station 10 Facility Upgrade
17-0037	New Fire Station 13 - West Central
06-0004	New Fire Station 14 - West
17-0038	Replacement of Fire Station 4
17-0039	Replacement of Fire Station 7

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Fire Station Improvements

Fire Station 10 Facility Upgrade

Project Number: **18-0049**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $874,500

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 88,000	$ 786,500	$ 0	$ 0	$ 0	$ 0

Project Description:

This project includes multiple facility upgrades such as roof replacement, window replacement, mechanical upgrades, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area and parking lot repairs including crack seal and striping. Electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch are also included. Fueling Station demolition will be done at this location. Installation of a new fueling station may be considered in the future.

Proposed Funding Sources:

Funding Source to be Identified	$	230,500
Level Property Tax	$	644,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. The fueling station demolition is included in the Fueling Site Improvements project (CIP Project Number: 17-0130). Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Station 3 Facility Upgrade

Project Number: **18-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $614,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 375,000	$ 239,000	$ 0

Project Description:

This project includes multiple facility upgrades such as window replacement, mechanical upgrades, electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area and parking lot repairs including concrete stabilization (in asphalt) and striping.

Proposed Funding Sources:

Level Property Tax	$	614,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Station Improvements

Fire Station 5 Facility Upgrade

Project Number: **18-0046**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $314,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 20,000	$ 294,000

Project Description:

This project includes multiple facility upgrades such as roof replacement, plinth block repairs and fitness workout area. Fueling Station demolition and installation will be done at this location to provide access to fuel for Fire, Police, and Public Works vehicles and equipment; however, the costing and funding is included in the project, Fueling Site Improvements project (CIP Project Number: 17-0130).

Proposed Funding Sources:

Level Property Tax $ 314,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency; however, the demolition of the existing underground fuel tanks and the estimated cost is included in the Fueling Site Improvements project (CIP Project Number: 17-0130). Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Station 9 Facility Upgrade

Project Number: **18-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $753,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 525,400	$ 227,600

Project Description:

This project includes multiple facility upgrades such as roof replacement, mechanical upgrades, electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area and parking lot repairs including concrete stabilization, mill/overlay, and striping.

Proposed Funding Sources:

Level Property Tax $ 753,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. Level Property Tax funding is subject to City Council approval and may include bonding.

Fire Station Improvements

New Fire Station 13 - West Central

Project Number: **17-0037**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $3,941,000

2019	2020	2021	2022	2023	2024	Beyond
$ 320,000	$ 2,721,000	$ 700,000	$ 0	$ 0	$ 0	$ 200,000

Project Description:

This will allow the purchase of land, construct an 7,000 square feet fire station, and provide the equipment necessary.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,941,000

Comments:

New Fire Station 14 - West

Project Number: **06-0004**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $5,414,200

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 125,000	$ 0	$ 0	$ 0	$ 0	$ 5,289,200

Project Description:

This project will include design, construction of a fire station and the purchase of a fire engine, station equipment and furnishings. The department has purchased the land from the 2007 CIP. Phase I would include the design/engineering/professional work in advance of construction. Phase II would include construction, equipping, and staffing of the fire station. This project is included as a part of the Level Property Tax project list as approved by voters in November, 2017. Preliminary design work will be completed as a part of the Fire Department Facilities Master Plan for facilities in preparation for construction in 2026.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 5,414,200

Comments:

This project was identified as a high capital priority during the fire department's accreditation process. This project was included in the 2006-2011 Capital Improvements Program. No funding is allocated until the 2026 Bond is issued according to the Level Property Tax plan.

Replacement of Fire Station 4

Project Number: **17-0038**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $2,985,000

2019	2020	2021	2022	2023	2024	Beyond
$ 270,000	$ 1,815,000	$ 900,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Demolish the existing station and replace with a new one on the same property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 2,985,000

Comments:

Fire Station Improvements

Replacement of Fire Station 7

Project Number: **17-0039**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $3,413,000

2019	2020	2021	2022	2023	2024	Beyond
$ 270,000	$ 0	$ 0	$ 0	$ 2,143,000	$ 0	$ 1,000,000

Project Description:

Demolish the existing station and replace with a new one on the same property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,413,000

Comments:

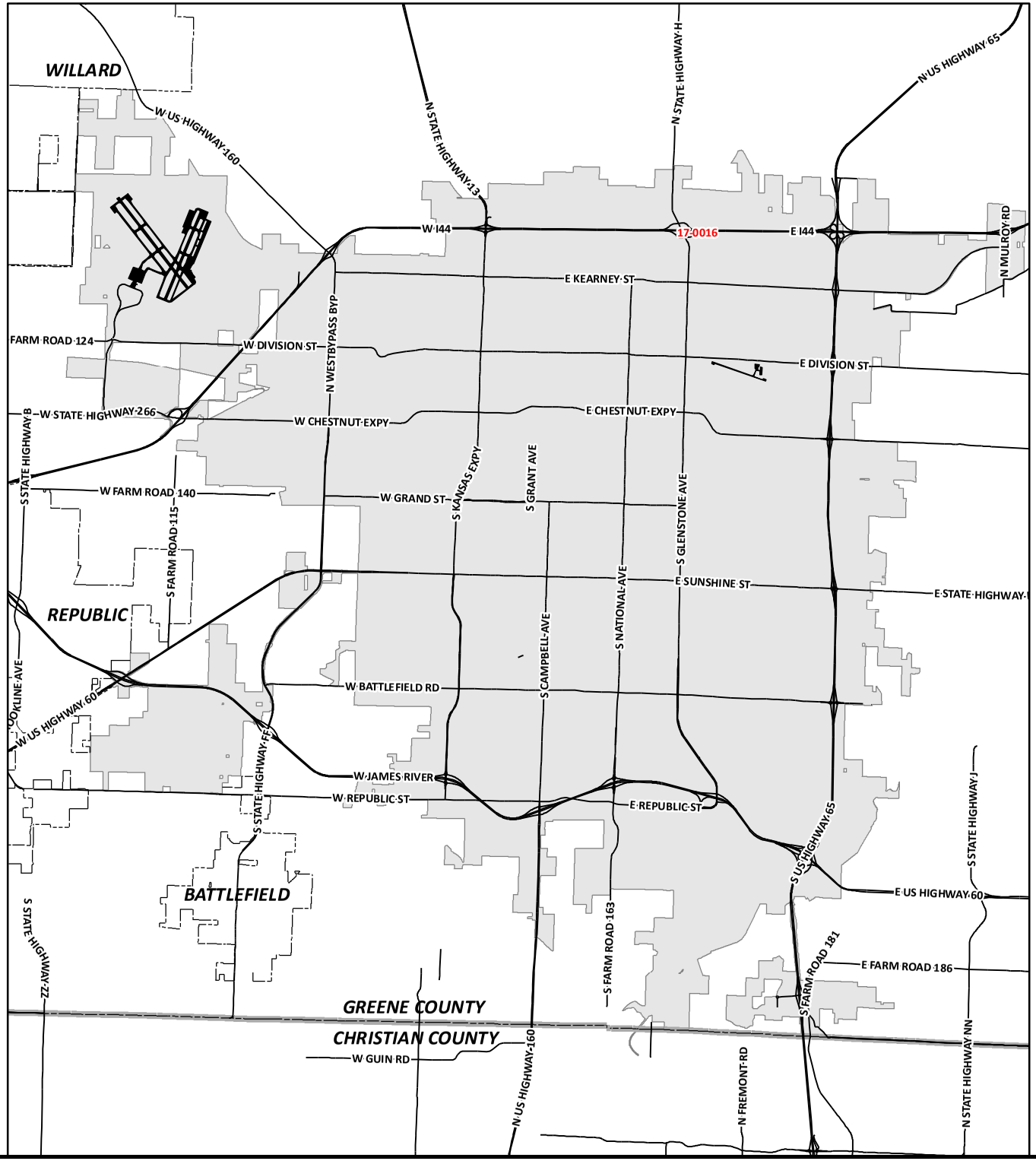
GOLF COURSE

Improvements

2019 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on improvements to the municipal golf facilities and courses. The Springfield-Greene County Park Board works closely with golf patrons and golfing organizations to identify long-term capital improvement needs in an effort to respond to existing deficiencies and to stay current with golfing industry trends. Golf Course improvement projects are based on assessments that identify infrastructure needs, improving the golfing experience at each golf course, enhancing additional means to generate revenue and long-term maintenance considerations. The majority of projects listed address long-term sustainability and improvements to remain viable within a competitive environment. Potential funding sources may include future Parks sales tax initiatives.

The PARK
SPRINGFIELD-GREENE COUNTY PARK BOARD



Capital Improvements Program

2019 - 2024
Golf Course Improvements

17-0016 Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

CITY OF Springfield

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Golf Course Improvements

Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

Project Number: **17-0016**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 250,000	$ 0	$ 0

Project Description:

Asphalt golf cart path extensions and repairs.

Proposed Funding Sources:

Funding Source to be Identified $ 250,000

Comments:

Areas of degraded asphalt golf cart paths are also in need of repair.

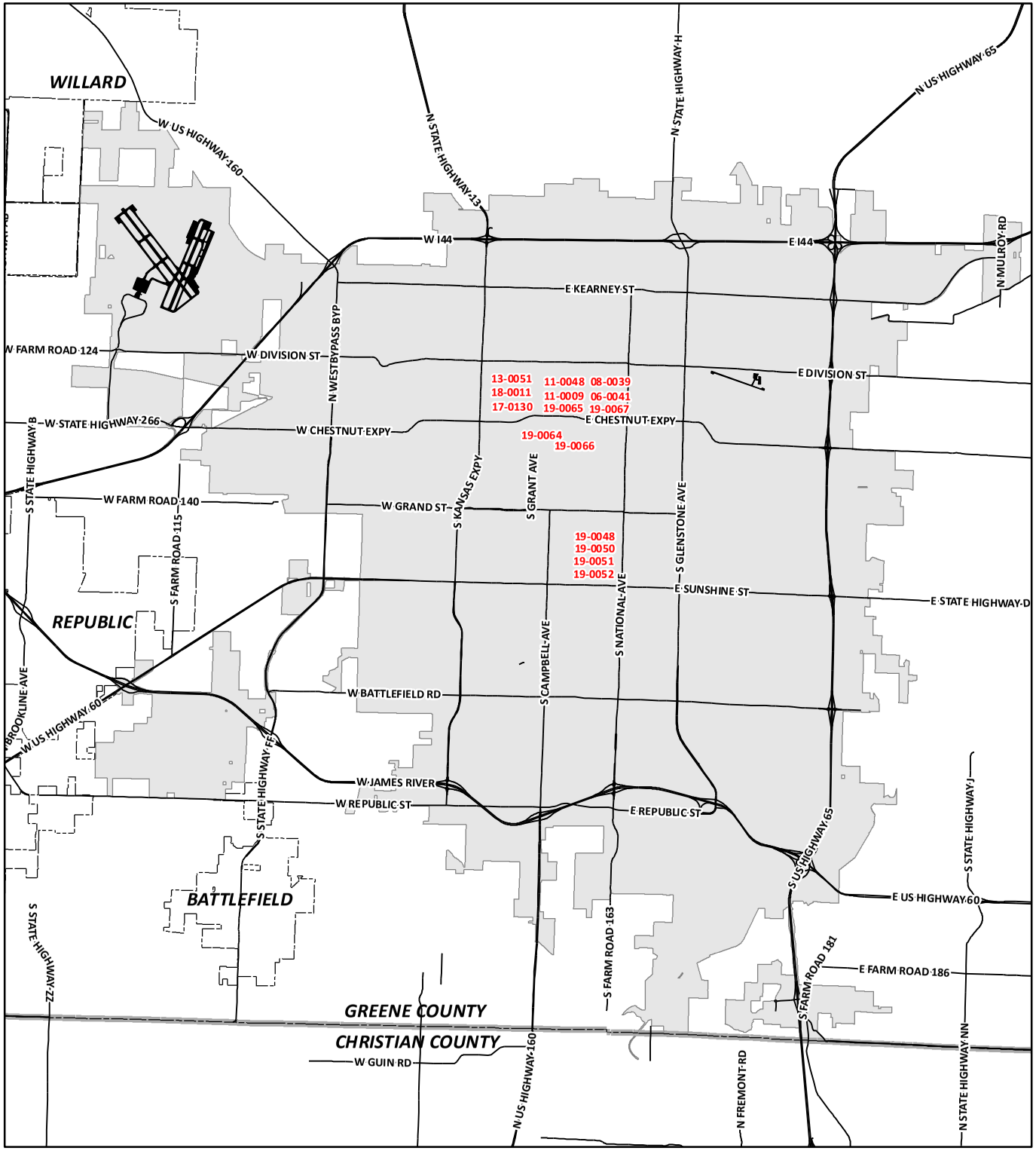
MUNICIPAL BUILDING & GROUND

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program are identified to meet the needs of various Municipal Departments, as well as the needs of the public. Projects include the design and construction of new city owned and operated buildings and facilities, in addition to improvements to the adjoining grounds, and accessory structures. A variety of improvements and upgrades such as emergency power upgrades, HVAC systems, new roofs, parking lot resurfacing, and site enhancements are a big part of this category. New fire stations, police stations, and parks facilities are not included in this section of the Capital Improvements Program. Those projects included in this section are identified through a prioritization process based on 1) improvements required by law; 2) improvements to maintain life safety of occupants and security of facilities; 3) improvements to protect the integrity of facilities' exterior envelopes; 4) mission essential improvements; and 5) mission enhancement improvements.

CITY OF Springfield PUBLIC WORKS



Capital Improvements Program

2019 - 2024
Municipal Building and Ground Improvements

- * 17-0169 2016-2019 Facility Maintenance Program
- * 17-0143 2016-2019 Reforestation and Landscaping
- * 19-0024 2019-2024 Reforestation and Landscaping Improvements
- * 06-0067 Animal Control Shelter
- 19-0050 Art Museum Education Wing Replacement (AMMP Phase I)
- 19-0051 Art Museum Event Space (AMMP Phase II)
- 19-0052 Art Museum Gallery and Building Improvement (AMMP Phase III)
- 19-0048 Art Museum Ground Improvements (AMMP Phase I)
- 19-0067 Boonville and Central Parking Lot Improvements
- 19-0065 Busch Building Exterior Improvements - East and South Sides
- 19-0064 College Station Car Park Maintenance and Improvements
- 17-0130 Fueling Site Improvements
- 19-0066 Heer's Car Park Maintenance and Improvements
- 06-0041 Historic City Hall Renovation Phase 2
- 11-0009 Municipal Court Building
- 08-0039 Police Headquarters Roof Replacement
- 18-0011 Public Grounds Operations Maintenance Building
- 13-0051 Signal Operations Shop
- 11-0048 Special Response Team (SRT) - Mill Building Police Detective Office and HVAC Upgrade

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Municipal Building and Ground Improvements

2016-2019 Facility Maintenance Program

Project Number: **17-0169**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 250,000	$ 250,000	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This is a new 1/4-cent Capital Improvement Sales Tax Program that will provide funding to maintain, upgrade, rehabilitate, or improve City municipal buildings and facilities such as Police Department facilities, Fire Stations, or other general government buildings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 750,000

Comments:

There are no project expenditures through 2018. This is a new 1/4-cent Sales Tax program and has been included in the Capital Improvements Program since 2017.

2019-2024 Reforestation and Landscaping Improvements

Project Number: **19-0024**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 250,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 650,000	$ 0

Project Description:

Restoration of tree canopy through the planting of trees and maintenance of recently planted trees on City Right Of Way, facilities and improvement projects. NeighborWoods and general reforestation projects will both be completed in this project. Additionally, a number of high profile landscapes will receive new or renovated landscaping in an effort to reduce landscape maintenance inputs and improve both public and employee safety.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 3,500,000

Comments:

There are no project expenditures through 2018. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Animal Control Shelter

Project Number: **06-0067**

Department: Health

Estimated Remaining Cost and Yearly Spending Plan: $3,389,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 490,000	$ 0	$ 2,899,000

Project Description:

This project includes land procurement, design and construction of a new Animal Shelter for the City of Springfield to increase the shelter's capacity, accessibility, visibly and amenities for the animals and the staff.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,389,000

Comments:

The Animal Shelter Master Plan was completed in 2015-16 at a cost of $38,160. This project was first added to the Capital Improvements Program in 2006.

Art Museum Education Wing Replacement (AMMP Phase I)

Project Number: **19-0050**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $5,862,375

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 5,862,375	$ 0

Project Description:

This project will include the demolition and replacement of the Museum's existing Education Wing to improve educational programming and administrative spaces while improving circulation and visitor experience. The new Education Wing will include a large family learning center, flexible classroom space, a community art studio, and an improved facade improving access to greenspaces to the south of the Museum.

Proposed Funding Sources:

Art Museum Fund Balance $ 5,862,375

Comments:

This project should replace Project # 17-0141, Art Museum Education Wing Expansion/Renovation

Art Museum Event Space (AMMP Phase II)

Project Number: **19-0051**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $5,358,817

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 5,358,170	$ 647

Project Description:

This project will include the addition of a large community event space and new entryway to the Museum's west side. This will include improvements to the community room, reception area, and catering kitchen.

Proposed Funding Sources:

Art Museum Fund Balance $ 5,358,170

Comments:

Art Museum Gallery and Building Improvement (AMMP Phase III)

Project Number: **19-0052**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $2,266,060

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,266,060	$ 0

Project Description:

This project will include improvements the the Museum's Auditorium, Weisel and Kelly Galleries, exhibition prep areas, and temporary art storage.

Proposed Funding Sources:

Art Museum Fund Balance $ 2,266,060

Comments:

Municipal Building and Ground Improvements

Art Museum Grounds Improvements (AMMP Phase I)

Project Number: **19-0048**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $2,358,400

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,358,400	$ 0

Project Description:

Project will include the relocation of the Museum's parking lot to the north side of the property, the installation of pedestrian/bike trails throughout the Museum grounds, and the extension of existing Amphitheater lawn to the west entrance of the Museum over the existing parking lot. More information including conceptual design documents and cost estimates is available if needed.

Proposed Funding Sources:

Art Museum Fund Balance $ 2,358,400

Comments:

Boonville and Central Parking Lot Improvements

Project Number: **19-0067**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $160,000

2019	2020	2021	2022	2023	2024	Beyond
$ 30,000	$ 130,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will provide an upgraded and expanded municipal parking lot located on the southwest corner of the Boonville and Central intersection directly across Boonville from the Busch Building. This City owned property includes three (3) outdated structures that are beyond cost-effective renovation and are scheduled for demolition in FY2020. Demolition will leave three (3) bare areas surrounded by a poor-quality asphalt parking lot. The project's scope of work includes repairing the existing parking lot and paving the bare areas left after the building demolition is completed. This parking lot upgrade would provide an improved parking lot with approximately 110 parking spaces including accessible parking stalls, and additional enhancements such lighting, a rain garden, landscaping strips parallel to the sidewalk, and improved entrance and exit access with both Boonville Avenue and Central Street as allowed by approved funding.

Proposed Funding Sources:

Funding Source to be Identified $ 160,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval of a future funding source.

Municipal Building and Ground Improvements

Busch Building Exterior Improvements - East and South Sides

Project Number: **19-0065**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will include tuck pointing the exterior masonry veneer on the east and south elevations and window glazing and seal replacement on the east façade, but excludes the arched glazed element and storefront windows at the east entrance.

Proposed Funding Sources:

General Fund $ 350,000

Comments:

There are no expenditures through 2018. This project is the 2nd phase of the Busch Building exterior improvement project that was completed in 2018, which included tuck pointing, window glazing and seal replacement on the exterior masonry veneer on the north and west elevations and façade. The completed project also included the curtain wall glazing replacement on the south façade. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval and is anticipated to be funded from FY2018 General Fund Cary Over Funds.

College Station Car Park Maintenance and Improvements

Project Number: **19-0064**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $512,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 362,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will complete deferred maintenance at the College Station Car Park. Deferred maintenance includes repairing and patching of slab edges and slab weld joints, removing and replacing caulking at elevated slabs, installing membrane strips at all concrete joints, patching and rejuvenating the existing deck coating, and prepping the surface (as needed) and applying a water repellant coating to the upper levels.

Proposed Funding Sources:

General Fund $ 512,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval and is anticipated to be funded from FY2018 General Fund Cary Over Funds.

Municipal Building and Ground Improvements

Fueling Site Improvements

Project Number: **17-0130**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,149,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 100,000	$ 0	$ 0	$ 0	$ 1,049,000

Project Description:

Project includes the demolition of underground fuel tanks and outdated fuel islands at Fire Stations #10, #2 and #6. Project also includes the installation of above ground fueling storage tanks, new fueling stations, new fueling islands, and enhanced fuel management and monitoring systems as applicable at Fire Stations #5 and #6 (South District Station). Installation of a new fueling system at Fire Station #10 may be considered in the future. The Public Works Service Center Operations Facility to receive enhanced fuel management and monitoring systems as well. The type of the existing underground tanks varies from fiberglass to steel, with ages from 16 years to 39 years, and sizes from 3,000 to 6,000 gallons.

Proposed Funding Sources:

Level Property Tax	$ 80,000
General Fund	$ 1,069,000

Comments:

Project expenditures are estimated at $45,000 through 2018 for two tanks at Fire Station #10 that were decommissioned. The demolition of existing underground storage tanks and the installation of new fueling equipment at the Southwest Wastewater Treatment Plant is included in the Southwest Treatment Plant - Fueling Station Replacement project (CIP Project Number 19-0032). This project has been included in the Capital Improvements Program since 2017 and will require Ciy Council approval of the funding source.

Heer's Car Park Maintenance and Improvements

Project Number: **19-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $310,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 210,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will complete deferred maintenance at the Heer's Car Park. Deferred maintenance includes repairing and patching of slab edges and slab weld joints, removing and replacing caulking at elevated slabs, installing membrane strips at all concrete joints, patching and rejuvenating the existing deck coating, and prepping the surface (as needed) and applying a water repellant coating to the upper levels.

Proposed Funding Sources:

Funding Source to be Identified	$ 310,000

Comments:

There are no expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require City Council approval of a future funding source.

Municipal Building and Ground Improvements

Historic City Hall Renovation Phase 2

Project Number: **06-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,377,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 432,000	$ 3,147,300	$ 2,797,700	$ 0

Project Description:

Project includes upgrading the historic structure to meet the needs of the present day City functions. The scope of work includes the addition of a new elevator, restroom core, upgrading the electrical and mechanical systems providing more efficiency, and reorganizing the layout to better accommodate the Fire Department, Information Systems, PIO and City Council. This project will continue the upgrade of Historic City Hall's HVAC as well as continue the exterior renovations. The project may include demolition of the wood framed structure at the southeast corner of the building, restoration of the building facade, new entrance doors, sidewalk improvements, exterior lighting and landscaping.

Proposed Funding Sources:

Level Property Tax	$ 6,377,000

Comments:

Project expenditures are estimated at $115,000 through 2018. This includes approximately $44,000 for the painting of the exterior face of the windows and was funded by the General Fund. Also included was The Historic City Hall Master plan cost of approximately $71,000 funded by 1/4-cent Capital Improvement Sales Tax. This project has been included in the Capital Improvements Program since 2006. Level Property Tax funding is subject to City Council approval and may include bonding.

Municipal Court Building

Project Number: **11-0009**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $17,435,000

2019	2020	2021	2022	2023	2024	Beyond
$ 135,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 17,300,000

Project Description:

Design and construct a new Municipal Court facility to fully comply with the Criminal Justice Code and municipal building codes to replace the current Municipal Court Building at the corner of Chestnut Expressway and Benton which has no holding cells and no screening area. Anticipated 2019 expenses funded by the General Fund are related to potential demolition of outdated structures on the proposed future site of the new Municipal Court Facility.

Proposed Funding Sources:

Funding Source to be Identified	$ 17,300,000
General Fund	$ 135,000

Comments:

Project expenditures are estimated at $107,500 through 2018 for the Municipal Court Master Plan and was funded by the 1/4-cent Capital Improvement Sales Tax. Construction will require City Council approval of funding source(s). This project has been included in the Capital Improvements Program since 2011.

Municipal Building and Ground Improvements

Police Headquarters Roof Replacement

Project Number: **08-0039**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,091,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 212,500	$ 878,500	$ 0

Project Description:

Complete roof replacement at the Police Headquarters Building. Project will also include replacement of edge flashing, equipment flashing and roof penetrations on all roof levels.

Proposed Funding Sources:

Level Property Tax $ 1,091,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2008. Level Property Tax funding is subject to City Council approval and may include bonding.

Public Grounds Operations Maintenance Building

Project Number: **18-0011**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,797,000

2019	2020	2021	2022	2023	2024	Beyond
$ 208,000	$ 1,952,250	$ 636,750	$ 0	$ 0	$ 0	$ 0

Project Description:

This project includes a new facility that will accommodate the needs of all the Public Works Grounds staff improving the division's operational productivity.

Proposed Funding Sources:

Level Property Tax $ 2,797,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Level Property Tax funding is subject to City Council approval and may include bonding.

Reforestation and Landscaping

Project Number: **17-0143**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,297,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,075,000	$ 702,000	$ 345,000	$ 175,000	$ 0	$ 0	$ 0

Project Description:

Install and establish tree plantings and landscapes along City streets. Restoration of tree canopy through the planting of approximately 1,100 trees and maintenance of recently planted trees on City Right Of Way, facilities and improvement projects. NeighborWoods and general reforestation projects will both be completed in this project. Additionally, a number of high profile landscapes will receive new or renovated landscaping in an effort to reduce landscape maintenance inputs and improve both public and employee safety.

Proposed Funding Sources:

Parks 1/4 Cent Sales Tax, for Storm Water	$ 170,000
1/8-cent Transportation Sales Tax	$ 82,000
1/4-cent Capital Improvement Sales Tax	$ 2,045,000

Comments:

Project expenditures are estimated at $3,045,000. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Signal Operations Shop

Project Number: **13-0051**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 100,000	$ 2,400,000

Project Description:

Construct and equip a new Signal Operations Maintenance Shop, including required garages and material storage yard.

Proposed Funding Sources:

Funding Source to be Identified	$ 2,500,000

Comments:

There are no project expenditures through 2018. The acquisition of property and installation of fencing for the Signal System and Equipment Storage building has been reported separately as an accomplishment. The schematic design and probable cost estimate for the facility expansion were completed during the Phil Broyles Complex Master Plan. This project has been included in the Capital Improvements Program since 2013. Funding for this project will require City Council approval of a future funding source and may require voter approval and bonding.

Municipal Building and Ground Improvements

Special Response Team (SRT)-Mill Building Police Detective Office & HVAC Upgrade Project Number: **11-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $649,500

2019	2020	2021	2022	2023	2024	Beyond
$ 649,500	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct HVAC improvements for the lobby and upper level offices of the Special Response Team (SRT) - Mill Classroom building and parking lot improvements and expansion.

Proposed Funding Sources:

General Fund	$	158,400
Level Property Tax	$	491,100

Comments:

Project expenditures are estimated at $46,500 through 2018. This project has been included in the Capital Improvements Program since 2011.

PARK

Improvements

2019 Capital Improvements Program

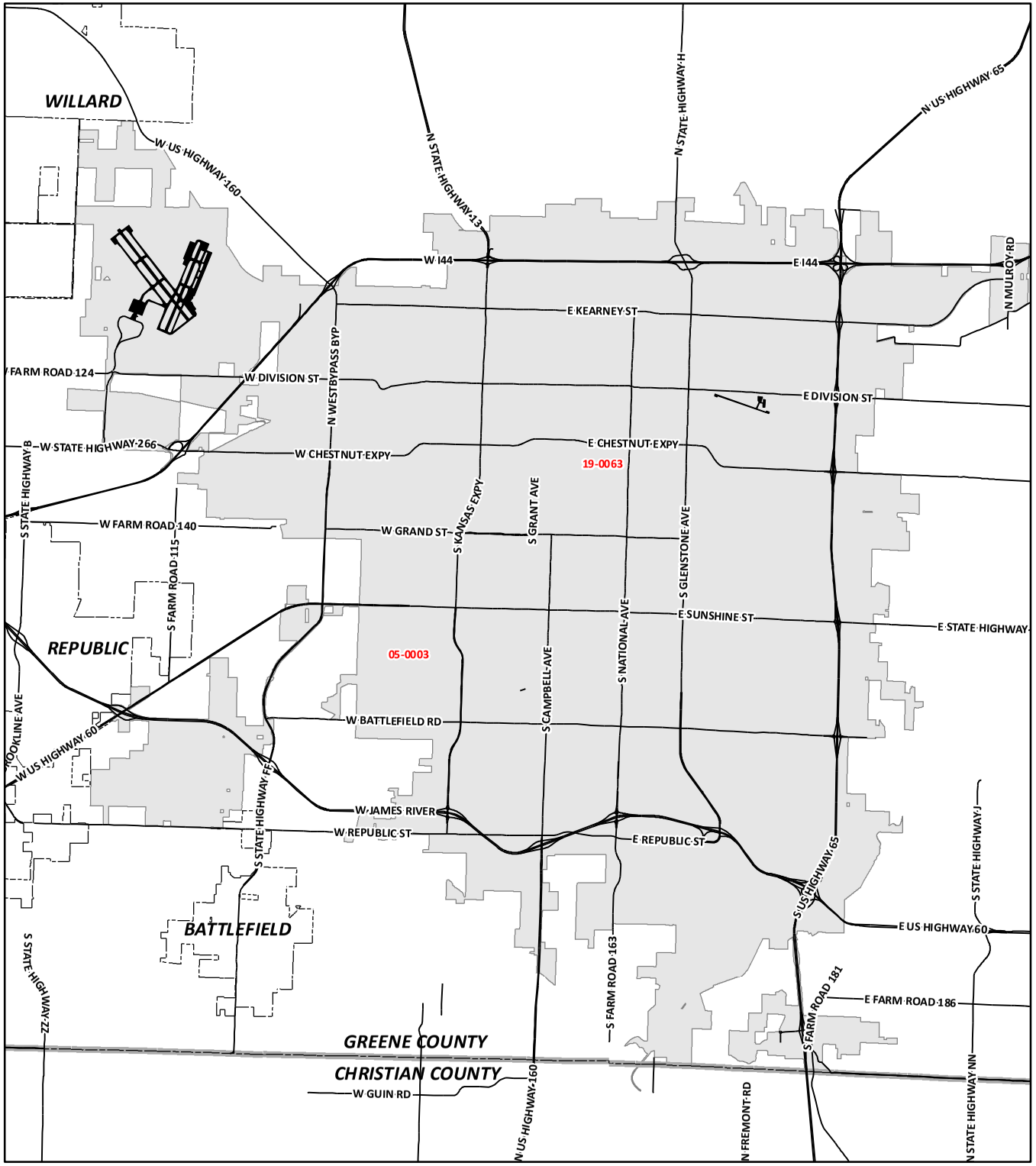
Projects and programs included in the following section of the Capital Improvements Program align with those included in the annual Parks, Open Space and Greenways Master Plan. Many of these projects surface as a result of priorities identified by neighborhoods, while others represent facility needs identified by administration to keep park facilities in peak operational capacity. Capital projects targeted for the Parks Department can include new playground equipment, significant facility repairs, infrastructure improvements, facility improvements as well general improvements to park grounds. Park Improvements have been predominantly funded through the 2001 and 2006 County-wide Parks ¼-cent sales tax referendums with additional funding potentially provided through future Parks sales tax initiatives.

The PARK
SPRINGFIELD-GREENE COUNTY PARK BOARD

Capital Improvements Program

2019 - 2024
Park Improvements

19-0063 Jordan Valley Ice Park Cooling Tower
05-0003 Nathanael Greene / Close Memorial Park - Park Entrance, Road & Parking Improvements



CITY OF Springfield

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Park Improvements

Jordan Valley Ice Park Cooling Tower

Project Number: **19-0063**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $495,000

2019	2020	2021	2022	2023	2024	Beyond
$ 495,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replacement of the Jordan Valley Ice Park's ice plant system/cooling tower. Current system is original to the facility and now approaching 19-years-old. The current system also utilizes older R-22 refrigerant technology that will be obsolete in 2020. New system will utilize R-134 refrigerant technology that meets newer EPA guidelines and ensure the facility's long-term ability to meet the ice production demands of a two-sheet ice facility.

Proposed Funding Sources:

General Fund $ 495,000

Comments:

Nathanael Greene / Close Memorial Park Entrance, Road & Parking Improvements

Project Number: **05-0003**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 1,900,000

Project Description:

Design and develop an improved park entrance, road improvements and additional parking to accommodate two way traffic and additional parking for park and festival use as well as tour buses. Also includes site lighting enhancements. Funds could also be utilized to repair the lakes within the Mizumoto Japanese Stroll Garden.

Proposed Funding Sources:

Funding Source to be Identified $ 2,200,000

$

Comments:

Funding may require Springfield-Greene County Park Board, City Council, Greene County and voter approval of future County-wide Parks Sales. This project has been included in the Capital Improvements Program since 2005.

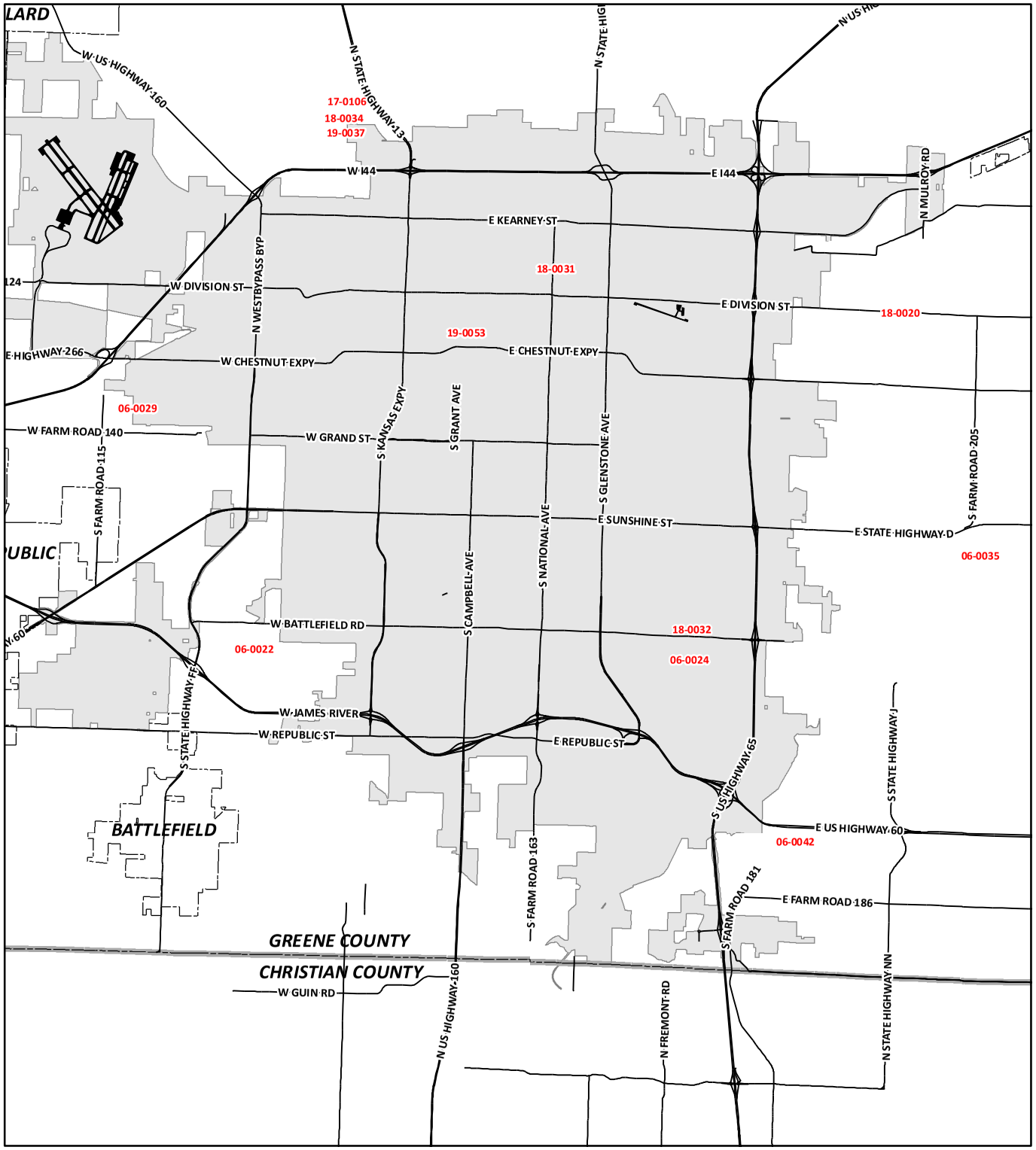
SANITARY SEWER

Improvements

2019 Capital Improvements Program

Projects and programs in this category of the Capital Improvements Program are largely dictated by the City's Overflow Control Plan (OCP) which is the City's response to an Amended Consent Judgement with the Missouri Department of Natural Resources. This plan requires that the City invest $200M over a 10-year period to reduce sanitary sewer overflows. Guided by the Springfield-Greene County Integrated Plan for the environment, the OCP includes investments to rehabilitate critical sewer infrastructure and replace capital assets and facilities that are nearing the end of their useful life. All projects in this category are ultimately funded through the revenues of the Clean Water enterprise fund.

CITY OF Springfield ENVIRONMENTAL SERVICES



Capital Improvements Program

2019 - 2024
Sanitary Sewer Improvements
(Map 1 of 3)

- 06-0022 Abbey Lane Trunk Sewer
- 06-0024 Blackman Woods Lift Station Relief Sewer
- 06-0029 Chestnut South Trunk Sewer
- 06-0035 Copper Mill Trunk Sewer
- 19-0053 Environmental Services Operations Facility
- 06-0042 Hunt Branch Trunk Sewer
- * 18-0004 James River Lift Station Improvements
- 19-0037 Northwest Treatment Plan - Sludge Storage and Handling Improvements
- 18-0034 Northwest Treatment Plant Peak Flow Storage Basin
- 17-0106 Northwest Treatment Plant UV Disinfection System Expansion
- 18-0020 Old Wire Road Trunk Sewer
- * 93-0005 Sanitary Sewer District Construction Program - 2005 Bond Authorization
- * 18-0003 Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves
- * 17-0094 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4
- * 17-0095 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5
- * 17-0096 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6
- * 17-0097 Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7
- 18-0031 Sanitary Sewer Overflow Reduction Project - Doling Park
- 18-0032 Sanitary Sewer Overflow Reduction Project - Galloway 04

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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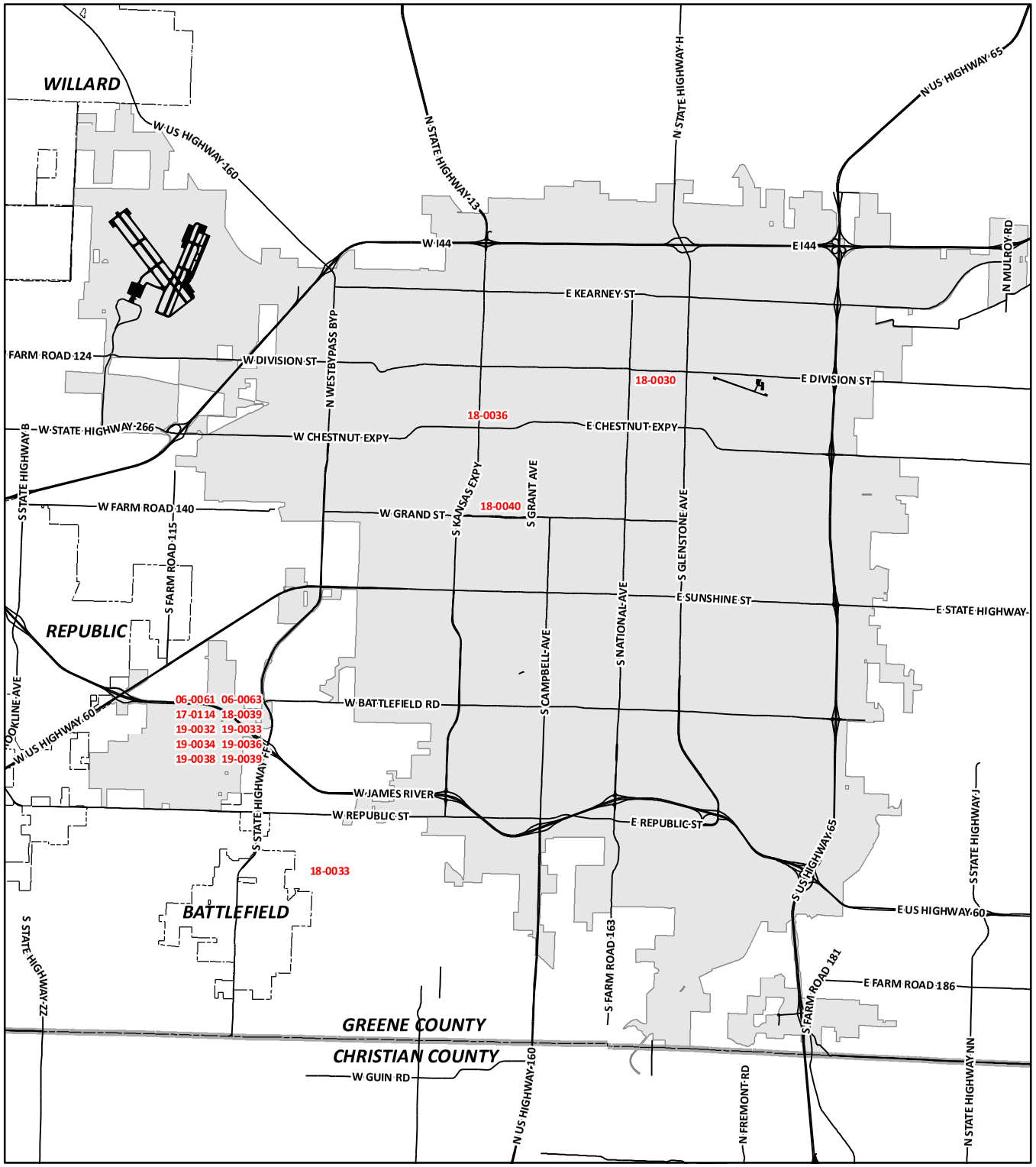

Capital Improvements Program

2019 - 2024
Sanitary Sewer Improvements
(Map 2 of 3)

- 18-0033 Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04
- 18-0030 Sanitary Sewer Overflow Reduction Project - Smith Park
- * 19-0039 Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects
- 18-0040 Sanitary Sewer Overflow Reduction Project Grand St. & Grant Ave. to New Ave.
- 18-0039 Sanitary Sewer Overflow Reduction Project James River Lift Station Pipe Cleaning
- 18-0036 Sewer Maint. Equipment Storage Building
- * 01-0004 Shared Cost Sanitary Sewer Construction - Developer Agreements
- 06-0061 SW Treatment Plant - Administrative and Maintenance Facility Improvement
- 19-0033 SW Treatment Plant - Biogas Pipeline Injection
- 06-0063 SW Treatment Plant - Digester Improvements
- 19-0032 SW Treatment Plant - Fueling Station Replacement
- 19-0034 SW Treatment Plant - Denitrification Filter Retrofit with Cloth Media
- 19-0036 SW Treatment Plant - Plant Automation
- 19-0038 SW Treatment Plant - Pond #2 Dewatering Pump Station
- 17-0114 SW Treatment Plant Clarifier Launder Covers

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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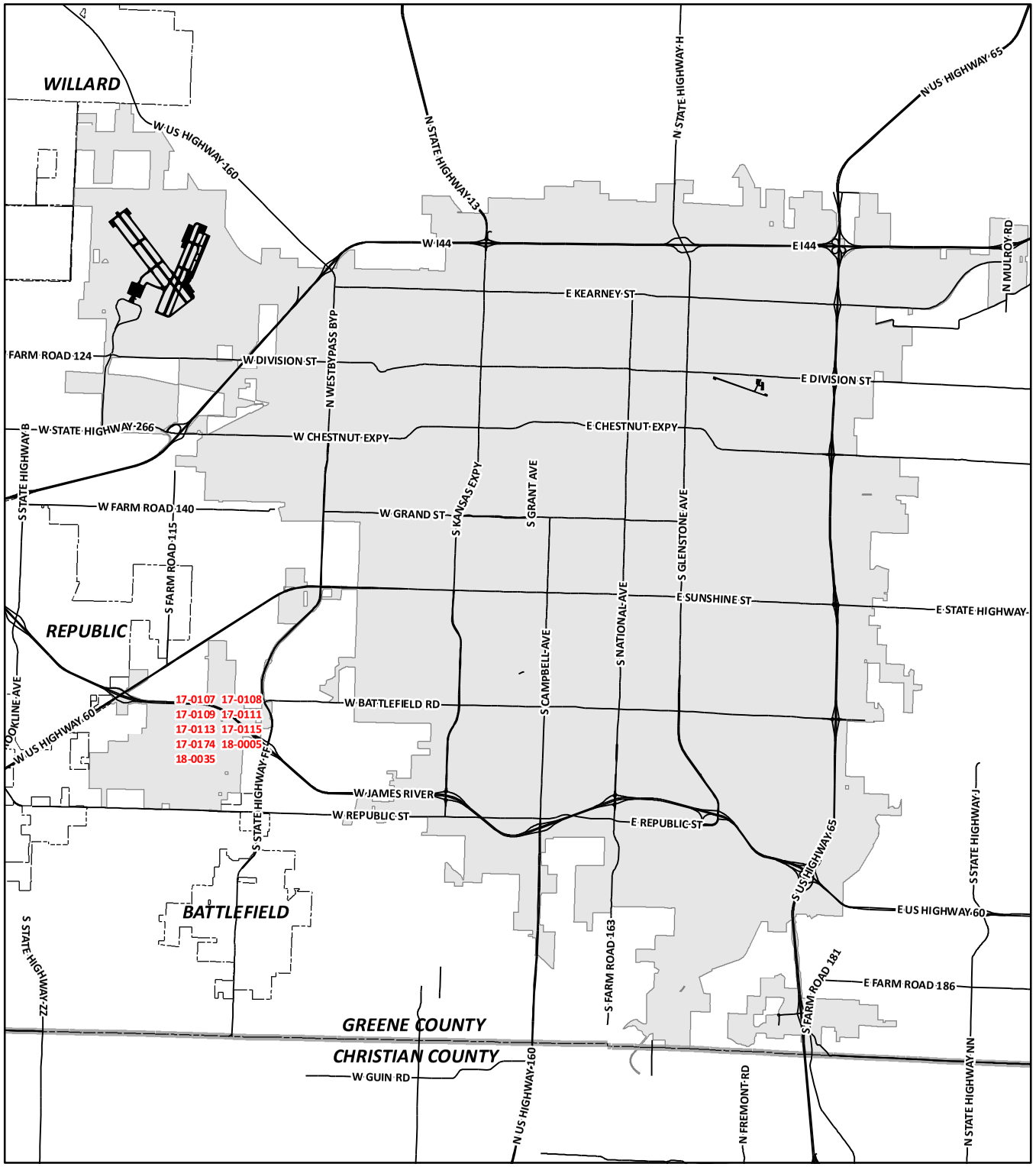

Capital Improvements Program

2019 - 2024
Sanitary Sewer Improvements
(Map 3 of 3)

- 17-0107 SW Treatment Plant Cryo Plant Main Air Compressor Downsizing
- 17-0115 SW Treatment Plant Equipment Storage Building
- 17-0113 SW Treatment Plant Grit Unloading Station
- 18-0005 SW Treatment Plant Headworks Renewal and Improvements
- 17-0111 SW Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement
- 17-0109 SW Treatment Plant- Plant 2 Aeration Basin Upgrades
- 17-0108 SW Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit
- 17-0174 SW Treatment Plant Solar Farm
- * 18-0035 Treatment Facility Renewal
- * 03-0013 Wastewater Treatment Plants - Buffer Land Acquisition

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Sanitary Sewer Improvements

Abbey Lane Trunk Sewer

Project Number: **06-0022**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $445,000

2019	2020	2021	2022	2023	2024	Beyond
$ 60,000	$ 37,000	$ 245,000	$ 103,000	$ 0	$ 0	$ 0

Project Description:

Construct a gravity sanitary sewer line approximately 2,100 feet from Rivercut Golf Community northerly to the Abbey Lane Subdivision.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 445,000

Comments:

There are no project expenditures through 2018. This project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. The project was selected as the third priority in a cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Abbey Lane Lift Station. This project has been included in the Capital Improvement Program since 2006.

Blackman Woods Lift Station Relief Sewer

Project Number: **06-0024**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $155,000

2019	2020	2021	2022	2023	2024	Beyond
$ 155,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a gravity sanitary sewer line approximately 775 feet from a manhole in the 3600 block of E. Seminole Street north to the Blackman Woods Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 155,000

Comments:

Project expenditures are estimated at $35,000 through 2018. The project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. The project was selected as the top priority in a cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Blackman Woods Lift Station. This project has been included in the Capital Improvement Program since 2006.

Sanitary Sewer Improvements

Chestnut South Trunk Sewer

Project Number: **06-0029**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $682,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 582,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct approximately 3,380 feet of gravity sanitary sewer line northerly from the Deer Lake Trunk Sewer to the Chestnut South Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 682,000

Comments:

Project expenditures are estimated at $75,000 through 2018. The project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. Design is currently underway with construction to begin in 2019. The project was selected as the second priority in a cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Chestnut South Lift Station. This project has been included in the Capital Improvement Program since 2006.

Copper Mill Trunk Sewer

Project Number: **06-0035**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $702,250

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 88,000	$ 20,000	$ 258,000	$ 336,250	$ 0

Project Description:

Construct approximately 3,600 feet of gravity sanitary sewer line from the Pierson Creek Trunk Sewer northeasterly to Copper Mill Estates Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 702,250

Comments:

There are no project expenditures through 2018. This project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. Design and construction costs will be funded through Sanitary Sewer Fund Balance Reserves. This project was selected based on its cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Copper Mill Lift Station. This project has been included in the Capital Improvement Program since 2006.

Sanitary Sewer Improvements

Environmental Services Operations Facility

Project Number: **19-0053**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $5,050,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 2,000,000	$ 3,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

New storage and office space for sewer maintenance and possibly other areas of Environmental Services.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 5,050,000

Comments:

There are no project expenditures through 2018. As Environmental Services and Public Works cooperate on a master plan of our current facilities at the Phil Broyles complex, it may become feasible for Environmental Services to relocate portions of our operations to another site, requiring additional buildings and infrastructure. First year expenses will be related to a feasibility study and continuation of the master planning process with later year estimates to include potential storage and office space. Partial funding may come from the transfer of current ES assets to other City departments. This project is a new addition to the Capital Improvements Program.

Hunt Branch Trunk Sewer

Project Number: **06-0042**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,710,000

2019	2020	2021	2022	2023	2024	Beyond
$ 60,000	$ 1,325,000	$ 1,325,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct a gravity sanitary sewer trunk line along Hunt Branch from Highland Springs Country Club to Farm Road 205, south of U.S. Highway 60, eastward with 12,962 feet of 21-inch to 18-inch pipe. Project will include bores under 3 county roads and 2 state highways.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,710,000

Comments:

Project expenditures are estimated at $183,700 through 2018. This project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. Design is complete and partial easements have been obtained. This project will serve the U.S. 60 Highway corridor east of the Highland Springs Development. There is strong development interest within the unsewered area of the Urban Service Area. It ranks at the top of the trunk line priority list. This project has been included in the Capital Improvement Program since 2006.

Sanitary Sewer Improvements

James River Lift Station Improvements

Project Number: **18-0004**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct several improvements to the James River lift station. Scope has not yet been determined so cost estimate is subject to change. Estimate includes check valve replacement, addition of isolation valves, upgrading obsolete Variable Frequency Drive (VFD's) and converting 4160V single speed pumps to 480V VFD powered pumps.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,000,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018.

Jordan Valley Creek Sewer Relocation Project

Project Number: **19-0061**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a section of 36-inch sanitary sewer trunk line that will relocate it from under the existing Jordan Valley Box Culvert between Jefferson and Boonville through the new Jordan Valley Innovation Center complex being constructed. It is being coordinated with the construction of the Public Works Storm Water Project "Renew Jordan Creek Box Culvert Segment Phelps to Boonville" that is listed as Project Number 18-0002 in the Capital Improvement Program.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 350,000

Comments:

There are no project expenditures through 2018. Design of this project and future concept design to remove this trunk line from under the existing Jordan Valley Box will begin in 2019. Relocation of this trunk line will enable the existing Jordan Valley Box to be opened up and when the entire line is completed in future phases reduce maintenance on this critical section of line through downtown and make easier access to the 36-inch sewer trunk line. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Improvements

Northwest Treatment Plant - Sludge Storage and Handling Improvements

Project Number: **19-0037**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 500,000	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Upgrade aging sludge storage and handling at the Northwest Treatment Plant including adding a dome to sludge basin #2, rehabing the existing basin cover, improving mixing and pumping capabilities.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 750,000

Comments:

There are no project expenditures through 2018. The scope and equipment costs are not yet fully determined, so the cost estimate is subject to change. This project is a new addition to the Capital Improvements Program.

Northwest Treatment Plant Peak Flow Storage Basin

Project Number: **18-0034**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $16,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 1,000,000	$ 10,000,000	$ 5,000,000	$ 0	$ 0

Project Description:

Design and construction of a flow equalization basin located east of the Northwest Wastewater Treatment Plant.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 16,000,000

Comments:

There are no project expenditures through 2018. This project is scheduled through the City's Sanitary Sewer Overflow Control Plan and a feasibility study will be performed to ensure that the basin represents a cost-effective approach to reducing treatment plant bypasses. This project has been included in the Capital Improvements Program since 2018.

Northwest Treatment Plant UV Disinfection System Expansion

Project Number: **17-0106**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $275,000

2019	2020	2021	2022	2023	2024	Beyond
$ 275,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add two additional UV modules and light banks to the disinfection system to increase capacity.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 275,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Improvements

Old Wire Road Trunk Sewer

Project Number: **18-0020**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,960,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 40,000	$ 170,000	$ 850,000	$ 850,000	$ 0	$ 0

Project Description:

Construct a gravity sewer trunk line using approximently 650LF of 15-inch pipe, 3,500 LF of 12-inch pipe and 2,350 LF of 10-inch pipe for a trunk sewer extension from the north end of Hickory Valley Estates Subdivision to Old Wire Road (Farm Road 116) east of the intersection of Farm Road 197.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,960,000

Comments:

Project expenditures are estimated at $80,000 through 2018. The project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. This project ranks second on the trunk line priority list due to anticipated development in the area of Partnership Industrial Center East along East Kearney. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future

Project Number: **93-0005**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,676,500

2019	2020	2021	2022	2023	2024	Beyond
$ 75,000	$ 1,601,500	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will continue the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at the ten year Treasury Note rate through a special assessment.

Proposed Funding Sources:

Special Assessment Bonds $ 1,676,500

Comments:

Bonds will be repaid from special assessments on properties receiving sewer and supplemented by Sanitary Sewer System Retained Earnings based on a Council approved program to cap costs to property owners. Project expenditures are estimated at $10,912,000 through 2018. The completion of this work will match the Bond funds available for this program. Future funding of this program will be through the City Sanitary Sewer System Fund Balance Reserves. This project has been included in the Capital Improvements Program since 1993.

Sanitary Sewer Improvements

Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves

Project Number: **18-0003**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 2,000,000

Project Description:

This project will complete the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at a market competitive rate through a special assessment.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 8,000,000

Comments:

Project expenditures are estimated at $280,000 through 2018. This project replaces the previous program funded by Special Assessment Bonds. The Sanitary Sewer System Fund Balance will be partially repaid from special assessments on properties receiving sewer based on a Council approved program to cap costs to property owners. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4

Project Number: **17-0094**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $9,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 3,600,000	$ 3,100,000	$ 2,800,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Galloway 01,04,06 and 08, Jordan Creek 11 and South Creek 05.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 9,500,000

Comments:

Project expenditures are estimated at $4,900,000 through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5

Project Number: **17-0095**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $11,300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 6,300,000	$ 5,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 11, Ward Branch 05 and 13, and Pea Ridge 19 and 14.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 11,300,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Improvements

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6

Project Number: **17-0096**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $7,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 3,100,000	$ 4,000,000	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 02 and 14, and Pea Ridge 04.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 7,100,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7

Project Number: **17-0097**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 4,100,000	$ 4,000,000	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Lower Wilson Creek 04, South Creek 03 and Upper Wilson Creek 08.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 8,100,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Overflow Reduction Project - Doling Park

Project Number: **18-0031**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,813,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 2,663,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,813,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in Capital Improvements Program since 2018.

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Galloway 04

Project Number: **18-0032**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,281,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 150,000	$ 1,131,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,281,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04

Project Number: **18-0033**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,171,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 150,000	$ 2,021,000	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,171,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Smith Park

Project Number: **18-0030**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,987,000

2019	2020	2021	2022	2023	2024	Beyond
$ 3,987,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 3,987,000

Comments:

Project expenditures are estimated at $90,000 through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects

Project Number: **19-0039**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $12,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000	$ 2,000,000

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics. These projects locations are being determined by field data collection and by collection system modeling. As needs are determined, projects will be designed and constructed.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 12,100,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project -Grand St & Grant St to New Avenue

Project Number: **18-0040**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $680,000

2019	2020	2021	2022	2023	2024	Beyond
$ 680,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in high sensitive areas. This section of existing sewer main had been scheduled to be relined, now determined to be deteriorated to the point of needing to be replaced. Replacement of 2,100LF of 18-inch Vitrified Clay Pipe (VCP) with 21-inch Polyvinyl Chloride (PVC) pipe will increase reliability, increase capacity and improve system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 680,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included to the Capital Improvements Program since 2018.

Sanitary Sewer Overflow Reduction Project- James River Lift Station Pipe Cleaning

Project Number: **18-0039**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $550,000

2019	2020	2021	2022	2023	2024	Beyond
$ 550,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The James River Lift Station has 2 force mains to the Southwest Waste Water Treatment Plant. The 2 mains need to flow at maximum capacity in order reduce sewer overflows upstream of the lift station. The flow in the force mains is reduced due to grease and debris buildup on the interior of the pipe. It is proposed to install pipe line cleaning (pigging) equipment on these 2 force mains to be able to regularly clean the lines. Motorized line valves will be added to better control the flow from the station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 550,000

Comments:

There are no project expenditures through 2018. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Sanitary Sewer Improvements

Sewer Maintenance Equipment Storage Building

Project Number: **18-0036**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2019	2020	2021	2022	2023	2024	Beyond
$ 800,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct an equipment storage building to protect equipment and parts from the weather.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 800,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018.

Shared Cost Sanitary Sewer Construction - Developer Agreements

Project Number: **01-0004**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000

Project Description:

Construct or expand sanitary sewers in cooperation with private sector to encourage economic development.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 1,750,000
Private Developer	$ 1,750,000

Comments:

Project expenditures are estimated at $95,000 through 2018. Developer agreements partially funded the Hickory Valley Trunk Sewer and SOMAC Lofts. Past projects have been reported as accomplishments. This program has been included in the Capital Improvements Program since 2001.

Southwest Treatment Plant - Administrative and Maintenance Facility Improvement

Project Number: **06-0061**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 300,000	$ 2,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct or remodel facilities to consolidate storage, maintenance and administrative offices at the Southwest Wastewater Treatment Plant.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 2,000,000
City Sanitary Sewer System Fund Balance Reserves	$ 300,000

Comments:

There are no project expenditures through 2018. Minor administrative and maintenance remodels targeted for 2018 to be funded through the Operating Budget or Sanitary Sewer System Fund Balance Reserves. Any major remodel would likely occur beyond 2019. Special Obligation Bonds will be required as the funding source for this project. This project has been included in the Capital Improvements Program since 2006.

Sanitary Sewer Improvements

Southwest Treatment Plant - Biogas Pipeline Injection

Project Number: **19-0033**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,000,000	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Installation of addition digester gas conditioning to produce pipeline quality gas that would then be injected into the City Utilities natural gas pipeline. This would be a payback project resulting from the revenue generated from the Renewable Identification Number credits we would receive for the digester gas we inject into the pipeline. An ancillary benefit would be better operation of our combined heat & power generators since they would be fueled by pipeline gas rather than digester gas.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,500,000

Comments:

Project expenditures are estimated at $15,000 through 2018. The scope is not yet fully determined, so the cost estimate is subject to change. A feasibility study is currently begin conducted. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant - Digester Improvements

Project Number: **06-0063**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $7,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 7,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct additions to the anaerobic digestion process to implement a two-phase, three stage treatment process to further stabilize bio-solids, increase capacity, and reduce biosolids related odors. Also in the scope is the addition of two Combined Heat and Power (CHP) generators, replacement of nitrification tank blowers, rehabilitation of nitrification tank aeration system, replacement of existing sludge thickening system, new waste unloading facility and partial remodeling of the process building.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 7,000,000

Comments:

Project expenditures are estimated at $35,000,000 through 2018. Construction began in 2016 with a targeted compeltion date of 2019. This project has been included in the Capital Improvements Program since 2006.

Sanitary Sewer Improvements

Southwest Treatment Plant - Fueling Station Replacement

Project Number: **19-0032**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Installation of a new fueling station at the Southwest Treatment Plant to replace aging underground fuel tanks with new above ground tanks.

Proposed Funding Sources:

Funding Source to be Identified $ 1,000,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant - Plant # 1 Denitrification Filter Retrofit with Cloth Media

Project Number: **19-0034**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Conversion of Southwest Treatment Plant - Plant #1 existing deep bed sand filters to cloth media. This is to replace aging equipment, increase filtration capacity and improve filtration.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,500,000

Comments:

There are no project expenditures through 2018. The scope and equipment costs are not yet fully determined, so the cost estimate is subject to change. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant - Plant Automation

Project Number: **19-0036**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 100,000	$ 0

Project Description:

The Southwest Treatment Plant has processes that were placed into service up to 50 years ago. This is to add automation and controls to these existing processes.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 400,000

Comments:

There are no project expenditures through 2018. The scope and equipment costs are not yet fully determined, so the cost estimate is subject to change. The intent would be to make annual investments as needed. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Improvements

Southwest Treatment Plant - Pond #2 Dewatering Pump Station

Project Number: **19-0038**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install a pump station to de-water storage pond #2. This will increase the wet weather storage capacity at the Southwest Wastewater Treatment Plant and allow for better pond maintenance.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 150,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Clarifier Launder Covers

Project Number: **17-0114**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 250,000	$ 125,000	$ 125,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Add clarifier launder covers to prevent algae growth and eliminate associated operations and maintenance problems.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing

Project Number: **17-0107**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $650,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 650,000	$ 0	$ 0

Project Description:

Add a 500 horse power main air compressor to the cryogenic air separation plant at the Southwest Treatment Plant to realize approximately $60,000 in annual energy savings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 650,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Improvements

Southwest Treatment Plant Equipment Storage Building

Project Number: **17-0115**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2019	2020	2021	2022	2023	2024	Beyond
$ 800,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct an equipment storage building at the Southwest Treatment Plant to protect equipment and spare parts from the weather.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 800,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Grit Unloading Station at Pond 2

Project Number: **17-0113**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install a grit unloading station for car wash and sewer pumps trucks to unload at the Southwest Treatment Plant to stop pond bank erosion and sedimentation.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 250,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Headworks Renewal and Improvements

Project Number: **18-0005**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 1,000,000	$ 500,000	$ 0	$ 0	$ 0

Project Description:

The headworks facility at the Southwest Treatment Plant is in need of upgrades and improvements. This includes new bar screens, new HVAC, and new grit classification system. Scope has not yet been determined so cost estimate is subject to change.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,500,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018.

Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement

Project Number: **17-0111**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Update Southwest Treatment Plant laboratory HVAC system and replace end-of-life cycle fume hoods.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 300,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant- Plant 2 Aeration Basin Upgrades

Project Number: **17-0109**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $4,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 2,000,000	$ 0

Project Description:

Includes Southwest Wastewater Treatment Plant # 2 aeration basin renewal and improvements. Potential improvements include replacement of aerators and gates, automation of gates, addition of feedback control of aeration. The aerators and gates are at the end of their life span and in need of replacement. The addition of aeration automation and control will improve plant operation and provide energy savings. The scope has not yet been determined so the cost estimate is subject to change. Feasibility studies are in progress.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 4,000,000

Comments:

Project expenditures are estimated at $180,000 through 2018. This project has been included in the Capital Improvements Program since 2017.

Southwest Treatment Plant Solar Farm

Project Number: **17-0174**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction of solar panels at the Southwest Treatment Plant. This project could also include the installation of perimeter fencing and necessary security measures as needed. This project will offset energy use at the plant.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 2,000,000

Comments:

There are no project expenditures through 2018. The design will begin in early 2019 and the project will be constructed in stages. This project has been included in the Capital Improvements Program since 2017.

Sanitary Sewer Improvements

Treatment Facility Renewal

Project Number: **18-0035**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $18,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 1,000,000	$ 8,500,000	$ 8,500,000	$ 700,000	$ 0	$ 0

Project Description:

With parts of the City's existing treatment process at 50 years or older, future projects are needed to maintain the award-winning performance of these facilities. Though specific projects are not yet specified, the City will identify critical equipment and processes that need to be replaced or rehabilitated.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 5,000,000
Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 13,700,000

Comments:

There are no project expenditures through 2018. This project is scheduled through the City's Sanitary Sewer Overflow Control Plan and feasibility studies will be performed to ensure that new investments represent a cost-effective approach to managing the long-term viability of the sewer utility. This project has been in the Capital Improvements Program since 2018.

Wastewater Treatment Plants - Buffer Land Acquisition

Project Number: **03-0013**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

Purchase property adjacent to or near the Southwest Wastewater Treatment Plant and the Northwest Treatment Plant, as it becomes available.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 600,000

Comments:

There are no project expenditures through 2018. Past acquisitions have been reported as accomplishments. Properties will be purchased as they become available from willing sellers; total actual future cost is undetermined. Costs could be offset by renting properties to area farmers to graze livestock. This project has been included in the Capital Improvements Program since 2003.

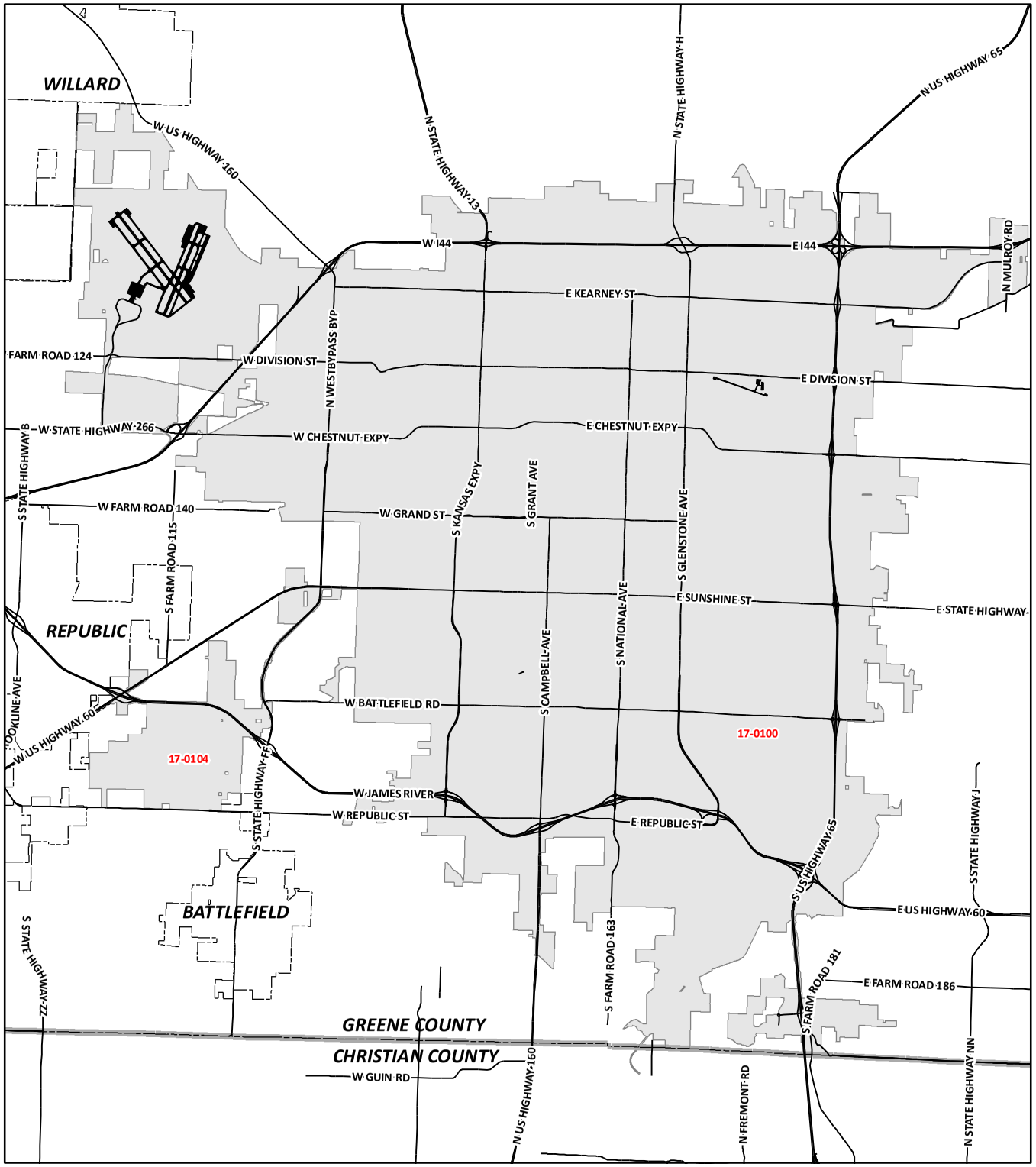
SOLID WASTE

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Integrated Plan for the Environment and the City's Comprehensive Plan. Solid Waste Facility projects and programs are identified, prioritized and scheduled to support the City's charge of implementing the voter approved Integrated Solid Waste Management System (ISWMS). The mission of the ISWMS is to provide environmental and fiscally responsible waste management for the citizens of Springfield and includes the landfill, household chemical collection center, yard waste recycling, recycling drop-off sites, education and market development programs, and licensed curbside collection services through private businesses. In addition to addressing regulatory compliance needs mandated by federal and state agencies, capital projects in this category routinely include a variety of infrastructure improvements, facility upgrades and acquisitions that support the ISWMS mission, maintain and improve the quality of life for our region and support the state solid waste management plan implemented through the Solid Waste Management District O.

CITY OF Springfield ENVIRONMENTAL SERVICES



Capital Improvements Program

2019 - 2024

Solid Waste Improvements

- 06-0052 Additional Springfield Recycling Drop-Off Center (location to be determined)
- * 17-0092 Cell 2 Landfill Unit Phase 2
- * 17-0105 Landfill Buffer and Property Acquisition
- * 17-0098 Landfill Equipment Storage and Office Improvements
- * 19-0020 Landfill Expansion Cell 3
- * 19-0021 Landfill Expansion Cell 4
- 19-0022 Landfill Expansion Cell 5
- * 17-0099 Landfill Gas Updates
- * 17-0101 Landfill Scale Replacement and Facility Entrance/Security Improvements
- * 13-0030 Leachate Management Improvements
- 17-0100 Lone Pine Recycling Site Upgrades
- * 17-0103 Solid Waste Facilities Paving
- 17-0104 YRC Bagging Plant

*** Denotes Project Located at Springfield Landfill - Not Labeled on Map**

CITY OF Springfield

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Solid Waste Improvements

Additional Springfield Recycling Drop-Off Center

Project Number: **06-0052**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 500,000	$ 500,000	$ 0	$ 0	$ 0

Project Description:

Design and construct a new recycling drop-off center for paper, glass, plastic, and metals to serve City and Greene County residents in currently underserviced areas of Springfield. Project would include pavement, fencing, signage and utilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

There are no project expenditures through 2018. Costs could be partially funded by a Waste District "O" grant or other sources. Since no site selection has been made and there is a possibity of sharing a location with other City facilities, the project has been postponed until long term planning for solid waste management has been completed. This project has been included in the Capital Improvements Program since 2006.

Cell 2 Landfill Unit Phase 2

Project Number: **17-0092**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a 6 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,000,000

Comments:

Project expenditures are estimated at $500,000 through 2018. Portions of the design and materials procurement will occur in 2018 leading up to cell construction in late 2019. This project has been included in the Capital Improvements Program since 2017.

Landfill Buffer and Property Aquisition

Project Number: **17-0105**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 0

Project Description:

Aquire property as it becomes available or offered to improve City facilities and long term operations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,200,000

Comments:

There are no project expenditures through 2018. Past acquisitions have been reported as accomplishments. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Improvements

Landfill Equipment Storage and Office Improvements

Project Number: **17-0098**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 600,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an equipment storage building potentially including a parts storage bay as well as salt storage bay. This project may also include office updates as necessary.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

Project expenditures are estimated at $50,000 through 2018. This project has been included in the Capital Improvements Program since 2017.

Landfill Expansion Cell 3

Project Number: **19-0020**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,450,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 1,450,000

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct a 7-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,450,000

Comments:

Project expenditures are estimated at $540,000 through 2018. Portions of the design, subgrade and infrastructure will occur in years 2019-2020 leading up to construction to follow at a later date. This project is a new addition to the Capital Improvements Program.

Landfill Expansion Cell 4

Project Number: **19-0021**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,325,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 1,325,000

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct a 9.5-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 3,325,000

Comments:

Project expenditures are estimated at $530,000 through 2018. Portions of the design, subgrade and infrastructure will occur in years 2019-2020 leading up to construction to follow at a later date. This project is a new addition to the Capital Improvements Program.

Solid Waste Improvements

Landfill Expansion Cell 5

Project Number: **19-0022**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,870,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 1,370,000

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct a 8.2-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,870,000

Comments:

Project expenditures are estimated at $530,000 through 2018. Portions of the design, subgrade and infrastructure will occur in years 2019-2020 leading up to construction to follow at a later date. This project is a new addition to the Capital Improvements Program.

Landfill Gas Updates

Project Number: **17-0099**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Maintenance and necessary update/replacement of aged equipment per changing regulations, and landfill gas expansion.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

There are no project expenditures through 2018. City's costs will be reimbursed by City Utilities per an intergovernmental agreement. This project has been included in the Capital Improvements Program since 2017.

Landfill Scale Replacement and Facility Entrance/Security Improvements

Project Number: **17-0101**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an updated landfill entrance including new signage, new scales, and possibly a new scale house. This project will also include a review of site access, gates, and potential improvements to site security including pass card gates or other security improvements. This project may include new approaches, lighting, a small load convenience facility, internet access improvements, and scale / business management software including credit card payment to improve customer access and business management for the landfill.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

Project expenditures are estimated at $100,000 through 2018. Scale repair and or replacement will be necessary in the future as the scale foundation and the scales themselves are deteriorating. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Improvements

Leachate Management Improvements

Project Number: **13-0030**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 350,000	$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, permit and construct nessessary piping, pumps and controls to manage and treat leachate in compliance with all applicable permits.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	700,000

Comments:

Project expenditures are estimated at $50,000 through 2018. This project has been included in the Capital Improvements Program since 2013.

Lone Pine Recycling Site Upgrades

Project Number: **17-0100**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitation of the Lone Pine recycling site and lift station to include office space and bathroom, adding new paving, new fencing and gates and relocate the entrance. Other upgrades include repairs to some perimeter fencing, update electrical service and relocate transformer, and extend electrical for compactor relocation. Security cameras, updating internet cable service, Wi-Fi becoming a part of the City phone system are also included in the upgrade.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	200,000
City Sanitary Sewer System Fund Balance Reserves	$	200,000

Comments:

Project expenditures are estimated at $140,000 through 2018. The current office is located in portable building and bathroom consists of a portable toilet. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Facilities Paving

Project Number: **17-0103**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 50,000	$ 50,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Review facility access and repair or update paving as needed to maintain and or improve access to facilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	200,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

Solid Waste Improvements

YRC Bagging Plant

Project Number: **17-0104**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 900,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a building for compost and mulch bagging. Design, procure and install automated bagging system.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 900,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017.

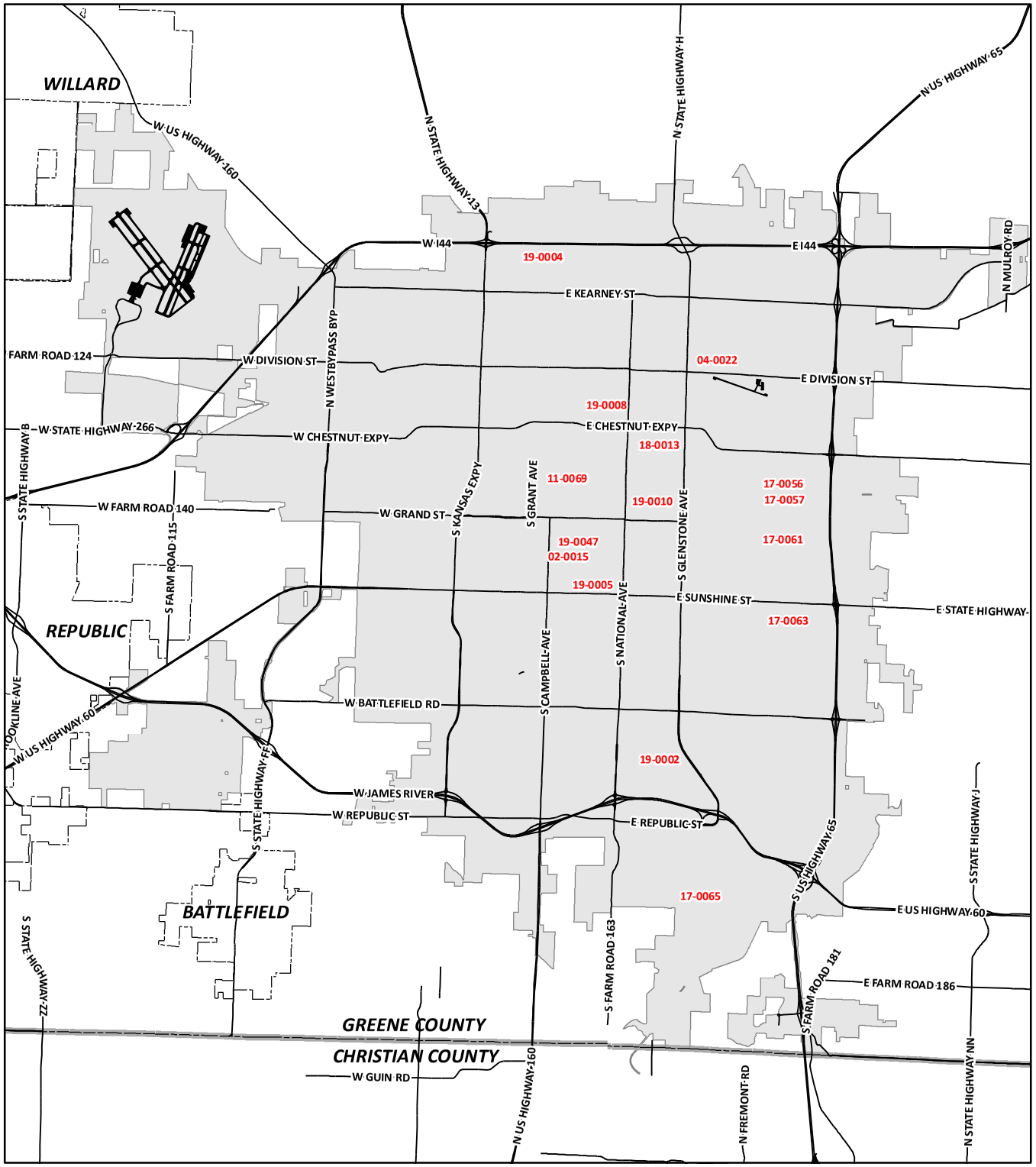
STORMWATER

Improvements

2019 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on reducing flooding to streets and private property and have been selected based on a systematic process of evaluating over 6,300 service requests, related to stormwater, that the City has received from citizens since the late 80's. This data-driven method assesses service requests based on four criteria. These include severity of flooding, frequency of flooding, public safety concerns, and maintenance burden. In addition, projects are also created where improvements are needed to repair or maintain the existing infrastructure. The Stormwater Program has been predominantly funded out of the ¼ Cent Capital Improvement Sales Tax and Level Property Tax with additional funding provided from the Detention Buyout Fund.

CITY OF Springfield PUBLIC WORKS



Capital Improvements Program

2019 - 2024 Stormwater Improvements (Map 1 of 2)

19-0002 1366 E Woodgate Stormwater Improvements

* 19-0040 2019-2024 Stormwater Permit Compliance and Flood Control

19-0047 Art Museum Flood Protection and Stormwater Improvements (AMMP Phase I)

17-0056 Beechwood Heights Phase I Stormwater Improvements

02-0015 Fassnight Creek - Jefferson to Holland Drainage Improvements

* 17-0059 Floodplain Acquisition

17-0061 Gelven Withers Subdivision Storm Water Improvements

19-0004 Grant Avenue from Norton Road to Woodridge St. Stormwater Improvements

19-0005 Hampton Avenue from Seminole Street to Cherokee Street Stormwater Improvements

11-0069 Jefferson/Loren to Grand/Holland Storm Water Improvements - Zone 3

18-0013 Jordan Creek Regional Detention Basin B6 - Chestnut Exp. and Trafficway

17-0063 Linden Avenue and Latoka Street Stormwater Improvements

04-0022 N. Branch Jordan Creek Drainage Improvements / Regional Detention E. of Glenstone

19-0008 Patton Alley Box Culvert Replacement

19-0010 Pickwick and Lombard St. to Weller Ave. and Monroe St. Stormwater Improvements

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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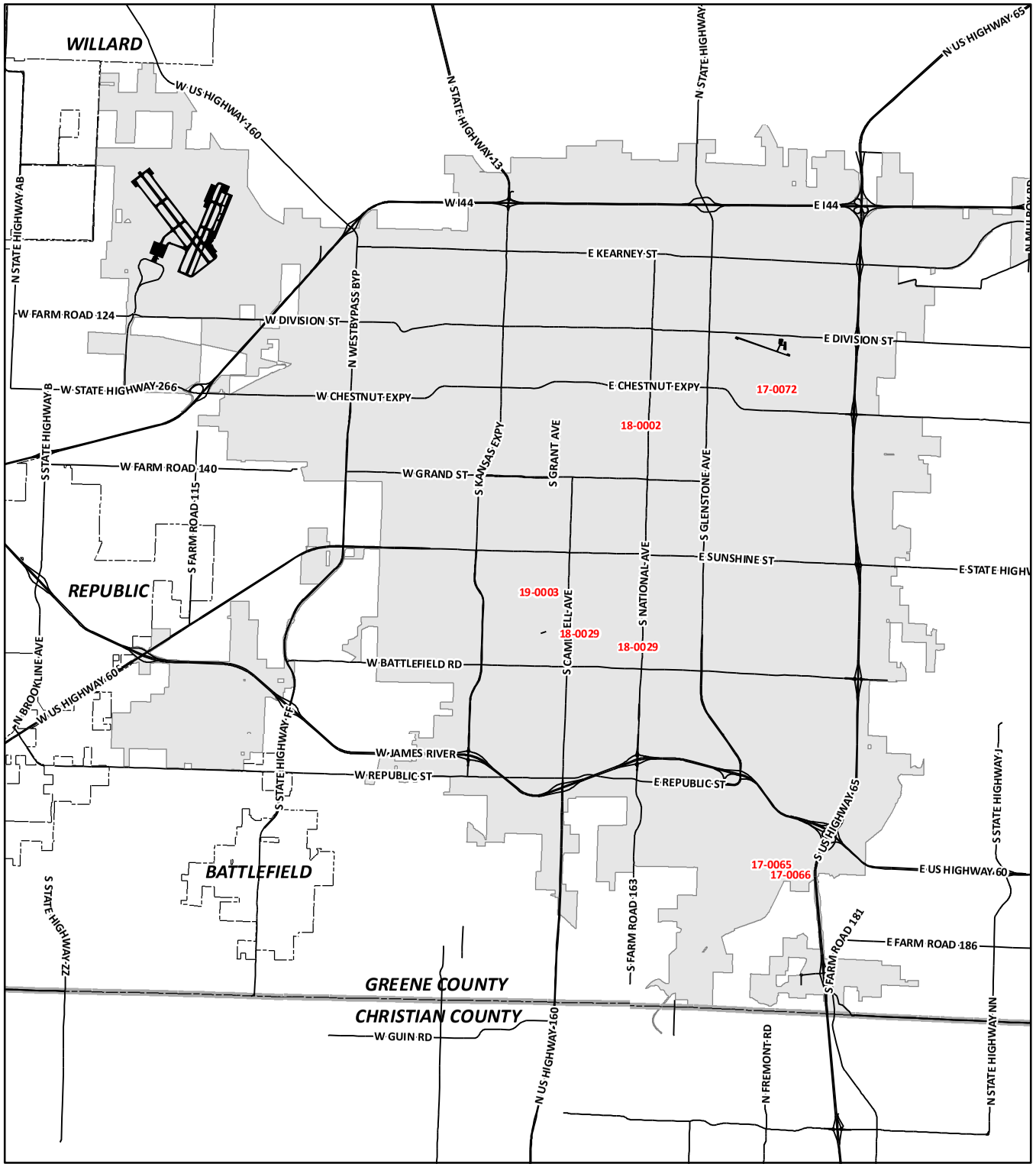

Capital Improvements Program

2019 - 2024 Stormwater Improvements (Map 2 of 2)

- 17-0065 Ravenwood South Subdivision Phase II Stormwater Improvements
- 17-0066 Ravenwood South Subdivision Phase III Stormwater Improvements
- 18-0002 Renew Jordan Creek Box Culvert Segment Phelps to Boonville
- 17-0072 Springfield Industrial Park Subdivision Stormwater Improvements
- * 18-0038 Stormwater System Condition Assessment
- * 98-0004 Stormwater Improvements - Miscellaneous Small Projects
- 18-0029 Stormwater Improvements near 500 block of East Downing Street
- * 18-0043 Stormwater Infrastructure Improvements
- 19-0003 Westwood Avenue and Berkeley Street to Seminole Street and Nettleton Avenue

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Stormwater Improvements

1366 E Woodgate Stormwater Improvements

Project Number: **19-0002**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $110,000

2019	2020	2021	2022	2023	2024	Beyond
$ 110,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements along the property located at 1366 East Woodgate Street. The project will replace a channel with railroad tie retaining walls that are failing and falling into the channel and creating an unsafe condition.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 110,000

Comments:

Project expenditures are estimated at $15,000 through 2018. The project increased in scope and is being reported as a separate project in this document. This project is funded through the traditional ¼-cent Capital Improvement Program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

2019-2024 StormWater Permit Compliance and Flood Control Projects

Project Number: **19-0040**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $7,600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 600,000	$ 1,400,000	$ 1,400,000	$ 1,400,000	$ 1,400,000	$ 1,400,000	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements to address flooding, restore floodplains and riparian corridors, and improve water quality. Projects may include but are not limited to installation of culverts, bridges, or underground storm sewer systems, construction of or modifications to detention basins, channel and floodplain restorations, and acquisition of flood prone properties.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 7,600,000

Comments:

There are no expenditures through 2018. The following projects are examples that may be funded from this program; Lone Pine Avenue to Catalpa Street Stormwater Improvement, McCann Avenue from Page Street to Harrison Street Stormwater Project, Pickwick Ave and Weller Ave from Grand St to Delmar St Stormwater Improvement, Loren Street and Karla Avenue to Bennett Street and Meadowview Avenue Stormwater Improvement, Rogers Ave and Fremont Ave from Belmont St to Monroe St Stormwater Improvement and Stormwater Condition Assessment and Infrastructure Replacement. This program has been included in the Capital Improvements Program since 2011. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Stormwater Improvements

Art Museum Flood Protection and Storm Water Improvements (AMMP Phase I)

Project Number: **19-0047**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $1,684,705

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,684,705	$ 0

Project Description:

Project will include increasing the capacity of the channel holding Fassnight Creek along the southern edge of the Museum's grounds by naturalizing sections of the creek. This project will include removing the two existing vehicular curb cuts and bridges as pinch points. Opening the channel and naturalizing at Green St. and west of the museum to Kings Ave. into larger rocky pooled areas common in the Ozarks. The channel along the southern border of the museum will be widened and engineered starting at the top of the existing +/-2' tall concrete wall out to +/-24'. More information including conceptual design documents and cost estimates is available if needed.

Proposed Funding Sources:

Art Museum Fund Balance $ 1,684,705

Comments:

Beechwood Heights Phase I Stormwater Improvements

Project Number: **17-0056**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 900,000	$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct new underground storm sewer, curb and gutter, and pavement replacement along Walnut Street, Elmwood Avenue, and Horning Street to reduce flooding in Beechwood Heights subdivision.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,300,000

Comments:

Project expenditures are estimated at $230,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Fassnight Creek - Jefferson to Holland Drainage Improvements

Project Number: **02-0015**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 1,000,000	$ 0	$ 0

Project Description:

Increase the capacity of Fassnight Creek to reduce flooding of homes and properties.

Proposed Funding Sources:

Funding Source to be Identified $ 1,000,000

Comments:

Project expenditures are estimated at $835,000 through 2018 for Phase I. This project has been included in the Capital Improvements Program since 2002. Funding for this project will require City Council approval of a future funding source and may require voter approval.

Stormwater Improvements

Floodplain Acquisition

Project Number: **17-0059**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire and remove structures that cannot be feasibly protected from flooding by constructing stormwater improvements. Acquisition will be on a voluntary basis from willing sellers. Properties will be converted to floodplain or a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	150,000
State Stormwater Grant	$	150,000

Comments:

Past acquisitions have been reported as completed projects.This funding may be used as a match along with grant funding from SEMA through their Hazard Mitigation Grant Programs (HMGP) to acquire flood prone properties and remove them from the floodplain. Grant funding will require City Council approval. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Gelven Withers Subdivision Stormwater Improvements

Project Number: **17-0061**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements in Gelven Withers Subdivision from the Craig sinkhole and extending upstream to the intersection of Catalpa Street and Gelven Avenue. Project will reduce flooding to residents in the subdivision. The design will include replacing the underground storm sewer system with larger pipes, more inlets, curb and gutter around the intersection of Catalpa Street and Gelven Avenue, backup generator for the pump in the sinkhole, and possibly additional excavation around the sinkhole in the properties acquired by the City of Springfield.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	700,000

Comments:

Project expenditures are estimated at $200,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Improvements

Grant Avenue from Norton Road to Woodridge Street Stormwater Improvements

Project Number: **19-0004**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $630,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 80,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements along Grant Avenue from Norton Road to Woodridge Street. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

Stormwater Detention Buyout Funds	$	130,000
1/4-cent Capital Improvement Sales Tax	$	100,000
Level Property Tax	$	400,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is partially funded through Level Property Tax subject to City Council approval and may include bonding. Additional partial funding is through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Hampton Avenue from Seminole Street to Cherokee Street Stormwater Improvement

Project Number: **19-0005**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 200,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements along Hampton Avenue from Seminole Street to Cherokee Street. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	165,000
Level Property Tax	$	585,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is partially funded through Level Property Tax subject to City Council approval and may include bonding. Additional partial funding is through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Improvements

Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3

Project Number: **11-0069**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 1,000,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct stormwater drainage improvements to address neighborhood flooding. Project could include constructing channels, pipes and inlets, or creation of a detention area.

Proposed Funding Sources:

Funding Source to be Identified $ 1,000,000

Comments:

Project expenditures are estimated at $30,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011. This project has been included in the Capital Improvements Program since 2011.

Jordan Creek Regional Detention Basin B6 - Chestnut Expressway and Trafficway

Project Number: **18-0013**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,050,000

2019	2020	2021	2022	2023	2024	Beyond
$ 175,000	$ 875,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct regional detention basin B6 in the South Branch of Jordan Creek watershed near the intersection of Chestnut Expressway and Trafficway. The project will reduce flooding through downstream and improve water quality in Jordan Creek.

Proposed Funding Sources:

Level Property Tax $ 1,050,000

Comments:

Project expenditures are estimated at $50,000 through 2018. This project has been included in the Capital Improvements Program since 2018. Level Property Tax funding is subject to City Council approval and may include bonding.

Stormwater Improvements

Linden Avenue and Latoka Street Stormwater Improvements

Project Number: **17-0063**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 275,000	$ 125,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements beginning at 3229 East Topping Circle and extending upstream to the intersection of Latoka Street and Linden Avenue. The project will reduce flooding to residents in the subdivision and replace dilapidated infrastructure.The design will include a new underground storm sewer system along Latoka Street and St Charles Avenue, increase the capacity of the natural channel, eliminate the railroad tie retaining wall, incorporate native plants and natural channel design techniques to improve water quality.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 400,000

Comments:

Project expenditures are estimated at $25,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

N. Branch Jordan Creek Drainage Improvements/Regional Detention E. of Glenstone

Project Number: **04-0022**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 2,200,000	$ 0	$ 0

Project Description:

Construct stormwater improvements along North Branch of Jordan Creek from east end of existing box under Glenstone northeasterly to Blaine Street. Project could include detention area, drainage channel and box culvert. Project is contingent upon property owners' cooperation.

Proposed Funding Sources:

Funding Source to be Identified $ 2,200,000

Comments:

There are no project expenditures through 2018. Funding for this project will require City Council approval of a future funding source and may require voter approval. This project has been included in the Capital Improvements Program since 2004.

Stormwater Improvements

Patton Alley Box Culvert Replacement

Project Number: **19-0008**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $650,000

2019	2020	2021	2022	2023	2024	Beyond
$ 350,000	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct box culvert improvements along Patton Alley and Nichols Street from Central Street to Boonville Avenue. Project will replace existing sections of box culvert that are in poor condition and in need of replacement.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	325,000
Greene County	$	325,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program and will require City Council approval of an Intergovernmental Funding Agreement with Greene County. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Pickwick Ave and Lombard St to Weller Ave and Monroe St Stormwater Improvement

Project Number: **19-0010**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 200,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements from Pickwick Avenue and Lombard Street to Weller Avenue and Monroe Street. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

Level Property Tax	$	500,000
1/4-cent Capital Improvement Sales Tax	$	250,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is partially funded through Level Property Tax subject to City Council approval and may include bonding. Additional partial funding is through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Improvements

Ravenwood South Subdivision Phase II Stormwater Improvements

Project Number: **17-0065**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2019	2020	2021	2022	2023	2024	Beyond
$ 450,000	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from Nottingham Street and extending upstream to the detention basin that was enlarged as part of the Phase I project. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	900,000

Comments:

Project expenditures are estimated at $200,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Ravenwood South Subdivision Phase III Stormwater Improvements

Project Number: **17-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $625,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 625,000	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from the downstream end where it leaves the subdivision and enters City Park's property extending upstream to the downstream end of Phase II. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

Funding Source to be Identified	$	625,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2017. Funding for this project will require City Council approval of a future funding source and may require voter approval.

Stormwater Improvements

Renew Jordan Creek Box Culvert Segment Phelps to Boonville

Project Number: **18-0002**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,000,000	$ 700,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, construct stormwater improvements through the parcel at the Southeast corner of Boonville and Phelps to increase capacity and reduce flooding in the downtown area along the Jordan Creek.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,700,000

Comments:

Project expenditures are estimated at $100,000 through 2018. This project is part of a larger project to daylight Jordan Creek through downtown which will improve water quality, spur economic development, and ultimately reduce flooding through this heavily developed area. Design will further determine the extent of the project. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require City Council approval.

Springfield Industrial Park Subdivision Stormwater Improvements

Project Number: **17-0072**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Springfield Industrial Park Subdivision from Prince Lane and extending upstream to the sinkhole behind the property located at 606 North Prince Lane. Project will reduce flooding to the businesses along the channel. The design will include channel modifications to improve conveyance from the sinkhole to Prince Lane and may include replacing the culverts under Prince Lane. A natural channel will be maintained in the design and will likely include retaining walls and plantings .The design may require additional excavation of the Glenwood regional detention basin downstream at Cedarbrooke Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 150,000

Comments:

Project expenditures are estimated at $50,000 through 2018. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Improvements

Stormwater Improvements - Miscellaneous Small Projects

Project Number: **98-0004**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

Construct miscellaneous stormwater drainage improvement projects. This is an annual program and is dependent on the availability of stormwater detention buyout funds. These smaller projects can be designed in-house and constructed by street maintenance staff. Projects are contingent upon property owners' cooperation.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 600,000

Comments:

Past projects have been reported separately as an accomplishment. This project has been included in the Capital Improvements Program since 1998.

Stormwater Improvements near 500 Block of East Downing Street

Project Number: **18-0029**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 250,000	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements from the intersection of Glenwood Street and Roanoke Avenue south towards Downing Street before discharging into South Creek. The project will reduce flooding to streets and to properties on Downing Street.

Proposed Funding Sources:

Funding Source to be Identified $ 250,000

Comments:

There are no project expenditures through 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or Level Property Tax. This project has been included in the Capital Improvements Program since 2018.

Stormwater Infrastructure Improvements

Project Number: **18-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,775,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 1,375,000	$ 2,700,000	$ 2,700,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements in various locations throughout the City to prevent structural and street flooding, restore floodplains, and enhance water quality. Project is contingent upon property owner's cooperation.

Proposed Funding Sources:

Level Property Tax $ 6,775,000

Comments:

There are no project expenditures through 2018. This program has been included in the Capital Improvements Program since 2018. Level Property Tax funding is subject to City Council approval and may include bonding.

Stormwater Improvements

Stormwater System Condition Assessment

Project Number: **18-0038**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Inspect and assess the condition of the City's underground stormwater system to identify critical infrastructure in need of replacement. Project will establish an inventory of the City's underground storm sewer system with a condition rating for future planning of the construction of storm sewer replacement and improvement projects.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 300,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. This Condition Assessment project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011. Funding for future storm sewer improvement projects identified and determined from this Condition Assessment will require City Council approval of a future funding source.

Westwood Avenue and Berkeley Street to Seminole Street and Nettleton Avenue

Project Number: **19-0003**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $425,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 175,000	$ 200,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements from Westwood Avenue and Berkeley Street to Seminole Street and Nettleton Avenue. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

Level Property Tax $ 425,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Level Property Tax funding is subject to City Council approval and may include bonding.

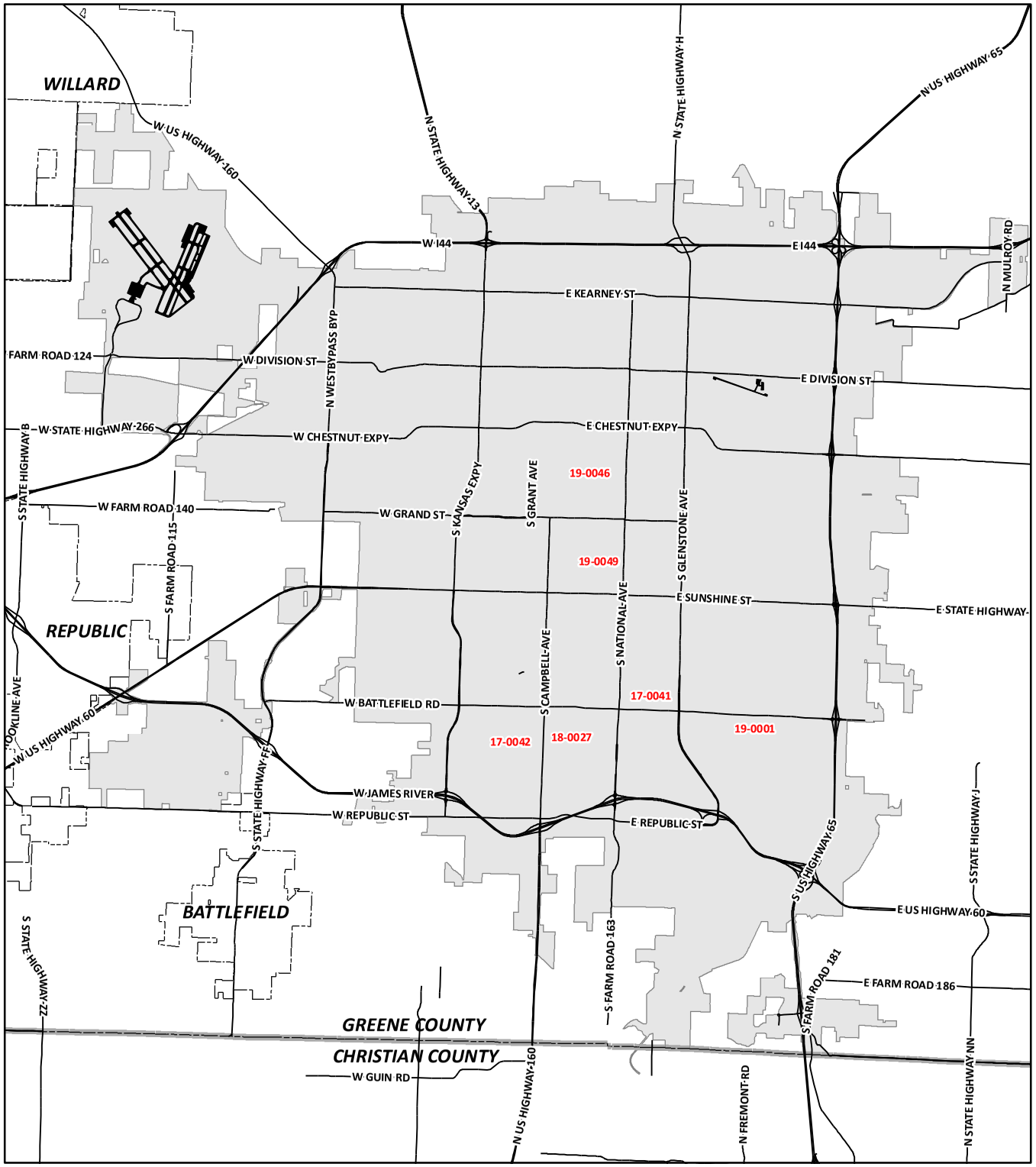
STREET

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. Street improvements represents a collection of projects and programs that have been identified by City Staff through a variety of assessment methods and studies that focus on facility need, safety, connectivity, traffic congestion, condition and requests from citizens. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs administered over the course of the program cycle. Street improvements routinely include a variety of infrastructure improvements that receive funding from targeted revenue streams, special taxing districts and funding support from partnering agencies, including the county, the state, federal governments and developers. Many of the projects include the integration of other improvements critical to comprehensively improving the system, such as stormwater, sidewalks, trail connections, and utility relocation/improvement.

CITY OF Springfield PUBLIC WORKS



Capital Improvements Program

2019 - 2024
Street Improvements (Map 1 of 3)

- * 17-0163 2013-2016 Economic Development/Street Concept Design
- * 17-0070 2016-2019 Public/Private Shared Cost and Economic Development
- * 17-0074 2016-2019 Street Stabilization and Major Repaving
- * 17-0075 2017-2021 Major Street Resurfacing & Rehabilitation Program
- * 17-0069 2017-2021 Public/Private Shared Cost and Economic Development
- * 17-0055 2017-2021 Turn Lane & Safety Improvements
- 19-0046 2019-2024 Center City Development
- * 19-0029 2019-2024 Street Stabilization and Major Repaving
- * 17-0124 2021-2025 1/8-cent Transportation Sales Tax Program
- * 18-0022 2024-2029 1/4-cent Capital Improvement Sales Tax Program
- 17-0041 Battlefield & Fremont Intersection Improvements
- 19-0001 Battlefield and Lone Pine Intersection Improvements
- 19-0049 Brookside Drive Street Improvements
- 18-0027 Campbell & Walnut Lawn Intersection Improvements Construction
- 17-0042 Campbell & Walnut Lawn Intersection Improvements Design & Partial Right of Way

*** Denotes City-Wide Program - Not Labeled on Map**

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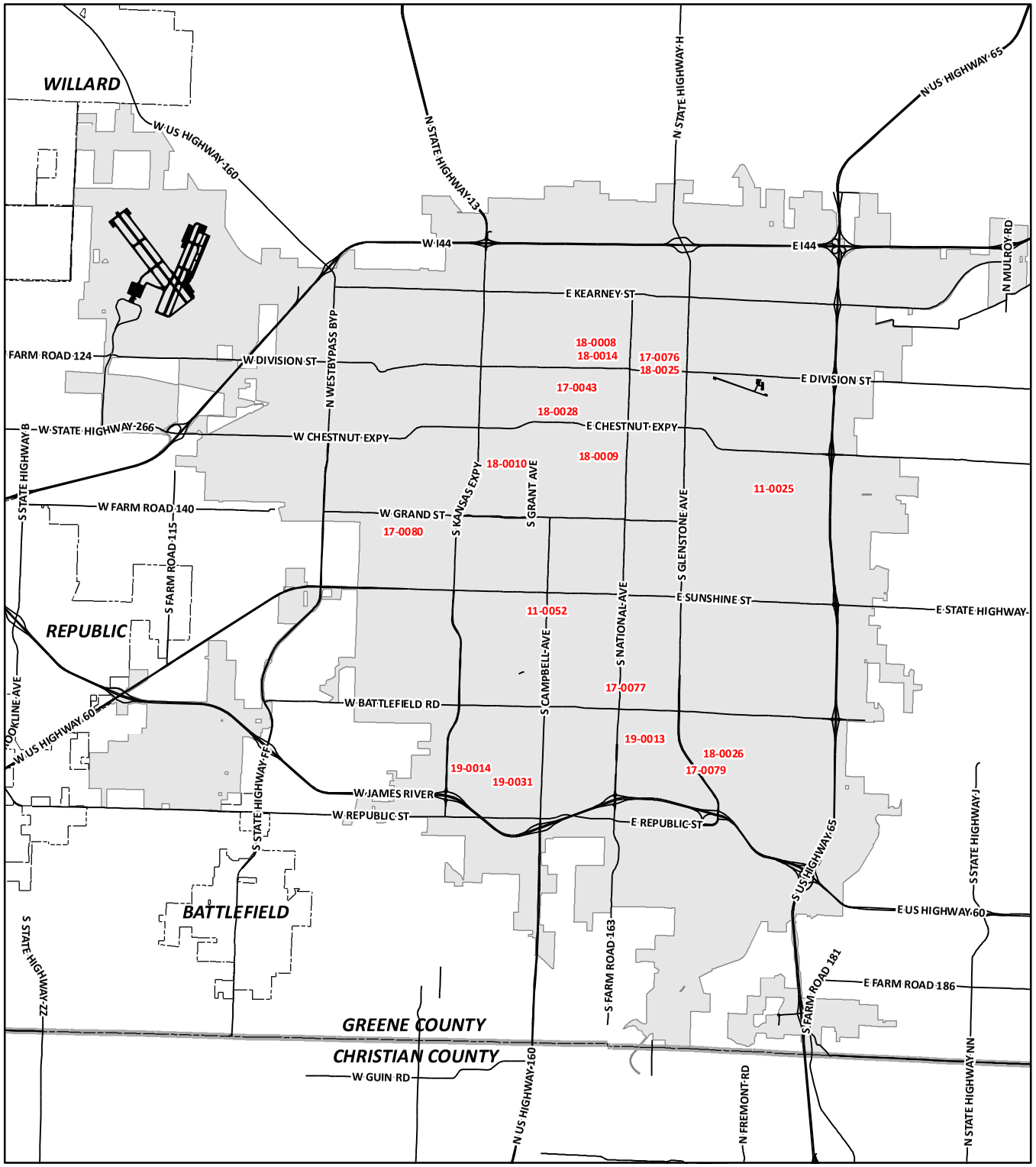

Capital Improvements Program

2019 - 2024
Street Improvements (Map 2 of 3)

- 19-0031 Campbell Avenue from Republic to Westview - Design and Partial Right of Way
- 11-0052 Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1
- 18-0028 Central Street Phase 2 - Grant to Clay Construction
- 17-0043 Central Street Phase 2 - Grant to Clay Design and Partial R-O-W
- 11-0025 Cherry Street Barnes to Oak Grove
- 18-0010 College Street Streetscape between 7th Avenue and 9th Avenue
- 18-0008 Commercial Street Streetscape Phase 6
- 18-0025 Division Street - National to Glenstone Construction
- 17-0076 Division Street - National to Glenstone Design and Partial R-O-W
- 18-0014 Division Street and Commercial Street Turn Lane and Safety Improvements
- 17-0077 Fremont Avenue - Battlefield to Sunset
- 19-0013 Fremont Avenue from Erie Street to Independence Street
- 18-0026 Galloway Street - Luster to Lone Pine Construction
- 17-0079 Galloway Street - Luster to Lone Pine Design and Partial R-O-W
- 18-0009 Jefferson Avenue Streetscape between St. Louis Street and Walnut Street
- 17-0080 Grand Street Bridge over Jordan Creek
- 19-0014 Kansas Avenue between Maplewood Street and Walnut Lawn Street

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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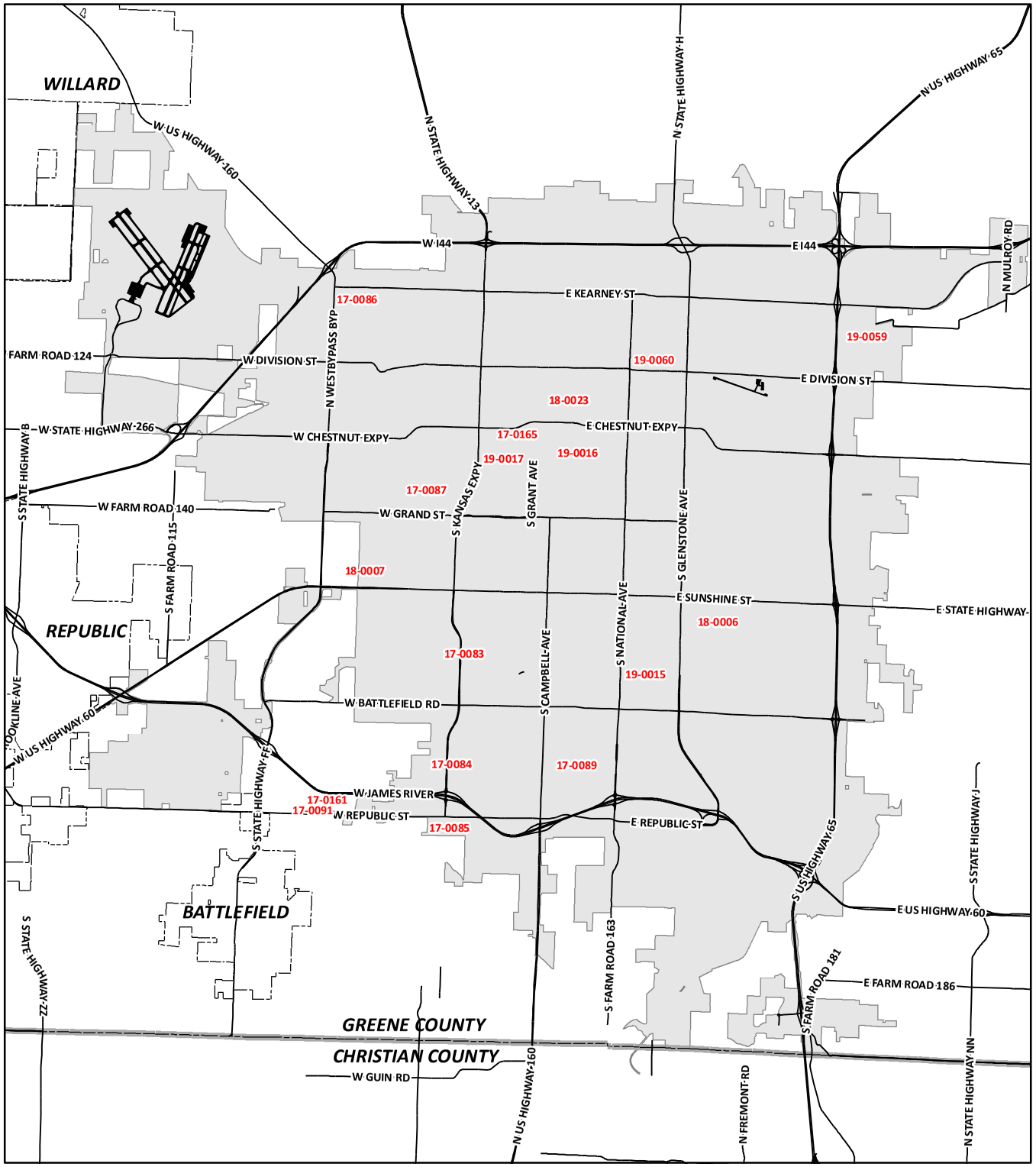

Capital Improvements Program

2019 - 2024
Street Improvements (Map 3 of 3)

- 17-0083 Kansas Expressway & Sunset Street Intersection Improvements
- 17-0084 Kansas Expressway & Walnut Lawn Intersection Improvements
- 17-0085 Kansas Expressway Extension - Republic Road to Farm Road 190
- 17-0086 Kearney Street & West Bypass Intersection Improvements
- 19-0059 LeCompte Road Improvements
- 18-0006 Lone Pine Avenue - Seminole to Sunshine
- 17-0165 Main Avenue Bridge over Jordan Creek
- 17-0087 Mount Vernon Street Bridge over Jordan Creek
- 18-0023 Municipal Parking Lot Improvement Program
- 19-0060 National Avenue and Division Street Intersection Improvements
- 19-0015 National Avenue and Sunset Street Improvements
- 19-0016 Phelps Streetscape from Boonville Avenue to Robberson Avenue
- 17-0089 Primrose Street - South Avenue to Kimbrough Avenue
- 17-0091 Republic Road Phase 4 - Fairview Avenue to Chase
- 17-0161 Republic Road Widening & Storm Water Improvements Between Golden & Route FF
- 18-0007 Scenic Avenue Bridge over Wilson Creek
- 19-0017 Walnut Street Bridge over Jordan Creek

*** Denotes City-Wide Program - Not Labeled on Map**

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Street Improvements

2016-2019 Public/Private Shared Cost and Economic Development

Project Number: **17-0070**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 850,000	$ 850,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	850,000
Cost shared by Private Sector/ Intergovernmental	$	850,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/4-cent Capital Improvement program and has been included in the Capital Improvements Program since 2000. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 Street Stabilization and Major Repaving

Project Number: **17-0074**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $4,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 3,100,000	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Stabilize or upgrade structurally deficient local streets. Project also includes high priority resurfacing on the major thoroughfare system to protect and preserve significant transportation assets such as Campbell Avenue, National Avenue, Division Street, Sunshine Street, Battlefield Road and Republic Road.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	2,100,000
Greene County Road & Bridge Tax	$	2,000,000

Comments:

Project expenditures for the 1/4-cent Sales Tax Program are estimated at $2,500,000 through 2018. The Road and Bridge Tax is annual funding received from Greene County and is annually reported as an accomplishment. This project includes the traditional Capital Improvements Project to pave residential streets that first was part of the proposed 1987 1/2-cent Sales Tax and since 1989 has been part of the 1/4-cent Capital Improvement Sales Tax program. A Street Stabilization project has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program. The Greene County Road & Bridge Tax funding beginning in 2020 is reported under the 2019-2024 Street Stabilization and Major Repaving project (CIP# 19-0029).

Street Improvements

2017-2021 Bridge Repair & Replacement

Project Number: **17-0068**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $50,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. Some bridges may have become structurally deficient. This program will enhance the safety of the traveling public by improving and increasing the load bearing capacity on these routes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 50,000

Comments:

Project expenditures are estimated at $45,000 through 2018. The Jefferson Avenue Footbridge Repair and Scenic Avenue Bridge over Wilson Creek projects are reported separately. This program has been included in the Capital Improvements Program since 2013. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Major Street Resurfacing & Rehabilitation Program

Project Number: **17-0075**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 800,000	$ 800,000	$ 800,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This is a contining annual program to stabilize or upgrade local streets, resurface the major thoroughfare system or upgrade residential streets to collector standards with stormwater control, lighting, and sidewalk improvements as necessary.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,400,000

Comments:

Project expenditures are estimated at $600,000 through 2018. This program has been included in the Capital Improvements Program since 2006. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2017-2021 Public/Private Shared Cost and Economic Development

Project Number: **17-0069**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,360,000

2019	2020	2021	2022	2023	2024	Beyond
$ 475,000	$ 475,000	$ 410,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	680,000
Cost shared by Private Sector/ Intergovernmental	$	680,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/8-cent Transportation program and has been included in the Capital Improvements Program since 2000. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Turn Lane & Safety Improvements

Project Number: **17-0055**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 150,000	$ 150,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flow warrant.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	450,000

Comments:

Project expenditures are estimated at $50,000 through 2018. A major project accomplishment for right turn lane improvements at the intersections of Battlefield/Campbell and Battlefield/National is reported separately. The Division and Commercial turn lane improvement project is reported separately. This program has been included in the Capital Improvements Program since 2013. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2019-2024 Center City Development

Project Number: **19-0046**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 200,000	$ 200,000	$ 200,000	$ 100,000	$ 0

Project Description:

Design and construct streetscapes and sidewalk improvements in the Center City area. Projects could include lighting, American with Disabilities Act (ADA) improvements, landscaping, decorative sidewalks, and irrigation.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 700,000

Comments:

There are no expenditures through 2018. The Jefferson Avenue Streetscape between St Louis Street and Walnut Street is funded from this program and shown separately. This program has been included in the Capital Improvements Program since 2005. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

2019-2024 Street Stabilization and Major Repaving

Project Number: **19-0029**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $20,610,000

2019	2020	2021	2022	2023	2024	Beyond
$ 260,000	$ 4,070,000	$ 4,070,000	$ 4,070,000	$ 4,070,000	$ 4,070,000	$ 0

Project Description:

Stabilize or upgrade structurally deficient local streets. Project also includes high priority resurfacing on the major thoroughfare system to protect and preserve significant transportation assets such as portions of Battlefield Road, Sunshine Street and National Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 7,700,000
Greene County Road & Bridge Tax	$ 10,750,000
Federal STBG Grant - City	$ 2,160,000

Comments:

There are no project expenditures through 2018. This project includes the traditional Capital Improvements Project to pave residential streets that first was part of the proposed 1987 1/2-cent Sales Tax and since 1989 has been part of the 1/4-cent Capital Improvement Sales Tax program. A Street Stabilization project has been included in the Capital Improvements Program since 1994. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle. Federal grant funding will require City Council approval.

Street Improvements

2021-2025 1/8-cent Transportation Sales Tax Program

Project Number: **17-0124**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $24,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 3,000,000	$ 6,125,000	$ 6,125,000	$ 6,125,000	$ 3,125,000

Project Description:

Design, acquire right-of-way, and construct various transportation improvements. Proposed projects could be: Division Street- National to Glenstone and Campbell & Walnut Lawn Intersection. Proposed continuing programs may include: Intelligent Transportation System, Turn Lane Safety/Capacity, Intermodal/Alternative Transportation Projects, including sidewalks, bike routes, transit, and rail crossings, Bridge Repair/Replacement, Pavement Preservation/Major Streets Resurfacing and Rehabilitation, and Shared Funding Transportation Improvements related to economic development and quality of life enhancements. Funds from this proposed transportation sales tax program could be leveraged through continued partnership with MoDOT and/or Greene County as well as federal grants and other third party cost share public-private investments.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 24,500,000

Comments:

There are no project expenditures through 2018. This future program requires voter and City Council approval during 2020 to extend the current 2017-2021 1/8-cent Transportation Sales Tax. Projections reflected are based on a City 1/8-cent Sales Tax with a four-year sunset and do not include possible investments from MoDOT, Greene County, grants or other funding sources that may be leveraged with the sales tax funds. This future program is based on a continuation of the 1/8 Cent Transportation Sales Tax with a four-year sunset first approved by voters in 1996 and every four years since then.

2024-2029 1/4-cent Capital Improvement Sales Tax Program

Project Number: **18-0022**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $57,750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 250,000	$ 57,500,000

Project Description:

Design, acquire right-of-way, and construct various improvements at locations to be determined. Examples of projects could be the continuation of traditional projects such as: Sidewalk Reconstruction, School Sidewalks, Traffic Calming, Street Stabilization, Metro Signs and Markings, Reforestation, Stormwater Permit Compliance & Flood Control, Street Concept Design, Center City Development and Shared Cost/Economic Development. Continuing projects may include improvements on Kansas Expressway from Maplewood to Walnut Lawn, Fremont Avenue from Erie to Independence, and Campbell Avenue from Republic Road to Westview.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 57,750,000

Comments:

There are no project expenditures through 2018. This future program requires voter and City Council approval during 2019 to extend the 1/4-cent Capital Improvement Sales Tax for twenty years until 2039. This would be the second 5-year phase of the proposed 20 year tax cycle if approved by voters and City Council. This program would be a continuation of the 1/4-cent Capital Improvement Sales Tax first approved by voters in 1989 and subsequently every three years since then through 2019.

Street Improvements

Battlefield & Fremont Intersection Improvements

Project Number: **17-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,633,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,633,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements at Battlefield Road and Fremont Avenue intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 2,633,000

Comments:

Project expenditures are estimated at $367,000 through 2018. The project is in the design phase. This project has been included in the Capital Improvements Program since 2017.

Battlefield and Lone Pine Intersection Improvements

Project Number: **19-0001**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2019	2020	2021	2022	2023	2024	Beyond
$ 50,000	$ 50,000	$ 50,000	$ 650,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to the intersection of Battlefield Road and Lone Pine Avenue. This project includes new signal equipment, turn lane improvements, and Americans with Disabilities Act (ADA) upgrades.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 800,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Brookside Drive Street Improvements

Project Number: **19-0049**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $1,580,689

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 1,580,689	$ 0

Project Description:

This project will create an improved entry to the Museum and Phelps Grove Park and improve pedestrian access and safety by creating a divided boulevard with a planted median beginning at National Ave. and ending at the interesection of Brookside Drive and Lindwood Circle. These improvements will include enhanced lighting, a large crosswalk connecting the Museum grounds and the Gerald Perry Tennis Courts, ADA ramps, sidepaths, and landscaping. More information including conceptual design documents and cost estimates are available if needed.

Proposed Funding Sources:

Art Museum Fund Balance $ 1,580,689

Comments:

Street Improvements

Campbell & Walnut Lawn Intersection Improvements Construction

Project Number: **18-0027**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 750,000	$ 2,250,000	$ 0	$ 0	$ 0

Project Description:

Construction of improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

Funding Source to be Identified $ 3,000,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Campbell & Walnut Lawn Intersection Improvements Design & Partial Right-of-Way

Project Number: **17-0042**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 500,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 1,100,000

Comments:

Project expenditures are estimated at $100,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Campbell Avenue from Republic to Westview- Design and Partial Right-of-Way

Project Number: **19-0031**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 200,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Campbell Avenue between Republic Road and Westview Street. This project includes adding a third southbound lane to Campbell Avenue including access management.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 400,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Street Improvements

Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1

Project Number: **11-0052**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $7,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 4,000,000	$ 3,700,000	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Campbell Avenue to a six-lane primary arterial between Battlefield Road and South Avenue. Project will be constructed in phases and will include curbs and gutters, sidewalks, stormwater drainage conveyance, and intersection capacity improvements.

Proposed Funding Sources:

Funding Source to be Identified $ 7,700,000

Comments:

There are no expenditures through 2018. The Campbell Lane Addition South Avenue to Primrose for the northbound lane portion of this project has been completed and reported separately as an accomplishment. A conceptual design to widen Campbell between James River Freeway interchange and Battlefield Road is on-going and shown as a separate project. 1/4-cent Capital Improvement Sales Tax and the 1/8-cent Transportation Sales Tax could be used to leverage state, federal and private funding for this project. This project has been included in the Capital Improvements Program since 2011. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Central Street Phase 2 - Grant to Clay Construction

Project Number: **18-0028**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 1,300,000	$ 3,900,000	$ 0	$ 0	$ 0

Project Description:

Construction of improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

Funding Source to be Identified $ 5,200,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Street Improvements

Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way

Project Number: **17-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2019	2020	2021	2022	2023	2024	Beyond
$ 260,000	$ 190,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements. Construction will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 450,000

Comments:

Project expenditures are estimated at $150,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Cherry Street - Barnes to Oak Grove

Project Number: **11-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,080,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,080,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct a project to upgrade Cherry Street to secondary arterial standards. Actual construction project will include curb and gutter, sidewalks, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,080,000

Comments:

Project expenditures are estimated at $420,000 through 2018. Public meetings have been held to discuss proposed improvements. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

College Street Streetscape between 7th Avenue and 9th Avenue

Project Number: **18-0010**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 1,500,000	$ 1,500,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along College Street between 7th Avenue and 9th Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping.

Proposed Funding Sources:

Funding Source to be Identified $ 3,000,000

Comments:

There are no project expenditures through 2018. This project continues streetscape improvements that were previously done along College Street. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Commercial Street Streetscape Phase 6

Project Number: **18-0008**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 100,000	$ 1,100,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along Commercial Street between Jefferson Avenue and Benton Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping.

Proposed Funding Sources:

Funding Source to be Identified $ 1,200,000

Comments:

There are no project expenditures through 2018. The project continues streetscape improvements that were previously done along Commercial Street. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Street Improvements

Division Street - National to Glenstone Construction

Project Number: **18-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 875,000	$ 2,375,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of improvements to Division Street between National Avenue and Glenstone Avenue. The construction project will include new curb and gutter, new pavement, sidewalks, and stormwater conveyance.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 3,250,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require City Counciil approval of a future 1/4-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Division Street - National to Glenstone Design and Partial Right-of-Way

Project Number: **17-0076**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $55,000

2019	2020	2021	2022	2023	2024	Beyond
$ 55,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements to Division Street between National Avenue and Glenstone Avenue. The construction project will include new curb and gutter, new pavement, sidewalks, and stormwater conveyance.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 55,000

Comments:

Project expenditure are estimated at $245,00 through 2018. This project had been included in the Capital Improvements Program since 2017.

Division Street and Commercial Street Turn Lane and Safety Improvements

Project Number: **18-0014**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct the intersection of Division Street and Commercial Street to a traditional 90-degree intersection to improve the turning movements to and from Commercial Street to reduce crashes and driver confusion. The project includes the upgrade of the pedestrian facilities to Americans with Disablilities Act (ADA) standards and the closing of several commercial driveways.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 200,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018.

Street Improvements

Economic Development/Street Concept Design

Project Number: **17-0163**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $360,000

2019	2020	2021	2022	2023	2024	Beyond
$ 122,500	$ 112,500	$ 62,500	$ 62,500	$ 0	$ 0	$ 0

Project Description:

Develop street conceptual design for major road improvements as locations and/or economic development warrants. Projects could include improvements for existing streets or new street construction.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 360,000

Comments:

Project expenditures are estimated at $40,000 through 2018. This is a traditional 1/4-cent Capital Improvement program and continues design activities for at least one major street improvement or new street during each 1/4-cent Capital Improvement Sales Tax cycle. A Concept Design program has been included in the Capital Improvements Program since 1998.

Fremont Avenue - Battlefield to Sunset

Project Number: **17-0077**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,624,500

2019	2020	2021	2022	2023	2024	Beyond
$ 1,624,500	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Fremont Avenue from Battlefield Road to Sunset Street. Project will also include adding sidewalks, a multi-use path and stormwater improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,624,500

Comments:

Project expenditures are estimated at $375,500 through 2018. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Fremont Avenue from Erie Street to Independence Street

Project Number: **19-0013**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $9,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 240,000	$ 240,000	$ 240,000	$ 8,280,000

Project Description:

Design, acquire right-of-way, and construct improvements to Fremont Avenue between Erie Street and Independence Street. This project will include street widening with curb and gutter, sidewalk, bicycle infrastructure, and stormwater improvements.

Proposed Funding Sources:

Funding Source to be Identified	$ 8,280,000
1/4-cent Capital Improvement Sales Tax	$ 720,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. 1/4-cent Capital Improvement Sales Tax funding for this project as shown above will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle. Full funding of this project will require City Council approval of a future funding source.

Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way

Project Number: **17-0079**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 600,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 100,000
1/8-cent Transportation Sales Tax	$ 500,000

Comments:

Project expenditures are estimated at $200,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Galloway Street - Luster to Lone Pine Construction

Project Number: **18-0026**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 750,000	$ 2,250,000	$ 2,250,000	$ 1,350,000	$ 0	$ 0	$ 0

Project Description:

Construction of improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 6,600,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Jefferson Avenue Streetscape between St. Louis Street and Walnut Street

Project Number: **18-0009**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 100,000	$ 900,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements along the east side of Jefferson Avenue between St, Louis Street and Walnut Street. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping. New traffic signals at Jefferson Avenue and McDaniel Street and at Jefferson Avenue and Walnut Street will also be included.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

There are no project expenditures through 2018. This project continues streetscape improvements that were previously done along Jefferson Avenue. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require voter and City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Kansas Avenue between Maplewood Street and Walnut Lawn Street

Project Number: **19-0014**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 250,000	$ 250,000	$ 250,000	$ 4,250,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Kansas Avenue between Maplewood Street and Walnut Lawn Street. This project includes widening Kansas Avenue with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

Funding Source to be Identified	$ 4,250,000
1/4-cent Capital Improvement Sales Tax	$ 750,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. 1/4-cent Capital Improvement Sales Tax funding for this project as shown above will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle. Full funding of this project will require City Council approval of a future funding source.

Kansas Expressway & Sunset Street Intersection Improvements

Project Number: **17-0083**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 2,250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Sunset Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and moving signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 225,000
Missouri Department of Transportation (MoDOT)	$ 1,125,000
Federal STBG Grant - City	$ 900,000

Comments:

There are no project expenditures through 2018. This project had been included in the Capital Improvements Program since 2017. Federal grant funding will require City Council approval. MoDOT funding will require City Council approval of an Intergovernmental Cost Share Agreement.

Street Improvements

Kansas Expressway & Walnut Lawn Intersection Improvements

Project Number: **17-0084**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 2,250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Walnut Lawn Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and replacing the signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 225,000
Federal STBG Grant - City	$ 900,000
Missouri Department of Transportation (MoDOT)	$ 1,125,000

Comments:

There are no project expenditures through 2018. This project had been included in the Capital Improvements Program since 2017. Federal grant funding will require City Council approval. MoDOT funding will require City Council approval of an Intergovernmental Cost Share Agreement.

Kansas Expressway Extension - Republic Road to Farm Road 190

Project Number: **17-0085**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $39,175,000

2019	2020	2021	2022	2023	2024	Beyond
$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 9,175,000	$ 0

Project Description:

Design, acquire right-of-way and construct the extension of Kansas Expressway from Republic Road to Farm Road 190 in Greene County.

Proposed Funding Sources:

Greene County	$ 34,200,000
Federal STBG Grant - City	$ 4,975,000

Comments:

Project expenditures are estimated at $2,500,000 through 2018. Greene County will manage the joint project with the City contributing federal STP grant funding. This project has been included in the Capital Improvements Program since 2017. Federal grant funds to be provided by the City will require City Council approval.

Street Improvements

Kearney Street & West Bypass Intersection Improvements

Project Number: **17-0086**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,662,500

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 2,662,500	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kearney Street and West Bypass. This project will include turn lane improvements and upgrades to the intersection and traffic signals to accommodate pedestrians.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 300,000
Missouri Department of Transportation (MoDOT)	$ 1,312,500
Federal STBG Grant - City	$ 1,050,000

Comments:

There are no project expenditures through 2018. This project had been included in the Capital Improvements Program since 2017. Federal grant funding will require City Council approval. MoDOT funding will require City Council approval of an Intergovernmental Cost Share Agreement.

LeCompte Road Improvements

Project Number: **19-0059**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 100,000	$ 1,900,000

Project Description:

This project will include a partnership with Springfield Underground to extend LeCompte Road as a 3-lane section south of the railroad crossing to Springfield Underground's driveway approach approximately 1,800 feet to the south. The project will also include the relocation of Farm Road 116 to a point south of the existing intersection with LeCompte Road. The improvements on LeCompte include complete reconstruction of the existing roadway to a 3-lane section with curb and gutter, improved stormwater facilities, and new sidewalks.

Proposed Funding Sources:

Funding Source to be Identified	$ 2,000,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for the project will require City Council approval of a future funding source.

Street Improvements

Lone Pine Avenue - Seminole to Sunshine

Project Number: **18-0006**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 0	$ 1,500,000	$ 1,500,000	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to Lone Pine Avenue between Seminole Street and Sunshine Street.

Proposed Funding Sources:

Funding Source to be Identified	$ 3,000,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Main Avenue Bridge over Jordan Creek

Project Number: **17-0165**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Main Avenue bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 1,500,000

Comments:

Project expenditures are estimated at $250,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Mount Vernon Street Bridge over Jordan Creek

Project Number: **17-0087**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,365,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,365,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Mount Vernon Street bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 113,663
Intergovernmental	$ 250,268
Federal Grant Funding	$ 1,001,069

Comments:

Project expenditures are estimated at $260,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Municipal Parking Lot Improvement Program

Project Number: **18-0023**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $178,500

2019	2020	2021	2022	2023	2024	Beyond
$ 178,500	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

New program to provide funding to address high priority parking lot repair and improvements for municipal buildings and City facilities.

Proposed Funding Sources:

General Fund $ 178,500

Comments:

Project expenditures are estimated at $108,500 through 2018. This is a program funded in the FY2018 and FY2019 General Fund Operating Budget. Funding beyond FY2019 is dependent on annual General Fund appropriations approved by City Council or other funding sources to be identified.

National Avenue and Division Street Intersection Improvements

Project Number: **19-0060**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $770,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 770,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will be a collaborative partnership with BNSF Railroad, MoDOT, and the City of Springfield to make improvements to the railroad signal equipment and the vehicular traffic signal at the intersection of National Avenue and Division Street. City improvements to the intersection include the removal of the truss signal infrastructure and replacement with traditional traffic signal poles and arms, as well as implementation of a battery backup system, improved signal equipment, geometric and American with Disabilities Act (ADA) improvements, and new bike lanes on Division Street.

Proposed Funding Sources:

Funding Source to be Identified $ 770,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for the project may require City Council approval of a future funding source.

Street Improvements

National Avenue and Sunset Street Intersection Improvements

Project Number: **19-0015**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 0	$ 50,000	$ 50,000	$ 50,000	$ 650,000

Project Description:

Design, acquire right-of-way, and construct improvements to the intersection of National Avenue and Sunset Street. This project will include new signal equipment, turn lane improvements, and American with Disabilities Act (ADA) upgrades.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 800,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Phelps Street Streetscape from Boonville Avenue to Robberson Avenue

Project Number: **19-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,037,500

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 837,500	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct streetscape improvements on Phelps Street between Boonville Avenue and Robberson Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance and landscaping.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,037,500

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is funded through the traditional 1/4-cent Capital Improvement program, Center City Development.

Street Improvements

Primrose Street - South Avenue to Kimbrough Avenue

Project Number: **17-0089**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Primrose Street between South Avenue and Kimbrough Avenue. Project will include widening Primrose to five lanes and adding sidewalks as well as signal improvements at the intersection of Primrose Street and Jefferson Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 2,500,000

Comments:

Project expenditures are estimated at $625,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase

Project Number: **17-0091**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,968,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 5,468,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Republic Road between Fairview Avenue and the driveway to Chase. Project will include widening Republic Road to five lanes with bicycle lanes and sidewalks. The intersection of Republic Road and Campbell Avenue will also be improved with additional lanes and pedestrian facilities through the intersection.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 1,003,200
Missouri Department of Transportation (MoDOT)	$ 2,364,000
Federal STBG Grant - City	$ 2,600,800

Comments:

Project expenditures are estimated at $260,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Street Improvements

Scenic Avenue Bridge over Wilson Creek

Project Number: **18-0007**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to the Scenic Avenue Bridge over Wilson Creek.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,500,000
1/8-cent Transportation Sales Tax	$ 200,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Full funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Walnut Street Bridge over Jordan Creek

Project Number: **19-0017**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 500,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to the Walnut Street Bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 200,000
1/4-cent Capital Improvement Sales Tax	$ 1,000,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Full funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

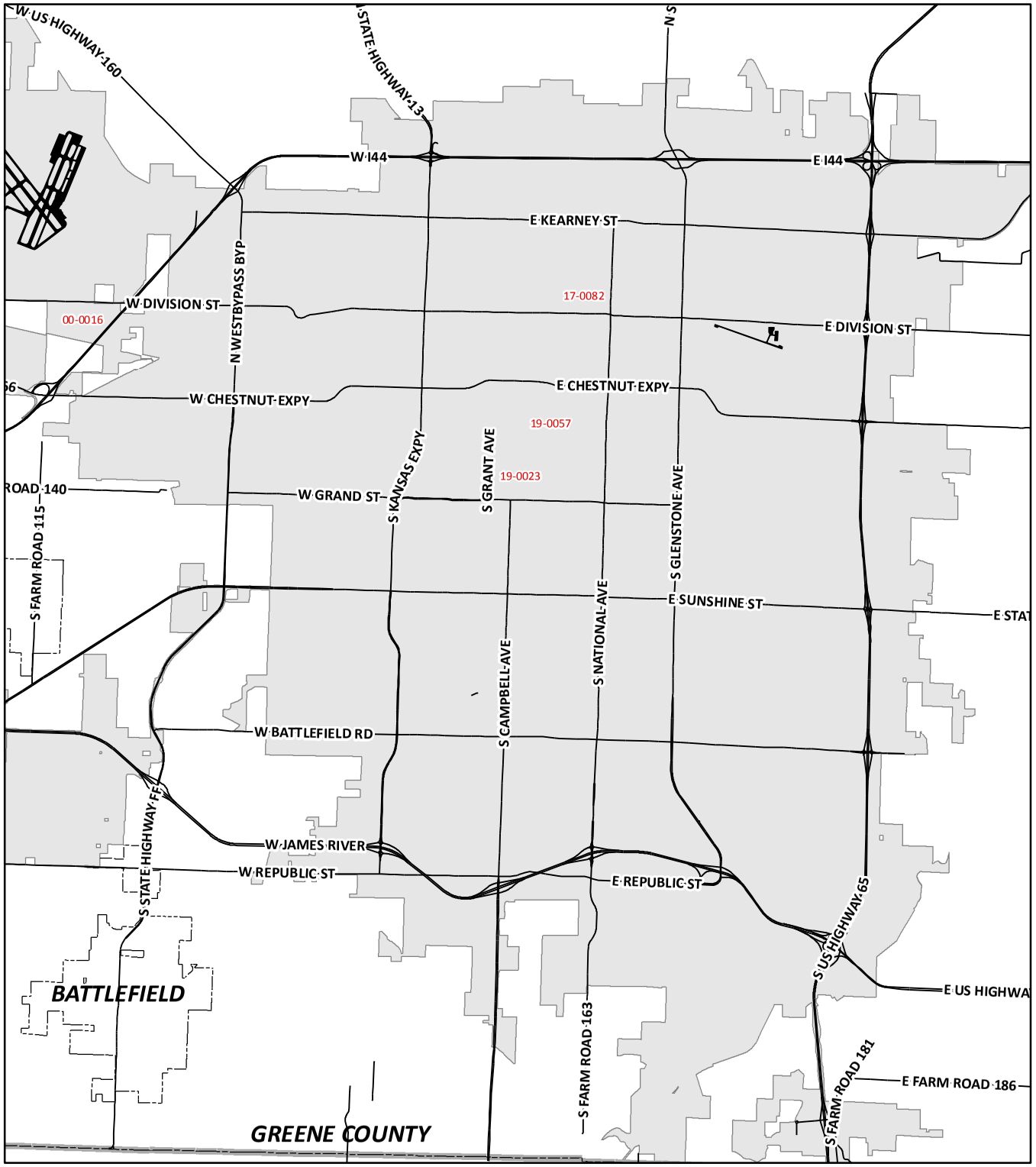
TARGETED INFRASTRUCTURE

Improvements

2019 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on making targeted improvements to industrial parks, community improvement districts, and neighborhoods. Improvements are identified by a variety of community partnership organizations, special tax financing districts, neighborhoods, as well as City Council. Projects include basic infrastructure improvements to neighborhood parks, streets, sidewalks and Stormwater facilities in addition to full range of industrial park and streetscape improvements. This category would also include special projects details for non-typical projects and city facilities identified through a variety of city-administered programs and comprehensive planning activities. Funding for these projects come from a variety of sources and often involve a combination of resources from city taxes, state and federal grants, special tax districts, and private partnerships.

CITY OF Springfield
PLANNING & DEVELOPMENT



Capital Improvements Program

2019 - 2024 Targeted Infrastructure Improvements

- * 19-0045 2019-2024 Minor Neighborhood Improvements
- * 19-0043 2019-2024 Neighborhood Initiative Program
- 19-0023 Grant Avenue Connect Parkway
- * 19-0062 Infor Software Implementation Additional Stage
- 17-0082 Jefferson Avenue Footbridge
- 19-0057 Jordan Creek Riparian Acquisition and Restoration Project
- * 96-0001 Minor Neighborhood Improvements
- * 17-0167 Neighborhood Works Program
- 00-0016 Partnership Industrial Center West Development

*** Denotes City-Wide Program - Not Labeled on Map**

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Targeted Infrastructure Improvements

2016-2019 Neighborhood Initiative Program

Project Number: **17-0167**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,100,000

2019	2020	2021	2022	2023	2024	Beyond
$ 600,000	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct various capital improvement projects in the seventeen registered neighborhood organizations throughout the City. This is a new program to enhance neighborhoods by having the residents identify potential improvements in their respective neighborhoods. The project lists will be developed by the neighborhoods, voted on by the Neighborhood Advisory Council, and analyzed, budgeted, and completed by the City. The cap on funding for an individual neighborhood project is $100,000. The improvements are limited to capital projects that Public Works Department has the ability to maintain.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,100,000

Comments:

Project expenditures are estimated at $400,000 through 2018. During 2017 and 2018, twenty-one (21) Neighborhood Parks Improvement projects were approved by City Council based on recommendations of the Neighborhood Advisory Council. The total cost of the twenty-one projects is approximately $1,200,000 with a contingency budget of $300,000. This program has been included in the Capital Improvements Program since 2017. Funding beyond the 2016- 2019 program will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

2019-2024 Minor Neighborhood Improvements

Project Number: **19-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 0

Project Description:

Construct minor infrastructure improvements in each Council zone. Examples include additional turn lanes, railroad crossing improvements, sidewalks, drainage, short extensions of streets for connectivity, etc. Potential project activities may be identified through neighborhood planning processes or through neighborhood input during the review and approval process for rezoning and subdivision applications.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

There are no expenditures through 2018. A Minor Neighborhood Improvements project has been included in the Capital Improvements Program since 1996. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Targeted Infrastructure Improvements

2019-2024 Neighborhood Initiative Program

Project Number: **19-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 180,000	$ 0

Project Description:

Construct various capital improvement projects in the seventeen registered neighborhood organizations throughout the City. The project lists will be developed by the neighborhoods, voted on by the Neighborhood Advisory Council, and analyzed, budgeted, and completed by the City. The improvements are limited to capital projects that Public Works Department has the ability to maintain.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,000,000

Comments:

There are no expenditures through 2018. This program has been included in the Capital Improvements Program since 2017. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Grant Avenue Connect Parkway

Project Number: **19-0023**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $26,000,000

2019	2020	2021	2022	2023	2024	Beyond
$ 4,400,000	$ 7,200,000	$ 4,800,000	$ 4,800,000	$ 4,800,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct a multi-use connection between the Wonders of Wildlife Museum and Downtown Springfield.

Proposed Funding Sources:

Federal Grant Funding	$ 21,760,000
Funding Source to be Identified	$ 4,240,000

Comments:

Project expenditures are estimated at $62,000 through 2018. This project is a new addition to the Capital Improvements Program. Schedule for this project is dependent upon award of the federal grant. Funding for this project will require City Council approval of a future funding source and may require voter approval.

Infor Software Implementation - Additional Stage

Project Number: **19-0062**

Department: Information Systems

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Infor - Phase two of the INfor community development and regulation software

Proposed Funding Sources:

General Fund	$ 500,000

Comments:

Targeted Infrastructure Improvements

Jefferson Avenue Footbridge

Project Number: **17-0082**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 2,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Inspect, design, and construct improvements to the Jefferson Avenue Footbridge between Commercial Street and Chase Street. This project involves the rehabilitation of the pedestrian bridge which is over 100 years old and is on the historic register. This will include repairing or replacing structural members and installing American with Disabilities Act (ADA) accessible approaches.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	257,143
Commercial Club Grant	$	50,000
1/4-cent Capital Improvement Sales Tax	$	192,857
Federal STBG Grant - City	$	2,000,000

Comments:

Project expenditures are estimated at $425,000 through 2018. This project had been included in the Capital Improvements Program since 2017.

Jordan Creek Riparian Acquisition and Restoration Project

Project Number: **19-0057**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $625,000

2019	2020	2021	2022	2023	2024	Beyond
$ 600,000	$ 25,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project will acquire and restore riparian property along Jordan Creek as public open space for water quality improvement and a future greenways trail connection.

Proposed Funding Sources:

MoDNR Stormwater Grant	$	400,000
Parks 1/4 Cent Sales Tax, for Storm Water	$	58,500
1/4-cent Capital Improvement Sales Tax	$	141,500
Environmental Services Operating Budget	$	25,000

Comments:

There are no project expenditures through 2018. This project is contingent upon acceptance of grant funds by City Council. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle. This project is a new addition to the Capital Improvements Program.

Targeted Infrastructure Improvements

Minor Neighborhood Improvements

Project Number: **96-0001**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2019	2020	2021	2022	2023	2024	Beyond
$ 475,000	$ 475,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct minor infrastructure improvements in each Council zone. Examples include additional turn lanes, railroad crossing improvements, sidewalks, drainage, short extensions of streets for connectivity, etc. Potential project activities may be identified through neighborhood planning processes or through neighborhood input during the review and approval process for rezoning and subdivision applications.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 950,000

Comments:

Project expenditures are estimated at $250,000 through 2018. A Minor Neighborhood Improvements project has been included in the Capital Improvements Program since 1996. Funding beyond this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Partnership Industrial Center West Development

Project Number: **00-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,583,600

2019	2020	2021	2022	2023	2024	Beyond
$ 430,600	$ 430,600	$ 430,600	$ 430,600	$ 430,600	$ 430,600	$ 0

Project Description:

Develop infrastructure for a new industrial park. Construct streets, stormwater and sanitary sewer facilities within the park as necessary.

Proposed Funding Sources:

Proceeds generated by the sale of parcels within the Industrial Park $ 2,583,600

Comments:

City share of project expenditures are estimated at $6,700,000 through 2018. Costs incurred by partnership developments are not shown on this page. Projected additional expenditures are contingent upon future lot sales. This project has been included in the Capital Improvements Program since 2000.

TRAFFIC MANAGEMENT SYSTEM

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. Traffic management system improvements represent a collection of projects and programs that have been identified by City staff through a variety of assessment methods and studies that focus on improving and maintaining traffic safety, mobility, traveler information, traffic incident response, and traffic signal system operation and reliability. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs are administered over the course of the program cycle. Traffic management systems improvements routinely include a variety of traffic signal, advanced transportation management and traveler information system hardware and software, network communications, and related infrastructure improvements that receive funding from targeted revenue streams and funding support from partnering agencies, including the county, state, and federal governments.

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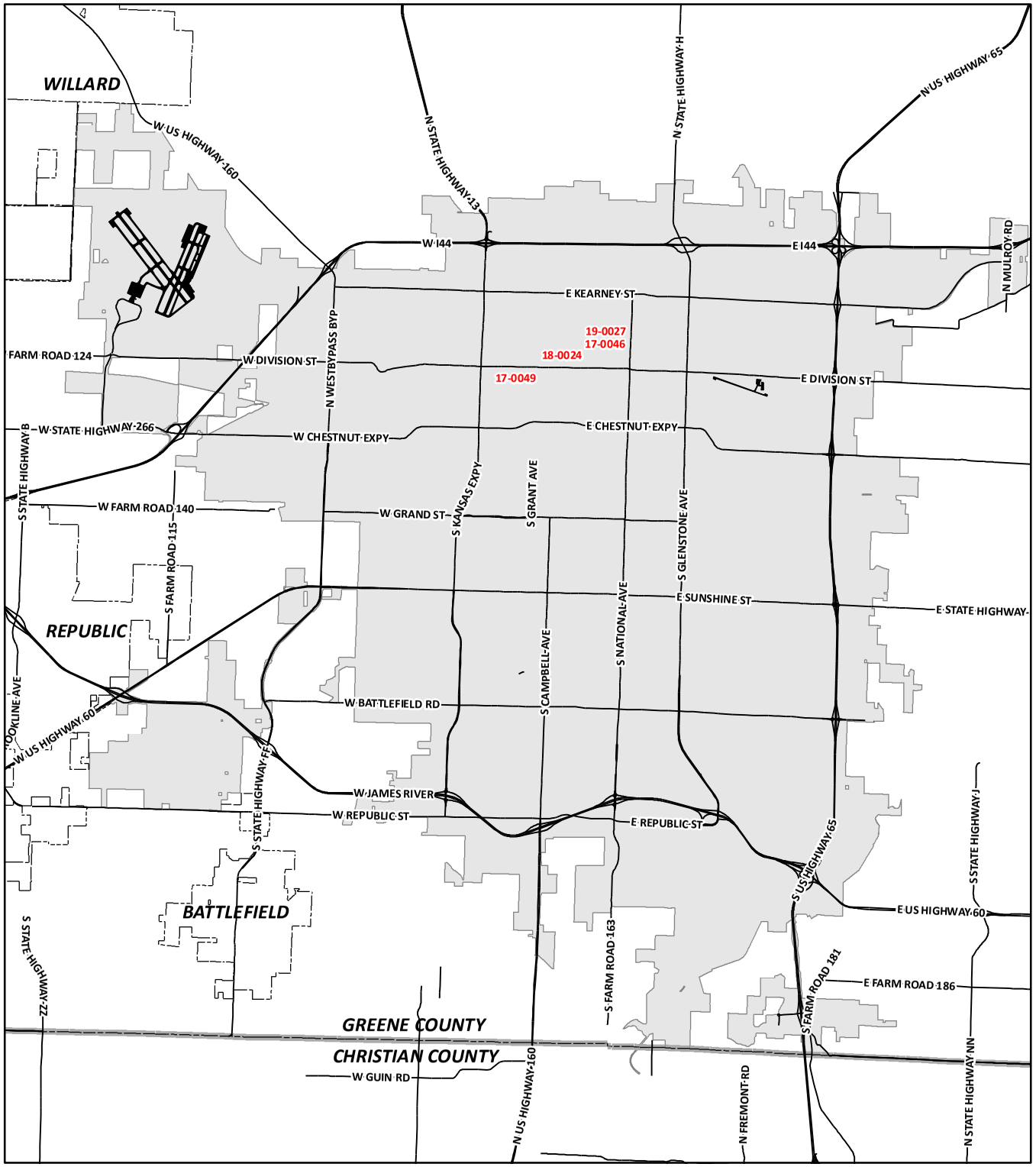

Capital Improvements Program

2019 - 2024 Traffic Management System Improvements

- * 17-0051 2016-2019 Metro/Safety Signs and Markings
- * 17-0044 2016-2019 Traffic Signal Program
- * 17-0045 2017-2021 Intelligent Transportation System (ITS) and Signal System Improvements
- * 19-0044 2019-2024 Metro/Safety Signs and Markings
- * 19-0018 2019-2024 Traffic Signal Program
- * 19-0012 Advanced Traffic Signal Vehicle Detection Phase I
- * 19-0026 Advanced Traffic Signal Vehicle Detection Phase I
- 18-0024 Grant Avenue and Commercial Street Roundabout
- 17-0049 Grant Avenue and Division Street Intersection Improvements
- 19-0027 National Avenue and Commercial Street Traffic Signal Improvements
- * 18-0019 Railroad Safety Improvements
- 17-0046 The LINK - Washington Avenue Underpass

*** Denotes City-Wide Program - Not Labeled on Map**

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Traffic Management System Improvements

2016-2019 Metro/Safety Signs and Markings

Project Number: **17-0051**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $375,000

2019	2020	2021	2022	2023	2024	Beyond
$ 375,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project may also include installation of long-life reflective pavement markings on streets to identify bike routes. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 375,000

Comments:

Project expenditures are estimated at $625,000 through 2018. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 Traffic Signal Program

Project Number: **17-0044**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $265,000

2019	2020	2021	2022	2023	2024	Beyond
$ 265,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the ability to install at least one new signal annually that has become a priority not previously anticipated. Each year's project is independent. These funds could also be used to replace controllers, cabinets, signal heads, span-wire supports, video monitoring equipment, and other improvements/maintenance to the computerized traffic signal system. Constructing roundabouts in lieu of signal installation or removing unwarranted signals may also be funded under this program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 265,000

Comments:

Project expenditures are estimated at $585,000 through 2018. The intersection improvement project at Grant/ Division Street is funded from this program and shown separately. The National Avenue/Bennett Street project is funded from this program and shown as an accomplishment. Signal Improvements at Battlefield Road and Delaware Avenue are funded from this program. This is a traditional 1/4-cent Capital Improvement Program and continues the traffic signal programs that were part of the proposed 1987 1/2-cent Sales Tax Program and all the 1/4-cent Sales Tax Programs since 1992. An annual traffic signal program has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Traffic Management System Improvements

2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements

Project Number: **17-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 250,000	$ 250,000	$ 200,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the City. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, dynamic message signs for traffic incident information, Amber Alerts, travel times, construction and maintenance information, advisories and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	350,000
Missouri Department of Transportation (MoDOT)	$	350,000

Comments:

Project expenditures are estimated at $300,000 through 2018. This is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2019-2024 Metro/Safety Signs and Markings

Project Number: **19-0044**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2019	2020	2021	2022	2023	2024	Beyond
$ 150,000	$ 270,000	$ 270,000	$ 270,000	$ 270,000	$ 270,000	$ 0

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project may also include installation of long-life reflective pavement markings on streets to identify bike routes. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	1,500,000

Comments:

There are no expenditures through 2018. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Traffic Management System Improvements

2019-2024 Traffic Signal Program

Project Number: **19-0018**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,640,000

2019	2020	2021	2022	2023	2024	Beyond
$ 140,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 0

Project Description:

This program will provide the design and construction of new or replacement traffic signal infrastructure and equipment including poles, mast arms, controllers, cabinets, signal heads, detectors, communications hardware, and other improvements/maintenance to the computerized traffic signal system. Constructing roundabouts in lieu of signal installation or removing unwarranted signals may also be funded under this program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,640,000

Comments:

There are no project expenditures through 2018. The intersection improvement projects at National Avenue & Commercial Street and Battlefield Road & Luster Avenue are also funded from this program and shown separately. This is a traditional 1/4-cent Capital Improvement Program and continues the traffic signal programs that were a part of the proposed 1987 1/2-cent Sales Tax Program and all the 1/4-cent Sales Tax Programs since 1992. An Annual Traffic Signal Program has been included in the Capital Improvements Program since 1994. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Advanced Traffic Signal Vehicle Detection Phase 1

Project Number: **19-0012**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,250,000

2019	2020	2021	2022	2023	2024	Beyond
$ 1,100,000	$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This project includes the purchase, installation, and integration of vehicle detection systems providing enhanced data collection and analysis tools to optimize traffic signal operation and improve arterial traffic flow. Phase 1 includes intersections along Battlefield Road from Kansas Expressway to Glenstone Avenue, Campbell Avenue from Sunshine Street to Plainview Road, Glenstone Avenue from Sunshine Street to James River Freeway (U.S. 60), Grand Street from Kansas Expressway to National Avenue, Kansas Expressway from Sunshine Street to James River Freeway (U.S. 60), National Avenue from Grand Street to Republic Road, and Sunshine Street from Kansas Expressway to Blackman Road.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 150,000
Federal Grant Funding	$ 1,000,000
Missouri Department of Transportation (MoDOT)	$ 100,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Schedule for this project is dependent upon award of the federal grant and City Council approval.

Traffic Management System Improvements

Battlefield Road and Luster Avenue Traffic Signal Improvements

Project Number: **19-0026**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $180,000

2019	2020	2021	2022	2023	2024	Beyond
$ 30,000	$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of new traffic signal (replacement) and Americans with Disabilities Act (ADA) sidewalk improvements at the intersection of Battlefield Road and Luster Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	180,000

Comments:

There are no project expenditures through 2018. This project is funded through the traditional 1/4-cent Capital Improvement Program, Traffic Signal Program. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Grant Avenue and Commercial Street Roundabout

Project Number: **18-0024**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Conversion of traditional signalized intersection at Commercial Street and Grant Avenue to a roundabout with pedestrian features and safety enhancements for truck traffic for northbound Grant Avenue.

Proposed Funding Sources:

Funding Source to be Identified	$	300,000

Comments:

There are no project expenditures through 2018. This project has been included in the Capital Improvements Program since 2018. Funding for this project may require City Council approval of a future funding source such as ¼-cent Capital Improvement Sales Tax Program or 1/8-cent Transportation Sales Tax.

Grant Avenue and Division Street Intersection Improvements

Project Number: **17-0049**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2019	2020	2021	2022	2023	2024	Beyond
$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction of new traffic signal, storm sewer, and Americans with Disablilities Act (ADA) sidewalk improvements at the intersection of Grant Avenue and Division Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	250,000
1/8-cent Transportation Sales Tax	$	200,000

Comments:

Project expenditures are estimated at $100,000 through 2018. This project had been included in the Capital Improvements Program since 2017. Partial funding for this project was originally part of the 2016-2019 Traffic Signal Program with additional funding though the 1/8-cent Transportation Sales Tax.

Traffic Management System Improvements

National Avenue and Commercial Street Traffic Signal Improvements

Project Number: **19-0027**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $180,000

2019	2020	2021	2022	2023	2024	Beyond
$ 180,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construction of new traffic signal (replacement) and Americans with Disabilities Act (ADA) sidewalk improvements at the intersection of National Avenue and Commercial Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 180,000

Comments:

There are no project expenditures through 2018. This project is funded through the traditional 1/4-cent Capital Improvement Program, Traffic Signal Program. Funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Railroad Safety Improvements

Project Number: **18-0019**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Railroad Safety Improvements include the replacement of concrete railroad panels, paved approaches, sidewalk crossings, railroad signals, signage, and markings, etc. at various locations throughout the CIty.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 200,000

Comments:

Project expenditures are estimated at $875,000 through 2018. Railroad Safety Improvement projects include new concrete crossings at Washington/Phelps, Bennett Street, National Avenue, Grand Street and Division Street. This project is funded through the traditional 1/8-cent Transportation Program, Alternative Transportation, which has been included in the Capital Improvments Program since 2005.

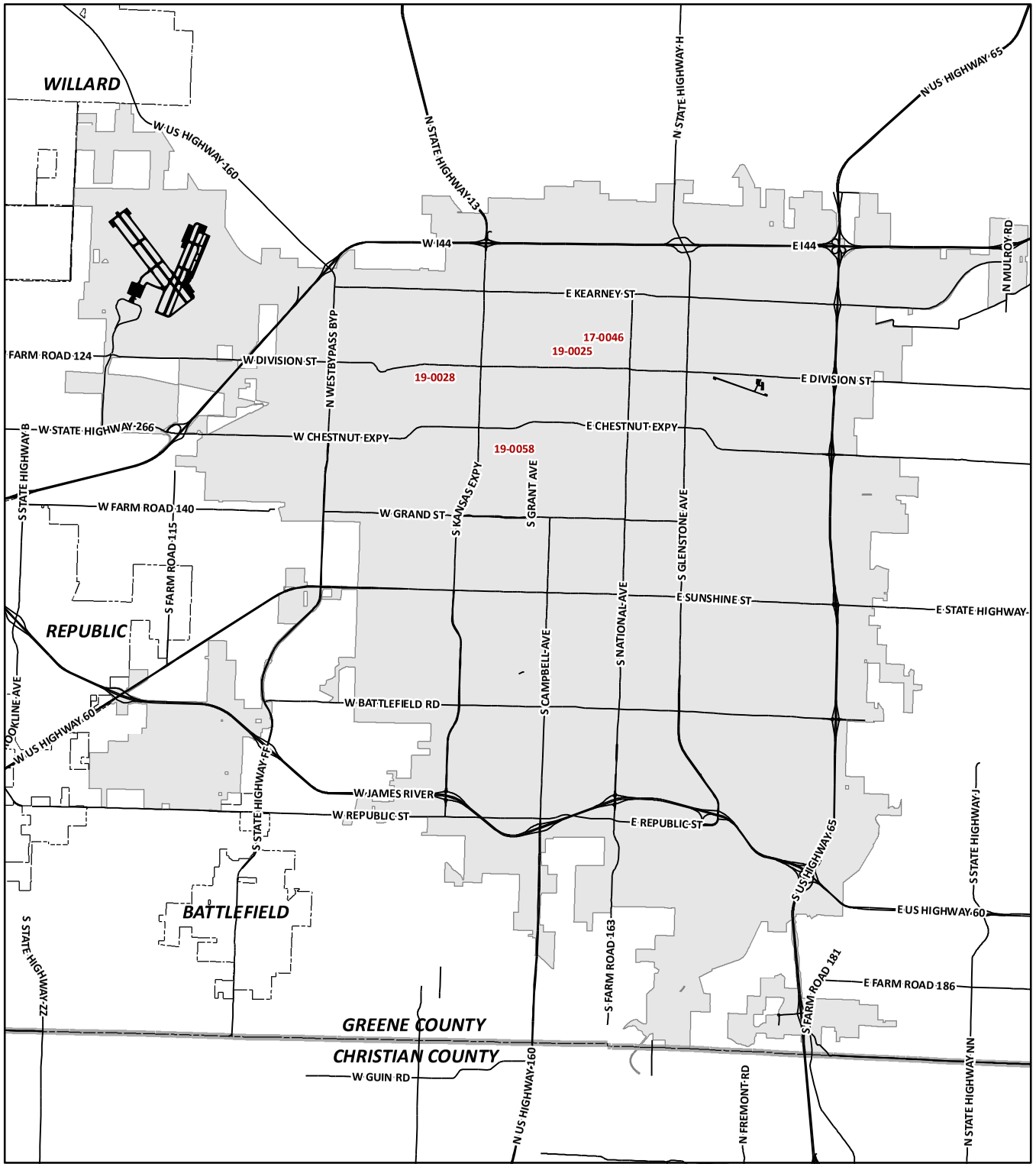
WALKABILITY, BICYCLE, and SAFETY

Improvements

2019 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. The Walkability, Bicycle, and Safety Improvements category represents a collection of projects and programs that have been identified by City staff through a variety of assessment methods and studies that focus on improving and maintaining pedestrian & bicycle safety and mobility, in addition to addressing and maintaining Americans with Disabilities Act (ADA) compliance. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs are administered over the course of the program cycle. This category routinely includes a variety of pedestrian, bicycle, and trail improvements including, but not limited to sidewalks, curb ramps, crosswalks, bicycle lanes, shared paths, trail connections, and pedestrian/bicycle overpass maintenance and improvements. Capital projects in this category receive funding from targeted revenue streams, special taxing districts and funding support from partnering agencies, including the county, the state, federal governments and developers.

CITY OF Springfield PUBLIC WORKS



Capital Improvements Program

2019 - 2024
Walkability, Bicycle, and Safety Improvements

- * 17-0053 2016-2019 School Sidewalk Program
- * 17-0067 2016-2019 Sidewalk/Curb/Gutter & Ramp Construction
- * 17-0048 2017-2021 Alternative Transportation Program
- * 19-0042 2019-2024 School Sidewalk Program
- * 19-0030 2019-2024 Sidewalk /Curb/Gutter and Ramp Construction
- * 17-0068 Alternative Transportation Improvements
- 19-0025 Commercial Street Pedestrian Ways and Public Parking Lot
- 19-0028 Division Street Sidewalks from West Avenue to Kansas Expressway
- 17-0046 The LINK - Washington Avenue Underpass
- * 19-0054 Transportation Alternatives Program Sidewalks and Trail Projects
- 19-0058 West Meadows Trail

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Walkability, Bicycle, and Safety Improvements

2016-2019 School Sidewalk Program

Project Number: **17-0053**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $816,000

2019	2020	2021	2022	2023	2024	Beyond
$ 408,000	$ 408,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 816,000

Comments:

Project expenditures are estimated at $184,000 through 2018. This is a traditional 1/4-cent Capital Improvement Program and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvements Sales Tax program since 1995. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

2016-2019 Sidewalk/Curb/Gutter & Ramp Construction

Project Number: **17-0067**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 850,000	$ 850,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace old sidewalks and curb ramps as needed and construct new sidewalks. Residential sidewalks generally in the area bounded by Interstate 44 on the north, Glenstone Avenue on the east, Battlefield Road on the south, and Kansas Expressway on the west will be targeted. Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,700,000

Comments:

Project expenditures are estimated at $550,000 through 2018. This is a traditional 1/4-cent Capital Improvement Sales Tax program and continues the sidewalk and curb ramp project included in the 1/4-cent Capital Improvement Sales Tax program since 1989 and the proposed 1987 1/2-cent Sales Tax proposal. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Funding beyond the 2016-2019 program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program.

Walkability, Bicycle, and Safety Improvements

2017-2021 Alternative Transportation Program

Project Number: **17-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,475,000

2019	2020	2021	2022	2023	2024	Beyond
$ 425,000	$ 525,000	$ 525,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction infrastructure projects to improve the interconnectivity of bicycle routes, sidewalks, greenway trails, and transit routes, promoting complete streets and rail crossings.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 1,475,000

Comments:

Project expenditures are estimated at $250,000 through 2018. This is a traditional 1/8 cent Transportaion Program that has been included in the Capital Improvements Program since 2005. The Grand Street Kansas to Park trail is being funded from this program and is reported separately. Funding beyond the 2017-2021 program will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2019-2024 School Sidewalk Program

Project Number: **19-0042**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,700,000

2019	2020	2021	2022	2023	2024	Beyond
$ 100,000	$ 320,000	$ 320,000	$ 320,000	$ 320,000	$ 320,000	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,700,000

Comments:

There are no expenditures through 2018. This is a traditional 1/4-cent Capital Improvement Project and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvements Sales Tax program since 1995. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Walkability, Bicycle, and Safety Improvements

2019-2024 Sidewalk/Curb/Gutter and Ramp Construction

Project Number: **19-0030**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $4,200,000

2019	2020	2021	2022	2023	2024	Beyond
$ 200,000	$ 800,000	$ 800,000	$ 800,000	$ 800,000	$ 800,000	$ 0

Project Description:

Replace old sidewalks and curb ramps as needed and construct new sidewalks. Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 4,200,000

Comments:

There are no project expenditures through 2018. This is a traditional 1/4-cent Capital Improvement Sales Tax program and continues the sidewalk and curb ramp projecting included in the 1/4-cent Capital Improvement Sales Tax program since 1989 and the proposed 1987 1/2-cent Sales Tax proposal. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Funding for this program will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the 2016-2019 tax cycle.

Commercial Street Pedestrian Ways and Public Parking Lot

Project Number: **19-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $540,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 540,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct two pedestrian ways connecting Commercial Street to Blaine Street between Campbell Avenue and Boonville Avenue and Jefferson Avenue and Benton Avenue. In addition, the public parking lot located at the southwest corner of Jefferson and Blaine will be reconstructed to better meet safe parking needs. Construction of a pedestrian crossing from the south side of Commercial Street to the C-Street Market will be similar to the existing crossing locations that include stamped concrete and bulb-outs. This project will revitalize the existing alleyways as inviting passages between the parking areas south of Blaine and Commercial Street. The project will include American with Disabilities Act (ADA) sidewalk improvements, decorative pedestrian lighting, and public parking landscaping and signage consistent with that shown in the Drury Visioning project.

Proposed Funding Sources:

Tax Increment Financing $ 540,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program.

Walkability, Bicycle, and Safety Improvements

Division Street Sidewalks from West Avenue to Kansas Expressway

Project Number: **19-0028**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $675,000

2019	2020	2021	2022	2023	2024	Beyond
$ 675,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a new sidewalk along Division Street between West Avenue and Kansas Expressway. The project will include a new sidewalk and stormwater improvements.

Proposed Funding Sources:

City Utilities	$	400,000
1/4-cent Capital Improvement Sales Tax	$	200,000
1/8-cent Transportation Sales Tax	$	75,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. Full funding for this project will require voter and City Council approval of future ¼-cent Capital Improvement Sales Tax Program beyond the current 2016-2019 tax cycle.

THE LINK- Washington Avenue Underpass

Project Number: **17-0046**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $320,000

2019	2020	2021	2022	2023	2024	Beyond
$ 320,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

The LINK is an accessible route for walking and bicycling along low volume slow speed streets through Springfield's core linking existing and planned greenway trails and activity centers. This project will include the design and construction of The LINK through the Washington Avenue Underpass. Includes improvements to infrastructure along the designated LINK route.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	320,000

Comments:

Project expenditures are estimated at $20,000 through 2018. This project is funded through the traditional 1/8-cent Transportation Program, Alternative Transportation, which has been included in the Capital Improvements Program since 2005.

Walkability, Bicycle, and Safety Improvements

Transportation Alternatives Program Sidewalk and Trail Projects

Project Number: **19-0054**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2019	2020	2021	2022	2023	2024	Beyond
$ 750,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct sidewalk and trail connections at the below locations:

*Sidewalk/Sidepath Connection to Galloway Trail - Project includes construction of a sidepath from Greenwood Street across Lone Pine Avenue to the Galloway Trail System and the construction of a new traffic signal at the intersection of Lone Pine Avenue and Greenwood Street.

*Harvard Avenue Sidewalk - Project includes construction of new sidewalk along one side of Harvard Avenue from Swallow Street to Aladdin Street.

*Luster Avenue Sidewalk - Project includes construction of new sidewalk along one side of Luster Avenue from Seminole Street to Sunset Street.

*Galloway Trail Reconstruction & Crosswalk Improvements - Project includes reconstruction of a 10-foot-wide concrete trail on the west side of Lone Pine Avenue from Republic Road to the Sequiota Park property at Barton Street, including a reconstructed stamped crosswalk at the existing Lone Pine Avenue crossing.

*Fassnight Creek Greenway Trail - Project includes construction of a 10-foot- wide concrete trail on the south side of Bennett Street from Jefferson Avenue to Kimbrough Avenue and from Holland Avenue to Phelps Grove Park.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	150,000
Federal Grant Funding	$	600,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is funded through the traditional 1/8-cent Transportation, Alternative Transportation Program, which has been included in the Capital Improvements Program since 2005.

West Meadows Trail

Project Number: **19-0058**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $475,000

2019	2020	2021	2022	2023	2024	Beyond
$ 25,000	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a trail located along Jordan Creek at West Meadows from Fort Avenue to west of the Burlington Northern Santa Fe railroad tracks.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	225,000
MO Dept of Natural Resources Recreational Trail Grant	$	250,000

Comments:

There are no project expenditures through 2018. This project is a new addition to the Capital Improvements Program. This project is funded through the traditional 1/8-cent Transportation, Alternative Transportation Program, which has been included in the Capital Improvements Program since 2005.

DICKERSON PARK ZOO

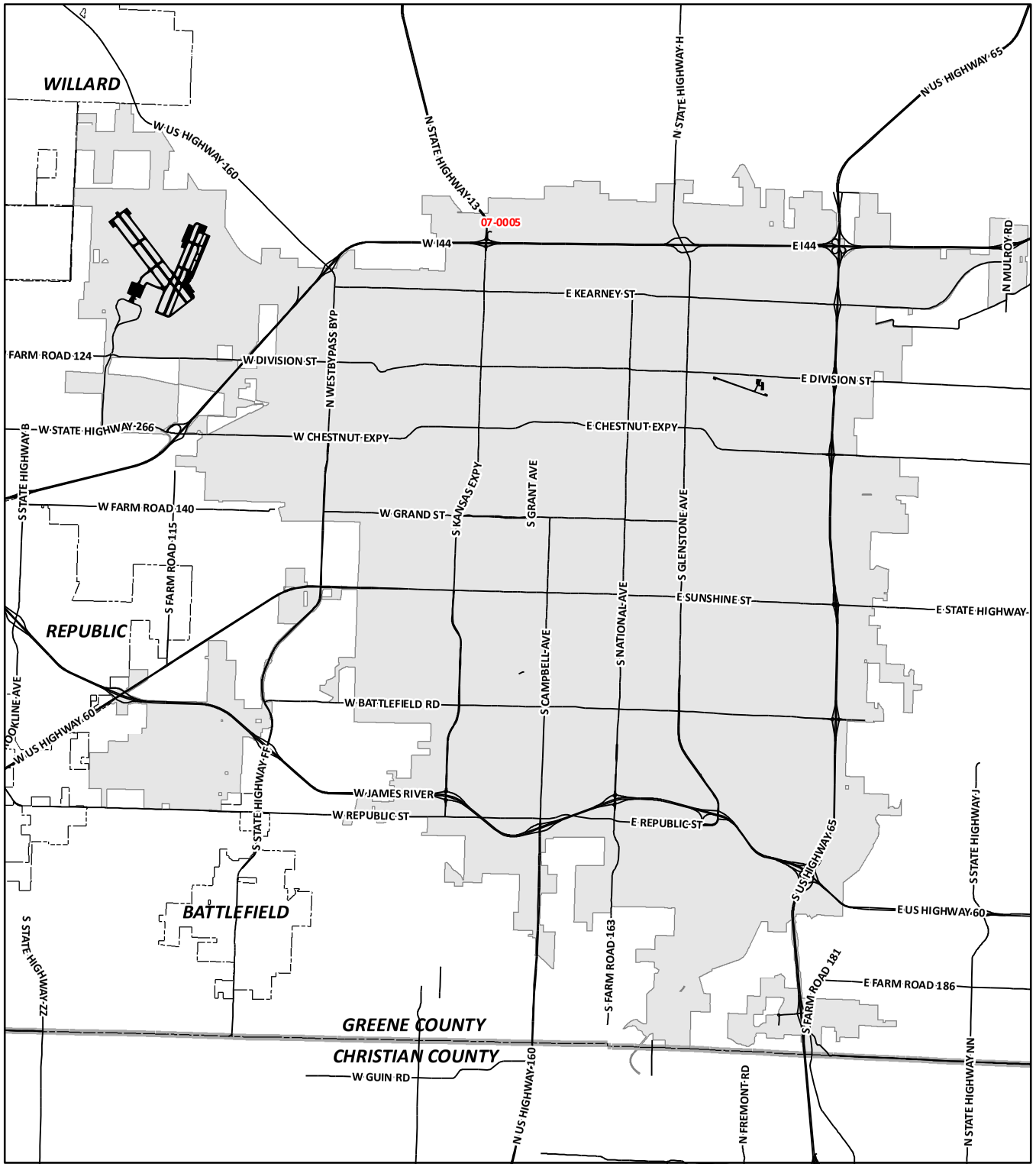
Improvements

2019 Capital Improvements Program

Projects and programs included in the following section of the Capital Improvements Program align with those included in the Dickerson Park Zoo Master Plan and annual Parks, Open Space and Greenways Master Plan. Many of these projects surface as a result of priorities identified by, while others represent facility needs identified by administration to keep the park facilities in peak operational capacity and provide a healthy and safe animal habitat. Capital projects targeted for the Dickerson Park Zoo can include new animal exhibits, habitat improvements, infrastructure improvements as well improvements to the support facilities, staff offices and grounds. Zoo improvements have been predominantly funded through the 2001 and 2006 County-wide Parks ¼-cent sales tax referendums and Friends of the Zoo with potential additional funding provided through future Parks sales tax initiatives.

Dickerson Park ZOO SEE. CONNECT. PROTECT.

The PARK SPRINGFIELD-GREENE COUNTY PARK BOARD



Capital Improvements Program

2019 - 2024
Dickerson Park Zoo Improvements

07-0005 Dickerson Park Zoo - African Primate Exhibit

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Zoo Improvements

Dickerson Park Zoo - African Primate Exhibit

Project Number: **07-0005**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2019	2020	2021	2022	2023	2024	Beyond
$ 0	$ 0	$ 530,000	$ 0	$ 0	$ 0	$ 70,000

Project Description:

Indoor/outdoor exhibit for one species of African primates to be located in the African themed area of the zoo.

Proposed Funding Sources:

County Wide 1/4 Cent Parks Sales Tax $ 600,000

Comments:

This project is included in the Zoo Master Plan.

Alphabetical Index of Capital Improvement Projects and Programs Completed in 2018.

These 38 projects cost a total of $37,631,022.12 to complete. Some of these projects and programs occurred over a number of years but concluded in 2018.

Table CIP-G

Municipal Building and Ground Improvement Projects / Programs	**Cost**
Fire Stations Exhaust System Installation	$392,331.13
Busch Building Exterior Waterproofing and Tuck Point	$632,000.71
Council Chambers Audio Visual Upgrades	$102,032.90
Park Improvement Projects / Programs	
Cooper Tennis Complex playground equipment improvements	$105,802.50
Cruse Dog Park picnic table improvements	$25,000.00
Jenny Lincoln Park and Ewing Sports Complex walking trail improvements	$13,276.80
Meador Park Improvements	$282,455.64
New Boardwalk and Pedestrian Bridge	$578,686.40
Nichols Park Improvements	$398,200.40
Tom Watkins Park Improvements	$631,778.94
Sanitary Sewer Improvement Projects / Programs	
Southwest Treatment Plant - Plant 2 Polishing Filters Diamond Filter Retrofit	$2,529,777.00
Wastewater Treatment Plants - Buffer Land Acquisition	$3,635,000.00
Solid Waste Improvement Projects / Programs	
South Ravine Landfill Unit Phase 2	$1,651,466.25
Stormwater Improvement Projects / Programs	
2016-2019 Floodplain Acquisitions and Stormwater Improvement	$78,308.33
Grant Beach Box Culvert Replacement	$227,833.60
Walnut Street Stormwater Improvements- Walnut Street to Elm	$166,361.86
Galloway Village Along Lone Pine Avenue Stormwater Improvement	$43,296.91
Silsby Street - Jefferson to Kimbrough	$190,961.32
Street Improvement Projects / Programs	
2013-32017 Bridge Replacement Program	$77,998.75
Frisco Lane	$383,843.59
College Street Streetscape - Grant to Market	$839,496.23
Grand Street Kansas to Park	$3,456,981.94
Grant Avenue & Route 66 Streetscape	$1,090,500.78
Republic Road Widening & Stormwater Imp Golden & Rt FF	$7,192,000.00
Eastgate Avenue/Mill Street Intersection Improvement	$561,000.00
US 65 & Division	$3,555,599.50
Greene County Road & Bridge (Street Stabilization)	$2,339,755.37
2013-2016 Street Stabilization	$2,927,505.52
2013-2016 Center City Development	$62,648.19
2016-2019 Center City Development	$17,900.00
Traffic Management and Signal Improvement Projects / Programs	
Turn Lane & Safety Improvements - Mt Vernon St & Miller Ave	$226,263.80
Intermodal Connectivity Enhancements	$494,913.11
National Avenue and Bennett Street Traffic Signal Improvements	$143,708.00
2013-2017 Intelligent Transportation System (ITS) and Signal System Improvement	$1,000,000.00
Walkability and Bicycle Improvement Projects / Programs	
CDBG Sidewalk Improvements	$139,849.25
CDBG Sidewalk Improvements II	$69,093.23

2013-2016 School Sidewalk Program	$967,394.17
Bicycle Routes Signs and Markings	$400,000.00
Total	**$37,631,022.12**

One rdg. X
P. Hrngs. _____
Pgs. 11
Filed: 04-16-19

Sponsored by: Hosmer

COUNCIL BILL 2019-093 RESOLUTION _____

A RESOLUTION

ENDORSING the use of $750,000 in Comprehensive Housing Assistance Program Loan funds, with a modification of loan repayment terms and subject to the Rules and Regulations for the Comprehensive Housing Assistance Program, for the development of affordable housing, generally located at 1255 East Chestnut Expressway, to serve youth aging out of foster care. (Staff and Loan Committee recommend approval.)

WHEREAS, on August 22, 2016, City Council authorized, by passage of Resolution 10280, the use of $700,000 in Commercial Loan Program funds for a project known as Y-Lofts; and

WHEREAS, the Y-Lofts project was anticipated to be funded by the Missouri Housing Development Commission's ("MHDC") Low-Income Housing Tax Credit program; however, it was not ultimately selected by the MHDC; and

WHEREAS, the concept of the Y-Lofts project remains a desirable goal for Springfield; and

WHEREAS, a new project has now been proposed for the property generally located at 1255 East Chestnut Expressway, with the new name of Y-Gardens (the "Project"); and

WHEREAS, the Project's developers have received information that their project has been selected for MHDC Tax Credit Financing for 2019; and

WHEREAS, said Project is eligible for funding from the City's loan programs, and said funds would help fill a gap in funding for the Project; and

WHEREAS, City Council endorses the use of $750,000 in Comprehensive Housing Assistance Program Loan funds and modification to the typical requirements for such a loan for the Project; and

WHEREAS, Y-Gardens developers propose to construct a 41-unit apartment building with eight units set-aside for youth aging out of foster care and will offer the support of numerous on-site social service agencies to ensure youth progress toward independent living (see “Exhibit A”); and

WHEREAS, 15 percent of the units will be affordable-housing units set aside for 50 percent Area Median Income (“AMI”) households, 78 percent of the units will be available to households at up to 60 percent AMI, and the remainder of the units will be traditional, market-rate apartments; and

WHEREAS, this project will provide affordable, quality, and energy-efficient housing in the center city area.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby endorses, approves, and consents to the use of $750,000 in Comprehensive Housing Assistance Program Loan funds for the Y-Gardens Project, to be generally located at 1255 East Chestnut Expressway. The funding for said loan to be funded as follows and on the following loan repayment terms:

a) $350,000 from City Community Development Block Grant Loan funds for partial property acquisition costs, said loan funds to be deferred at 0 percent interest for 20 years, with the entire balance due at that time; and

b) $400,000 from City Home Investment Partnership Act Loan funds for partial payment of construction materials, with $105,000 to be amortized at 5 percent for 20 years and $295,000 deferred at 0 percent interest.

Section 2 – Said loan shall at all times be subject to the Rules and Regulations for the Comprehensive Housing Assistance Program and the terms and intent of this Resolution.

Section 3 – This Resolution shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest:_____, City Clerk

Filed as Resolution _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-093

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Endorsing the use of $750,000 in Comprehensive Housing Assistance Program Loan funds, with a modification of loan repayment terms and subject to the Rules and Regulations for the Comprehensive Housing Assistance Program, for the development of affordable housing, generally located at 1255 East Chestnut Expressway, to serve youth aging out of foster care. (Staff and Loan Committee recommend approval.)

BACKGROUND INFORMATION: City Council approved Resolution 10280 on August 22, 2016, for the use of $700,000 in Commercial Loan Program funds for renovation of the YMCA Building at 417 South Jefferson Avenue for affordable housing serving youth aging out of foster care. It was called the Y-Lofts Project at that time. That project was to be funded under the Missouri Housing Development Commission ("MHDC") Low-Income Housing Tax Credit ("LIHTC") program but was not selected.

This concept remains a desirable goal for Springfield and has been proposed at a new location with a new name. The project is now located at 1255 East Chestnut Expressway under the new name "Y-Gardens". In addition, City Council approved General Ordinance 6414 on December 11, 2017, to rezone this new site for this proposed development. Y-Gardens' developers recently received word that MHDC has selected this project for Tax Credit financing in 2019. If approved, the City's loan would provide gap funding to the project.

The City Loan Committee has indicated that this project is eligible for funding using $350,000 of Community Development Block Grant ("CDBG") funds as partial payment of the property acquisition and $400,000 of Home Investment Partnerships Act ("HOME") funds as partial payment of construction materials. Typically, Comprehensive Housing Assistance Program ("CHAP") loans contain a mix of amortized and deferred loan terms for repayment to ensure suitable cash flow for the project. The proposed funding for this project is as follows:

CDBG $350,000 for acquisition – deferred at 0% interest for 20 years with the balance due at that time.

HOME $105,000 amortized at 5% interest for 20 years; and
$295,000 deferred at 0% interest for 20 years with the balance due at that time.

REMARKS: The Y-Gardens project will consist of a 41-unit apartment building with eight of the units set-aside for youth aging out of foster care. This project is proposed as a mixed-income development with 15% of the units set-aside for households with income

less than 50% of Area Median Income ("AMI") and 78% of the units set-aside for household income below 60% of AMI. The remainder of the units will be traditional market-rate apartments. HUD has established the Springfield Area Median Income for a four-person household to be $48,000 per year. A more detailed description of the Y-Gardens proposal can be found in "Exhibit A."

The Y-Gardens project is enhanced by the proposed active support of numerous social service agencies. These agencies will help ensure that the youth make progress towards independent living. The Y-Gardens Special Needs/Supportive Service Plan is attached as "Exhibit B."

Staff is seeking City Council's approval to provide a $750,000 loan and modification to the typical loan terms. The City's proposed funding will leverage approximately $6 million in other public and private investment. Staff supports the request to provide affordable, quality, and energy efficient housing in the center city area.

Submitted by:

Brendan K. Griesemer, AICP
Assistant Director

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

Exhibit A

Y Gardens Springfield Proposal

Affordable Housing to Serve Youth Aging Out of Foster Care

Executive Summary

Y Gardens is being proposed to create approximately **41 units** of quality, energy efficient, affordable housing together with preserving space for existing Life360 programming including health/fitness, childcare, and nutrition programs. The housing would be a mix of market rate units with affordable units for persons earning **50-60% AMI**. The location on Chestnut and National makes it uniquely appropriate to provide housing for youth aging out of foster care based on its proximity to many community resources including Ozarks Technical College, Missouri State University, and Jordan Valley Community Health Center, among others. The unique opportunity to anchor community leaders with affordable housing has created a storm of community support and collaboration coming together to make this dream a reality.

- Non-Profit Application
- Special Needs Population (15% of units) for Youth Aging Out of Foster Care
- Strong Community Support
  - Collaboration with Multiple Service Providers to Provide:
    - Referrals
    - Coordination of Services/Education Opportunities & Job Training
  - Rental Subsidy for special needs population

With your support, we would be formally submitting an application to the Missouri Housing Development Commission in early March 2018. This is a competitive funding cycle and MHDC will be trying to evaluate requests from many cities throughout the state in need of affordable housing. Your support is essential as we work together to bring this possible growth opportunity to Springfield.

Over the last few decades, researchers have learned a great deal about the experiences of youth aging out of foster care. Research suggests that these young people experience high rates of homelessness and housing instability while pointing to several barriers that contribute to such outcomes. Foster youth are more likely to experience adverse outcomes such as early parenthood, criminal justice system involvement, economic hardships and public assistance receipt. Homelessness is just one manifestation of housing instability among young people who age out of foster care.

The benefits of a safe and stable place to live are widely recognized. The research also suggests that, in addition to meeting the basic human need for shelter, sage and stable housing can function as a platform that promotes positive outcomes across a wider range of domains from education to employment to physical and mental health. Stable housing is essential to well-being. Stably housed young people find it much easier to access needed health care and social services thus contributing to good physical and mental health.

Special Needs Referral Agencies will act through the Lead Referral Agency but be supported by the leading providers/experts in the greater region: We are actively in communication and planning with a board to include:

- MO Career Center
- I Pour Life
- Foster Adopt
- Great Circle
- Footsteps (Good Samaritan Boys Ranch)
- MO Dept. of Social Services Division Children's
- Burrell Behavioral Health
- Rare Breed
- Missouri State University's office of Citizenship and Service-Learning (CASL)

Service enrichment we believe is the key to providing a sustainable housing model that will not only provide housing but will also provide access to life changing paths to success. Program goals, ideas, and opportunities include:

- Peer to peer mentoring through a Burrell designated staff employee of the housing project.
- Job training through the various referral agencies with a very active and well-funded opportunity through MO Career Center.
- Education completion/advancement through OTC Middle College (high school alternative) & OTC.
- Employment/Internship opportunities through MO Career Center and other area partners.
- Counseling/mental health wellness through referral partners.
- Emergency rental assistance access

Overview of housing units includes 41 new apartments in the downtown market (18 one-bdrm/23 two bdrm):

- 15% of units for 50% AMI households
- 78% of units for 60% affordable households
- 7% of units as traditional market rate apartments to allow for a mixed socio-economic diversity

Amenities included in rent/service enrichment opportunity feature access to the on-site service coordinator and office space for on-site participation by our community partners. Space to support these missions in addition to the traditional leasing space will include educational classrooms/computer access as well co-work space areas for residents with access to Wi-Fi and work stations. Modern energy efficient designs will bring a one-of-a-kind lifestyle opportunity to this north Springfield area.

Exhibit B

SPECIAL NEEDS/SUPPORTIVE SERVICE PLAN
Y Gardens, Springfield

Y Gardens is an evidence-informed housing development designed to help youth in the foster care system become self-sufficient adults. Housing stability is a key indicator of future success, if older youth and young adults are precariously housed, they are less likely to access the education or job training experiences needed to move them into the middle class (Housing for Youth Aging out of Foster Care – HUD). Longitudinal data from the "Midwest Evaluation of Adult Functioning of Former Foster Youth" shows that between 11% and 36% of youth aging out of the foster care system become homeless compared to 4% of the general population. To address this issue, a few policies have been implemented to help youth access housing. However, these policies need an outlet to maximize their impact. The Fostering Connections to Success and Increasing Adoptions Act of 2008 extends the eligibility of Title IV-E child welfare reimbursement from 18 to 21 so youth can receive services longer. Chafee can now spend 30% of their resources on housing. These policies necessitate the existence of developments like Y Gardens because without an intentional housing development designed to maximize youth outcomes, service providers are left reliant on landlords willing to take their rental assistance with no guarantee of social supports. This housing of youth without building the crucial skills they need, risks the problem of "kicking the can" down the road to a state of homelessness at 22. MHDC's investment in Y Gardens is an investment in affordable housing and the life skills needed to prevent future states of homelessness.

Research shows that supportive resources, like the ones being offered at Y Gardens, can help foster youth "beat the odds" to achieve educational goals, build job skills and reach self-sufficiency. The presence of protective factors, including a sense of competence, goals for the future, social support, and involvement in community service activities, creates the resiliency needed to withstand life's previous challenges. Y Gardens is a project that recognizes the growing need for housing persons with special needs; specifically, for youth aging out of the foster care system because they become the adults needing lifelong supports.

It is our desire to impact the lives of these households by partnering with MO Job Center and a network of area agencies with community experience and resources to reach and improve the lives of these young adults through affordable housing. If these youth are empowered, and services are scaled for population level impact through future developments made possible by this case study, we will ideally reach a point of reducing the need for affordable housing in the future.

Y Gardens will have a two-pronged approach to special needs and service enrichment. The referral board created by this process will identify youth most ready for independent housing. This readiness will be demonstrated through a desire to participate in a service enriched environment and the ability to meet the minimal requirements in a standard lease.

Our referral board represents virtually every agency working with foster youth as they age out of the system. This collaborative board assures that all eligible youth are represented and referred to the development. Once a resident, the youth will work with a committed team of service providers that are stepping up to the challenge of working collaboratively to lift these youth to their highest success. We refuse to just identify kids and put them in a house but instead promise to walk alongside them in that journey to self-sufficiency that life may not have prepared them for. YMCA will take the lead on the service enrichment plan via the resource coordinator that is included in the on-going operating budget for the property. But while being the leader, they will be supported by an arena of local providers to

bring many aspects of service enrichment that are of benefit to the youth aging out of foster demographic but also the general population of this greater project and available to any resident.

Referral Board

Initial collaborations with the Missouri Job Center identified that they already had in existence a Youth Advisory Board and included discussions on backgrounds, resources available, restrictions of programming, and identification of a LRA. Their Youth Advisory Board already had representation by many of the local agencies serving youth aging out of foster based on the overlap of demographics and their primary targeted participants. With so many agencies already involved, these discussions led to a desire to have the Missouri Career Center and their Youth Advisory Board serve as the LRA. The Youth Advisory Board was nominated and accepted the task of serving as the LRA. Through the foundation of that collaboration, we have been able to bring many other agencies to the table to leverage all local resources and will continue to identify more as the board progresses.

The selection of Missouri Career Center's Youth Advisory Board as the LRA is the ideal partnership because of their expertise in job placement and network of supportive services. Transition to independence requires the self-sufficiency that a job provides to a young adult. This committee provides a means for job placement and the supportive services needed to get the youth ready to enter the workforce whether those services are focused on education, mental health, or basic needs.

The Missouri Career Center's Youth Advisory Board serves as a centralized convening for a multitude of youth serving agencies that range from direct case management to helping youth secure food, shelter, or other basic needs. This centralized network is crucial to success because in the State of Missouri, the child welfare system contracts out many of its services to private non-profits. By selecting a board managed by the Missouri Career Center, we are ensuring holistic support for the special needs population. We are also ensuring that all agencies have the equal capacity for referring youth under their case management. This ensures a continuity of care and a streamlined system for referral.

The City of Springfield's Department of Workforce Development, housed at the Missouri Job Center in Springfield, is the designated Service Provider / Operator of the Missouri Job Centers for the Ozark Region and the Workforce Innovation and Opportunity Act (WIOA) programs for the seven-county Ozark Region. The Department has been operating workforce training programs for over forty years. Operation of the Missouri Job Centers and WIOA programs are mandated by WIOA and funding is provided through the Department of Labor.

Workforce Innovation and Opportunity Act (WIOA)
WIOA was signed into law on July 22, 2014 and was the first legislative reform to the workforce system in 15 years (previously the Workforce Investment Act). There are six core programs authorized under WIOA:

1. To expand access to employment, education, training, and support services for people with barriers to employment;
2. To coordinate workforce investment, education, and economic-development efforts among multiple agencies;
3. To enhance the labor-market relevance of workforce investment, education, and economic development, providing workers with skills and credentials and providing employers with a skilled workforce;

4. To improve the structure of, and delivery of, services through the workforce-development system;
5. To boost the prosperity of workers and employers, the economic growth of communities, regions, and states, and overall U.S. global competitiveness;
6. To increase the employment, retention, and earnings of system participants, and to enlarge their attainment of postsecondary credentials, with the aim of improving workforce quality, reducing welfare dependency, increasing economic self-sufficiency, and meeting skill requirements of employers.

The LRA agency will be fully supported by engaged partner agencies that will collaborate to screen promising candidates of current kids aging out of foster care. They will screen and review submitted applicants from any committee agency for placement at Y Gardens. The **Youth Committee** will have representatives from:

1. Great Circle
2. Footsteps Transitional Living
3. MO Department of Social Services
4. Rare Breed Youth Services
5. Mo Baptist Children's Home
6. I Pour Life
7. Foster Adopt Connect
8. Missouri Alliance for Children and Families
9. Missouri Mentoring Partnership (MSU)
10. Missouri State University's Citizen and Service Learning Department (CASL)
11. Life 360 Family Life Community Services and Community Development Corporation
12. Burrell Behavioral Health
13. Jordan Valley Health Center

Together these partners will achieve the following objectives:

1. All youth in the development will receive comprehensive case management from the onsite resource coordinator with the ability to refer to I Pour Life, Burrell, Great Circle, Footsteps, Foster Adopt Connect, Missouri Career Center, Ozarks Technical Community College, Missouri Mentoring Project, and Missouri Alliance for Children and Families as needed. This comprehensive case management will ensure that the youth have the ability to achieve individualized goals and manage unforeseen crises that would prevent them from being successful in the program.

2. Provide housing stability to all youth living at the development so they don't experience the precarious housing situations that impact 25% to 50% of youth transitioning from foster care. This will occur through the access of rental subsidies provided through funds from Chafee, Foster Adopt Connect, the Missouri Career Center, and a local fund established through public donations.

3. Create a sense of community through events organized by the resources coordinator and supported by I Pour Life, Footsteps, and other agencies that provide events for at-risk youth. Events will be onsite and occur at a minimum quarterly.

4. Help residents with family planning and early childhood education. Jordan Valley will provide health and wellness education to youth without children and Life360 FLCS will provide access to their pre-school and after school program at the Fairbanks. 100% of youth attending the pre-school enter kindergarten ready and 75% of youth in the summer learning loss program see improvements in an entire reading level. This will ensure any children of youth at the development are also ready to succeed, while their parents gain job skills/education for their

sustainability. This two-generational approach is based on the evidence based Jeremiah Program.

5. Youth at the development will gain full-time employment through resources provided by the Missouri Career Center or part-time employment while they seek additional education. This part-time employment will be possible through the onsite retail space or other near-by employers like Kum and Go, Chipotle, Panera, or Price Cutter.

6. Life skills education ranging from budgeting to the arts will be made possible through a partnership with Missouri State University's CASL department. Students from all departments (education, business, art, science) will be able to provide hands-on learning on a monthly basis to help youth learn basic life skills while developing a passion for possible majors at OTC or MSU.

One-rdg. X
P. Hrngs. _____
Pgs. 6
Filed 04-16-19

Sponsored by Ollis

COUNCIL BILL 2019-094 RESOLUTION _____

A RESOLUTION

AUTHORIZING the City Manager, or his designee, to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, for a minimum amount of $1,000,000, for the purpose of developing and implementing a coordinated community plan to end youth homelessness.

WHEREAS, in 2010, the Opening Doors: Federal Strategic Plan to End Homelessness set the goal of ending youth homelessness by 2020; and

WHEREAS, the Department of Housing and Urban Development ("HUD") has an initiative called the 'Youth Homelessness Demonstration Program' that awards grant funds to assist communities in identifying strategies to attain this goal; and

WHEREAS, if awarded, a Youth Homeless Demonstration Program Grant could be used by the City and its partner agencies to develop and implement a coordinated community plan to end youth homelessness; and

WHEREAS, the City would partner with the local Continuum of Care, d/b/a The Ozarks Alliance to End Homelessness, in carrying out all of the grant activities; and

WHEREAS, it is anticipated that the City will be the grant applicant and Community Partnership of the Ozarks will be the lead agency; and

WHEREAS, the Department of Housing and Urban Development will provide grant funding to our community based on our poverty rate and youth population, and, as part of this grant, a national technical assistance provider will assist in development of a coordinated community plan to end youth homelessness.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or his designee, is hereby authorized to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, in a minimum amount of $1 million, to develop and implement a

coordinated community plan to end youth homelessness.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Resolution _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-094

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Authorizing the City Manager, or his designee, to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, for a minimum amount of $1,000,000, to develop and implement a coordinated community plan to end youth homelessness.

BACKGROUND INFORMATION: In 2010, the Opening Doors: Federal Strategic Plan to End Homelessness set the goal of ending youth homelessness by 2020. The Youth Homeless Demonstration Program grant funding will assist communities in identifying strategies to attain this goal. This grant, if awarded, will be used to develop and implement a coordinated community plan to end youth homelessness. The City will partner with the local Continuum of Care DBA Ozarks Alliance to End Homelessness in carrying out all of the grant activities. The City of Springfield will be the applicant, and Community Partnership of the Ozarks will be the lead agency. If Springfield is chosen, the Department of Housing and Urban Development ("HUD") will provide grant funding to our community based upon our poverty rate and youth population. As part of this grant, a national technical assistance provider will assist in development of a coordinated community plan to end youth homelessness.

REMARKS: The City submitted a grant application in 2017 and 2018 for this same grant but did not receive funding. Access to this grant funding would assist the Ozarks Alliance to End Homelessness in meeting its goal of preventing and ending youth homelessness.

Submitted by:

Brendan K. Griesemer, AICP
Assistant Director

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

Exhibit A

One-rdg. X
P. Hrngs. _____
Pgs. 3
Filed 03-06-18

Sponsored by Ollis

COUNCIL BILL 2018- 060 RESOLUTION 10365

A RESOLUTION

AUTHORIZING the City Manager, or his designee, to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, in an amount not to exceed $2 million, for the purpose of developing and implementing a coordinated community plan to end youth homelessness.

WHEREAS, in 2010, the Opening Doors: Federal Strategic Plan to End Homelessness set the goal of ending youth homelessness by 2020; and

WHEREAS, the Department of Housing and Urban Development ("HUD") created a new initiative called the 'Youth Homelessness Demonstration Program' that awards grant funds to communities to use to reduce the number of youth experiencing homelessness; and

WHEREAS, if awarded, a Youth Homeless Demonstration Program Grant could be used by the City and its partner agencies to develop and implement a coordinated community plan to end youth homelessness; and

WHEREAS, the City would partner with The Kitchen, Inc., Ozarks Alliance to End Homelessness, and One Door to carry out all grant activities; and

WHEREAS, it is anticipated that the City will be the grant applicant and Ozarks Alliance to End Homelessness will be the lead agency implementing the grant funding; and

WHEREAS, the Department of Housing and Urban Development will provide grant funding to our community based on our poverty rate and youth population, and, as part of this grant, a national technical assistance provider will assist in development of the Community Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or his designee, is hereby authorized to apply for

a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, in an amount not to exceed $2 million, to develop and implement a coordinated community plan to end youth homelessness.

Section 2 – This Resolution shall be effective immediately upon adoption.

Passed at meeting: March 12, 2018

Mayor

Attest: _____, City Clerk

Filed as Resolution March 12, 2018

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2018-060

FILED: 03-06-18

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: To adopt a resolution authorizing the City Manager, or his designee, to apply for a Youth Homeless Demonstration Program Grant from the Department of Housing and Urban Development, in an amount not to exceed $2 million to develop and implement a coordinated community plan to end youth homelessness.

BACKGROUND INFORMATION: In 2010, the Opening Doors: Federal Strategic Plan to End Homelessness set the goal of ending youth homelessness by 2020. The Youth Homeless Demonstration Program grant funding will assist communities in identifying strategies to attain this goal. This grant, if awarded, will be used to develop and implement a coordinated community plan to end youth homelessness. The City will partner with The Kitchen, Inc., Ozarks Alliance to End Homelessness and One Door to carry out all grant activities. The City of Springfield will be the applicant, and Ozarks Alliance to End Homelessness will be the lead agency. If Springfield is chosen, the Department of Housing and Urban Development ("HUD") will provide grant funding to our community based on our poverty rate and youth population. As part of this grant, a national technical assistance provider will assist in development of the Community Plan.

This Ordinance supports the following Field Guide 2030 goal: Chapter 7, Housing; Major Goal 7, Pursue and expand assistance programs for residents to obtain and maintain housing that is affordable.

REMARKS: The City submitted a grant application in 2016 for this same grant, but did not receive funding. Access to this grant funding would assist the Ozarks Alliance to End Homelessness goal of preventing and ending youth homelessness by 2020.

Submitted by:

Brendan K. Griesemer, AICP
Assistant Director

Recommended by:

Mary Lilly Smith
Planning and Development Director

Approved by:

Greg Burris, City Manager

One-rdg. X
P. Hrngs.
Pgs. 3
Filed: 04-16-19

Sponsored by: McClure

COUNCIL BILL 2019-095 RESOLUTION

RESOLUTION

AUTHORIZING Councilmember Matthew Simpson to participate in a one-day mobility study tour of Northwest Arkansas, hosted by LaneShift, LLC.

WHEREAS, the City and the Ozark Greenways are desirous of exploring the growing power of active mobility and the benefits such mobility can bring to a community; and

WHEREAS, Ozark Greenways has established a relationship with LaneShift, LLC, a planning and consulting agency that exists to create bicycle and pedestrian networks that move people safely and comfortably; and

WHEREAS, in Resolution 10439, passed on April 8, 2019, certain City Council members were authorized to participate in a one-day mobility study tour of Northwest Arkansas, hosted by LaneShift, LLC, and now an additional Council member desires to participate.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council authorizes Matthew Simpson to participate in the one-day mobility study tour of Northwest Arkansas and hereby further authorizes payment of all necessary and incidental expenses incurred by attending said tour.

Section 2 – Section 2.3(1) of the City Charter authorizes City Council, by adopting this Resolution, to allow for Council members to be reimbursed for expenses associated with participation in this tour, said reimbursement to be pursuant to Sec 2-62 of the City Code and established travel expense policies of the City.

Section 3 – This Resolution shall be in effect immediately upon adoption.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Resolution: _____

Approved as to form: Rhonda Lewsader, City Attorney

Approved for Council action: Jason A. Gage, City Manager

EXPLANATION TO COUNCIL BILL 2019 -095

FILED: 04-16-19

ORIGINATING DEPARTMENT: City Clerk's Office

PURPOSE: Authorizing Councilmember Matthew Simpson to participate in a one-day mobility study tour of Northwest Arkansas, hosted by LaneShift, LLC.

BACKGROUND INFORMATION: The City and Ozark Greenways are eager to explore the growing power of active mobility and the benefits such mobility can bring to a community. Ozark Greenways has established a relationship with LaneShift, LLC, a planning and consulting agency that exists to create bicycle and pedestrian networks that encourage people to move safely and comfortably. LaneShift, LLC, is hosting a one-day mobility study tour of Northwest Arkansas and several members of City Council were authorized to participate in the tour in Resolution 10439, which passed on April 8, 2019. Councilmember Matthew Simpson would also like to participate in the tour, which will allow the members of Council to see successful practices set in a community similar to Springfield.

Per Section 2.3(1) of the City Charter, City Council may adopt a resolution allowing for Council members to be reimbursed for expenses associated with participation in this tour, said reimbursement to be pursuant to Sec 2-62 of the City Code and established travel expense policies of the City.

Submitted by:

Anita Cotter, City Clerk

Approved by:

Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 11
Filed: 04-16-19

Sponsored by: Ollis

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019 - 096 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or his designee, to enter into a Memorandum of Understanding between the International Association of Fire Chiefs and the City of Springfield for the purpose of the Fire Department serving as a host agency for the International Association of Fire Chiefs International Fellowship Program.

WHEREAS, the International Association of Fire Chiefs ("IAFC") has established a professional training agreement with Aramco Training Services Company ("ATSC"); and

WHEREAS, IAFC facilitates professional on-the-job training for selected employees of the Saudi Arabian Oil Company, an affiliate of ATSC; and

WHEREAS, IAFC selects leading United States fire departments to serve as host agencies for the International Fellowship Program; and

WHEREAS, IAFC has expressed a desire for the City of Springfield Fire Department ("SFD") to serve as a host agency; and

WHEREAS, SFD wishes to partner with IAFC for the purpose of participating in the International Fellowship Program; and

WHEREAS, the International Fellowship Program is designed to be cost-neutral to the host agency.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or his designee, is hereby authorized to enter into a Memorandum of Understanding ("MOU") with IAFC for the purpose of allowing the Springfield Fire Department to participate in the IAFC International Fellowship Program as a host agency. Said MOU shall be in substantially the same form and content as that

document attached hereto and incorporated by reference as “Exhibit 1.” The City Manager, or his designee, is further authorized, upon the execution and approval of the agreement by all parties thereto, to perform, or direct to be performed, all of the duties and obligations under the Agreement.

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-096

FILED: 04-16-19

ORIGINATING DEPARTMENT: Fire

PURPOSE: Authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding between the International Association of Fire Chiefs and the City of Springfield Fire Department for the purpose of the Fire Department serving as a host agency for the International Association of Fire Chiefs International Fellowship Program.

BACKGROUND INFORMATION:

The International Association of Fire Chiefs ("IAFC") has an established professional training agreement with Aramco Training Services Company ("ATSC") who facilitates on-the-job training for selected employees of the Saudi Arabian Oil Company, an affiliated of ATSC. This training agreement provides opportunity for Firefighters of Saudi Aramco Fire Protection Department to be placed with host fire service agencies in the United States to receive practical training and work experience meaningful to their professional development.

REMARKS: Due to scheduling and logistics for the Springfield Fire Department and the IAFC, the anticipated arrival of the cohort, if approved, is Spring 2020.

Submitted by:

David Pennington, Fire Chief

Jason Gage, City Manager

Exhibit 1

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made and entered into between the International Association of Fire Chiefs (IAFC), a non-profit, IRS 501(c)(3), tax-exempt corporation with offices at 4795 Meadow Wood Lane, Suite 100, Chantilly, VA 20151, and the City of Springfield Missouri / Springfield, Mo. Fire Department (SFD), located at 830 Boonville Ave., Springfield, MO, The IAFC and SFD may be referred to in this document either singly or in plural as "the Parties."

The IAFC has entered into a Professional Training Program Agreement (PTPA) with the ARAMCO TRAINING SERVICES COMPANY (hereinafter referred to as "ATSC"). ATSC facilitates on-the-job training for selected employees of the Saudi Arabian Oil Company ("Saudi Aramco"), an ATSC affiliate. As part of this training, selected Saudi Aramco employees are placed in other companies to receive practical training and to broaden their experiences.

The purpose of this MOU is to set out a mutual understanding between the IAFC (hereinafter referred to as the "HOST") and SFD (hereinafter referred to as the "HOST DEPARTMENT") to place eight (8) Saudi Aramco employees (hereinafter collectively referred to as "TRAINEE" with the HOST DEPARTMENT for the purpose of practical training or work experience (hereinafter referred to as "TRAINING" and as described in Schedule "A" to this MOU). TRAINEE's assignment shall be for a term of approximately six (6) months. TRAINEE shall receive practical training and work experience within the HOST DEPARTMENT and will be under the HOST DEPARTMENT's management, direction, and control during the term of TRAINEE's assignment with HOST DEPARTMENT. HOST DEPARTMENT shall be responsible for and shall direct TRAINEE's work during the term of TRAINEE's assignment, under the HOST's supervision. HOST DEPARTMENT shall endeavor to assign TRAINEE to meaningful, substantive and rewarding work, not exclusively routine staff work.

Training and Consideration:

HOST DEPARTMENT shall provide each TRAINEE with the TRAINING as described in Schedule "A" to this MOU.

HOST DEPARTMENT shall not be responsible for the salary, living expenses, and travel expenses pertaining to TRAINEE during TRAINEE's assignment with HOST.

In consideration for receiving the benefit of the services of TRAINEE, HOST DEPARTMENT shall provide TRAINEE with office space, routine daily work assignments and normal supervision. Work performed by TRAINEE during the TRAINEE's assignment with HOST DEPARTMENT shall be deemed to be work performed by TRAINEE on behalf of HOST DEPARTMENT and any remuneration or compensation HOST DEPARTMENT receives for the work product and results of TRAINEE's services during the assignment with HOST DEPARTMENT shall be for HOST DEPARTMENT's benefit.

If a TRAINEE is unable to continue in the program (for any unforeseen and acceptable reason) prior to the completion of 6 months, ATSC shall have the option of replacing that TRAINEE.

HOST DEPARTMENT may incur expenses that will require reimbursement from the HOST. All sums that become due under this MOU shall be paid by the HOST promptly after submission of an itemized invoice as follows:

HOST DEPARTMENT invoices shall be addressed to:

International Association of Fire Chiefs, Inc.
4795 Meadow Wood Lane, Suite 100
Chantilly, VA 20151
Ref: Agreement No. A-0087-2016

HOST DEPARTMENT shall submit invoices in digital format as an Adobe PDF file attachment to an email sent to lbell@iafc.org, with the word "invoice" somewhere in the subject line of the email. Complete remittance instructions should be included on the invoice. After certification of each invoice by HOST, HOST shall promptly pay HOST DEPARTMENT the amount due. Payments to HOST DEPARTMENT shall be made in accordance with HOST DEPARTMENT's remittance instructions.

Authorization to Work:

ATSC is solely responsible for obtaining for each TRAINEE a J-1 Visa (Exchange Visitor Visa) which authorizes TRAINEE to undertake the practical training and work experience contemplated by this MOU. TRAINEE's original U.S. Citizenship and Immigration Services (USCIS) Employment Eligibility Verification (I-9) form, together with a copy of TRAINEE's visa and immigration documents, shall be maintained at ATSC's offices. Upon request, HOST shall be entitled to receive a copy of such forms and documents on or prior to deployment of each TRAINEE at HOST DEPARTMENT.

Indemnification:

The HOST agrees to defend, indemnify and hold the HOST DEPARTMENT, and its directors, officers, or employees harmless from any and all claims, demands, suits, causes of action, judgments, obligations, damages, liabilities, penalties, costs and expenses of any kind or nature including, without limitation, reasonable attorney's fees or disbursements, arising out of or relating to the HOST DEPARTMENT's performance or breach of the MOU or negligent or wrongful act or omission (or alleged act or omission) in connection with this MOU.

The HOST further agrees to defend, indemnify and hold the HOST DEPARTMENT, and its directors, officers, or employees harmless from any and all claims, demands, suits, causes of action, judgments, obligations, damages, liabilities, penalties, costs and expenses of any kind or nature including, without limitation, reasonable attorney's fees or disbursements, arising out of

any claim by a trainee for workers' compensation that arises in connection with the services to be performed pursuant to this MOU.

Applicable Law:

This MOU and every question arising hereunder shall be construed or determined according to the laws of the State of Missouri. Any litigation concerning any controversy or claim arising out of or relating to this MOU or any breach thereof shall be proper only in the Circuit Court of Greene County, Missouri.

The parties agree to comply with all applicable regulations governing Exchange Visitor Programs contained in the Code of Federal Regulations (22 C.F.R. Part 62, et seq.). ATSC shall ensure that each TRAINEE has the insurance coverage required by such regulations (22 CFR 62.14). A summary of the health insurance coverage provided to each TRAINEE will be provided by ATSC to HOST and will be made available to HOST DEPARTMENT upon request.

Employment Status:

TRAINEE shall at all times remain an employee of Saudi Aramco whose services are being lent to HOST DEPARTMENT. TRAINEE shall not be eligible for any employee benefits provided by HOST DEPARTMENT to its employees.

Equal Employment Opportunity:

The HOST DEPARTMENT shall abide by the requirements of 41 CFR, part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor." These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

Termination:

HOST may terminate this MOU, or the assignment of any TRAINEE under this MOU, at any time by giving prior written notice of such termination to HOST DEPARTMENT, twenty (20) days prior to the date of such termination.

Should the HOST commit a material breach of this MOU, HOST DEPARTMENT may terminate the training assignment of one or more TRAINEEs or may terminate this MOU by giving HOST thirty (30) days written notice to that effect. If a TRAINEE's assignment is

terminated, all TRAINEE's lesson plans and resources will be made available to HOST who must share with ATSC and its Affiliates through the IAFC Academy, the IAFC's web-based learning platform.

The obligations under the Confidentiality, Intellectual Property, Settlement of Disputes, and Liability provisions set forth herein shall survive the termination of TRAINEE's assignment or the termination of this MOU.

Notices:

All notices, authorizations and approvals pertaining to this MOU shall be in writing. All notices between the parties shall be sufficient when delivered in person or sent by email or facsimile, or by certified or registered mail, to the appropriate address listed in this MOU.

Remedies:

All remedies available to either party for one or more breaches by the other party are and shall be deemed cumulative and may be exercised separately or concurrently without waiver of any other remedies. The failure of either party to act in the event of a breach of this MOU by the other party shall not be deemed a waiver of such breach or a waiver of future breaches unless such waiver shall be in writing and signed by the party against whom enforcement is sought.

Conflict of Interest:

Except for customary promotional material and occasional business entertainment limited in value in any instance to the reasonable cost of a business meal, and except as specifically authorized under the terms of this MOU, neither party shall give, offer, or accept and warrants that it has not given, offered or accepted, directly or indirectly, any money, personal services, credit or other thing of value, to or from the other party, its affiliated or related companies, or any of their agents, independent contractors or subcontractors or the employees of any of the foregoing, in order to influence the award of this MOU or any other contract that has been or may be awarded by a party, or their terms, performance, administration, extension or termination.

Further, each party shall avoid situations in which any personal interest could conflict with the interests of the other party or any of its affiliated or related companies. Each party shall inform the other party at once in writing should a party become aware that any such conflict of interest has arisen. Any violation of this provision shall constitute a substantial breach of this MOU which, without prejudice to the non-breaching party's right to enforce any other remedy provided by law, shall empower the non-breaching party to terminate this MOU for default and claim damages, including but not limited to, any increased costs incurred by the non-breaching party as a result of such breach.

Confidentiality:

Both parties acknowledge that the provision of the training provided under this Agreement may require the exchange of each party's trade secrets, confidential and proprietary information ("Confidential Information"). Each party will use all reasonable safeguards to protect the other party's Confidential Information and use the same care and discretion to avoid disclosure, publication or dissemination of Information as it uses with its own similar information that it does not wish to disclose, publish or disseminate. Neither party will disclose the other party's Confidential Information to any third party without the prior written consent of the other party, except as is necessary to provide the training hereunder.

Export Controls:

Materials, technology and/or technical data supplied under this MOU may be subject to U.S. Export Control Law and regulations. To the extent U.S. Export Control Law or regulations may be applicable, HOST DEPARTMENT agrees to comply fully with such law and regulations. Upon ATSC's request, HOST / HOST DEPARTMENT shall provide ATSC with written certification that HOST / HOST DEPARTMENT has complied with such law and regulations.

Intellectual Property:

For the purposes of this MOU, Intellectual Property is any intellectual creation that either party rightfully owns prior to the execution of the MOU or creates during the performance of this MOU and wishes to protect. Protection may come in the form of patents, copyrights, trade secrets, trademarks, trade names, and other mechanisms to prevent unauthorized access to the property.

A. All rights, title, and interest in the intellectual property, data, or materials legally owned by either party prior to the execution of the original MOU, whether or not utilized in the performance of this MOU, shall remain exclusive property of the original owner.

Relationship of the Parties:

A. This MOU shall not constitute a joint venture, partnership, consortium, or any other form of business arrangement or organization, other than the mutual understanding and the rights and obligations of the parties as expressly set forth herein.
B. None of the parties shall have the authority to bind the other party or make any commitments of any kind for or on behalf of the other party nor act as an agent or partner of the other for any purpose whatsoever.

Debarment and Suspension (Executive Orders 12549 and 12689):

No contract shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non-procurement Programs in accordance with E.O.s 12549 and 12689, "Debarment and Suspension." This list contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as contractors declared ineligible under statutory or regulatory authority other than Executive Order 12549.

General Provisions:

HOST DEPARTMENT shall not subcontract any part of the work or services under this MOU without HOST's prior written consent.

If HOST approves a proposed subcontractor, the following provisions shall apply:

a) HOST DEPARTMENT shall remain primarily responsible for (i) all services and work performed by any subcontractor and (ii) all goods, materials or equipment provided by any subcontractor.
b) HOST DEPARTMENT shall be fully responsible for the acts and omissions of all of its subcontractors, at whatever tier.
c) HOST DEPARTMENT shall schedule, coordinate and manage the services and work performed by any subcontractor and ensure that all services and work performed by any subcontractor complies with the terms of this MOU, including any schedule deadlines.
d) HOST DEPARTMENT shall ensure that all subcontracts contain provisions that obligate said subcontractors to fully comply with all of the terms and conditions of this MOU.

This MOU shall be binding upon and inure to the benefit of the successors and assigns of the parties to this MOU; however, this MOU may neither be assigned nor transferred either in whole or in part, by either party without first obtaining the written consent of the other party.

Failure of either party to exercise any of its rights under this MOU shall in no way constitute a waiver of those rights, nor shall such failure excuse the other party from any of its obligations under this MOU. No benefit or right accruing to either party under this MOU shall be waived unless the waiver is reduced to writing and signed by both parties to this MOU. The waiver, in one instance, of any act, condition or requirement stipulated in this MOU shall not constitute a continuing waiver or a waiver of any other act, condition or requirement or a waiver of the same act, condition or requirement in other instances, unless specifically so stated.

This MOU shall not give any person not a party to this MOU any right to enforce its provisions. The laws of the State of Maryland shall govern this MOU without regard to conflicts of laws principles. If any provision(s) of this MOU are invalid or inoperative under law, the remaining provisions of this MOU shall continue in full force and effect. This MOU may be executed in any number of counterparts, and each and all counterparts together shall constitute one and only one agreement. This MOU contains the entire agreement of the parties and supersedes any and

all previous agreements they may have made with regard to the subject matter of this MOU, whether orally or in writing.

IN WITNESS WHEREOF, the parties hereto have set their hands. This MOU will be effective beginning fourth quarter 2019 and will be in effect until second quarter 2020.

FOR International Association of Fire Chiefs, Inc.

By: _____
Mark W. Light
CEO and Executive Director

Date: _____

FOR Springfield Fire Department

By: _____
David Pennington
Fire Chief

Date: _____

FOR City of Springfield

By: _____
Jason Gage
City Manager

Date: _____

SCHEDULE A

SCOPE OF WORK

The International Association of Fire Chiefs (IAFC) is partnering with the Springfield Fire Department (SFD) to develop an International Fellowship Program, an immersion-based training program with the U.S. fire service for Saudi Aramco Firefighters ("TRAINEES"). Through the program, TRAINEES will internalize the traditions and best practices of the U.S. fire service and will develop a framework to apply what they've learned at Saudi Aramco's Fire Protection Department.

General overview:

- Eight TRAINEES will begin their program with SFD in the fourth quarter of 2019 and conclude in the second quarter of 2020.
- TRAINEE's work schedule shall be limited to 40 hours a week. The TRAINEE is responsible for reporting all hours worked in excess of the regular established work schedule to the IAFC.
- SFD shall evaluate TRAINEE on the same basis that it evaluates its own employees. In addition to normal supervision, SFD shall provide the IAFC with a monthly performance evaluation of the TRAINEE's assignment.
- During the program, TRAINEES will be expected to work on a research paper with guidance from an IAFC designated "Advisor."
- Leadership classes for TRAINEES will also be open to as many SFD personnel as the class curriculum is designed for.

Proposed Plan of action:

- The TRAINEES will begin with a two to four-week orientation program. The IAFC and SFD will collaboratively develop the orientation program and ensure that the TRAINEES are issued uniforms/PPE and an administrative and operational orientation to SFD. During this period, SFD will assess each TRAINEES ability to perform to SFD's standard. The IAFC and SFD will assess the TRAINEES fitness for the program before embedding them at SFD stations.
- TRAINEES will be embedded at SFD fire stations for approximately five months. At the mid-point of their "station-time," the IAFC and SFD will meet with TRAINEES to discuss their experience to date and provide feedback.
- IAFC and SFD will collaborate on developing an agenda for TRAINEES last week.

End of Schedule A

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed: 04-16-19

Sponsored by: Fisk

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 097 SPECIAL ORDINANCE _____

AN ORDINANCE

AMENDING the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2018-2019, by appropriating $1,100,000 in additional sales and use tax revenue received in the current fiscal year for the purpose of funding City inmates housed pursuant to a contract with Greene County.

WHEREAS, during the current Fiscal Year 2018-2019, the City has realized sales and use tax revenues in excess of budget totaling more than $1,100,000; and

WHEREAS, City Council desires to amend the Fiscal Year 2018- 2019 budget to add $1,100,000 of said additional sales and use tax revenue for use in connection with a contract for housing City inmates with Greene County; and

WHEREAS, it is anticipated the additional $1,100,000 will provide sufficient funds to cover the remaining costs of housing City inmates for the remainder of Fiscal Year 2018-2019 and for Fiscal Year 2019-2020.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The budget of the City of Springfield, Missouri, for Fiscal Year 2018-2019 is hereby amended in the accounts and in the amounts as shown on Budget Adjustment No. 0029, a copy of which is attached hereto and incorporated herein by this reference as “Exhibit A.”

Section 2 – City Council hereby directs the City Manager to cause the appropriate accounting entries to be made in the books and records of the City.

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____

Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-097

FILED: 04-16-19

ORIGINATING DEPARTMENT: Finance

PURPOSE: Amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2018-2019, by appropriating $1,100,000 in additional sales and use tax revenue received in the current fiscal year for the purpose of funding City inmates housed pursuant to a contract with Greene County.

BACKGROUND INFORMATION: During the current Fiscal Year 2018-2019, the City has realized sales and use tax revenues in excess of budget totaling more than $1,100,000.

The City wishes to amend the Fiscal Year 2018-2019 budget of the Springfield Police Department by adding $1,100,000 of additional sales and use tax revenue for use in connection with the contract for housing of municipal inmates. It is anticipated the additional $1,100,000 will provide sufficient funds to cover the remaining costs of housing City inmates for the remainder of Fiscal Year 2018-2019 and Fiscal year 2019-2020, at which time Greene County will cover the cost of housing City inmates.

Submitted by:

David Holtmann, Director of Finance

Approved by:

Jason Gage, City Manager

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit A

Budget Adjustment
0029

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	09	14120	401510	000000	00000	$ 825,000	Additional Sales Tax Revenue
10110	09	14120	401520	000000	00000	275,000	Additional Use Tax Revenue
Net Revenue Adjustment						1,100,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
10110	18	90100	504580	000000	00000	$ 1,100,000	Final funding of prisoner housing (FY19 and FY20)
Net Expenditure Adjustment						$ 1,100,000	

Fund Balance Appropriation:

Fund		Title	Amount

Explanation: Amend the FY19 General Fund by appropriating additional FY19 revenues for one-time needs for prisoner housing.

Requested By:

4/17/19
Department Head Date

Approved By:

4/17/19
Director of Finance Date

City Manager Date

Authorization:

Council Bill No. 2019-097
Ordinance No.
1st Reading
2nd Reading
Journal Imp No.

Emer. _____
P. Hrngs. _____
Pgs. 10
Filed: 04-16-19

Sponsored by: Fisk

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019-098 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or his designee, to enter into an Intergovernmental Agreement with Greene County to share in the costs related to the Accurint Crime Analysis software.

WHEREAS, the City of Springfield has contracted with LexisNexis Risk Solutions to provide analytical software, known as Accurint Crime Analysis, that supports the extraction, combination, cleaning, analysis, and reporting of law enforcement related data for use by the Springfield Police Department ("SPD"); and

WHEREAS, the Greene County Sherriff's Department ("GCSO") has previously used the same analytical software as SPD; and

WHEREAS, SPD and GCSO have historically partnered to share costs related to the necessary analytical software; however, the most recent agreement between the agencies has expired; and

WHEREAS, SPD and GCSO wish to consolidate economic resources to create a uniform and seamless system which will result in improved data collection and data sharing between agencies.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or his designee, is hereby authorized to enter into an Intergovernmental Agreement with Greene County for the purpose of sharing costs related to the Accurint Crime Analysis software; said agreement to be substantially in form and content as that document attached hereto and incorporated herein by reference as "Exhibit A."

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 - 098

FILED: 04-16-19

ORIGINATING DEPARTMENT: Police

PURPOSE: Authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with Greene County to share in the costs related to the Accurint Crime Analysis software.

BACKGROUND INFORMATION: The Springfield Police Department currently contracts with LexisNexis Risk Solutions for crime analysis software, known as Accurint Crime Analysis. Historically, the Police Department has shared costs the costs of this software with Greene County and the City of Republic. The previous agreement with Greene County and the City of Republic recently expired. The City of Republic has discontinued use of this particular software; however, Greene County continues to use it. This agreement will create a new cost sharing agreement with Greene County for continues use of the Accurint Crime Analysis Software.

REMARKS: A budget adjustment is not required; the budget already reflects cost sharing for this particular software based on the previous agreement.

Submitted by:

Paul F. Williams, Chief of Police

Approved by:

Jason Gage, City Manager

Exhibit A

ROUTING ORDER	(1) ORIGINATING DEPARTMENT	(2) GREENE COUNTY	(3) FINANCE DEPARTMENT
	(4) LAW DEPARTMENT	(5) CITY MANAGER'S OFFICE	(6) CITY CLERK'S OFFICE
EFFECTIVE DATE FEBRUARY 1, 2019	TERMINATION DATE JANUARY 30, 2020	CONTRACT NUMBER:	
(X) NEW CONTRACT		( ) RENEWAL OF CONTRACT NO.	

CITY	Greene County
CITY OF SPRINGFIELD	GREENE COUNTY MISSOURI
321 E. CHESTNUT EXPRESSWAY	940 N. BOONVILLE
SPRINGFIELD, MO 65802	SPRINGFIELD, MO 65802
PHONE (417) 864-1722	PHONE: (417) 829-6265
EMAIL: TPETERS@SPRINGFIELDMO.GOV	EMAIL: DWADE@GREENECOUNTYMO.GOV
ATTN: CAPTAIN TAD PETERS	ATTN: LT DEBORAH WADE
DEPT: POLICE	

INTERGOVERNMENTAL AGREEMENT REGARDING LAW ENFORCEMENT SERVICES

THIS AGREEMENT, made and entered into this _____ day of _____, 20__, by the parties identified above.

WHEREAS, the City of Springfield and Greene County desire to consolidate economic resources, achieve a uniform analytical software and services system that supports the extraction, combination, cleaning, analysis and reporting of law enforcement related data; and

WHEREAS, in order to accomplish these goals, such other Agencies as may now or at a future date execute this Agreement and its Exhibits substantially in the form set forth herein may be added as parties to this agreement; and

WHEREAS, the City of Springfield has contracted with LexisNexis Risk Solutions to provide the software necessary to implement such analytical software system; and

WHEREAS, the Agencies recognize the value in pooling their resources to create a uniform and seamless system which will greatly assist all participating agencies and the general public through improved data collection and data sharing; and

WHEREAS, LexisNexis Risk Solutions offers all participating agencies an analytical software, known as Accurint Crime Analysis, and services to support the extraction, combination, cleaning, analysis and reporting of law enforcement related data that can meet the collective and individual needs of each agency; and

WHEREAS, this Agreement and all attachments incorporated by reference herein sets forth the scope of each Agency's responsibilities as well as the benefits each agency will receive by the Agency's participation in this contract.

NOW THEREFORE, the Agencies executing this agreement enter into an Intergovernmental Agreement under §70.220 RSMo for their mutual benefit as further described in this Agreement, and for the benefit, health, safety and welfare of the public.

I. **Term and Automatic Renewal**. The term of this Agreement shall commence when approved by the governing bodies of each party and executed by the persons authorized to sign on behalf of each party. This Agreement shall be for a period of one (1) year, and shall automatically renew each year unless either party has been terminated or cancels, or if Greene County provides written notice of non-renewal to the City of Springfield at least 180 days prior to the end of the Agreement term.

II. **Scope and Services, Costs, and Payment.** The Scope of Services shall be as described in **Exhibit A,** "Scope of Services," attached and incorporated herein. The costs and payments associated with this Agreement shall be as described in **Exhibit B,** "Costs and Billing" attached and incorporated herein.

III. **Non-Discrimination**. In the performance of the services of this Agreement, each party agrees not to discriminate against any employee or applicant because of race, religion, age, color, sex, handicap, national origin or ancestry. Each party further agrees not to discriminate against any subcontractor or person who offers to subcontract on this contract because of race, religion, color, age, disability, sex, or national origin.

IV. **Liability.** Each party shall be responsible for the consequences of its own acts or omissions and those of its employees, boards, commissions, agencies, officers and representatives, and shall be responsible for losses, claims and liabilities which are attributable to such acts or omissions.

V. **Compliance with applicable laws**. Each party shall become familiar with, and shall at all times comply with and observe all federal, state, and local laws, ordinances, and regulations which may in any manner affect this Agreement.

VI. **Legal Powers and Duties**. Each party understands and agrees that no clause, term or condition of this Agreement shall be construed to supersede the lawful powers or duties of either party.

VII. **Notices**. All notices to be given under the terms of this Agreement shall be in writing and signed by the authorized agent of the party serving the notice and shall be sent by registered or certified mail, return receipt required, postage prepaid, or hand delivered to the persons designated below:

a. City of Springfield: Jason Gage, City Manager

b. Greene County: _____

c. If any party wishes to designate another person for the receipt of notice under this section, that party shall notify all other parties in writing by sending a notice under this section.

VIII. **Controlling Law**. It is expressly understood and agreed to by the parties that in the event of any disagreement or controversy between the parties, Missouri law shall be controlling. Venue shall be in the circuit court of Greene County, Mo.

IX. **Entire Agreement**.

A. The entire Agreement of the parties is contained herein and this Agreement supersedes any and all oral agreements and negotiations between the parties relating to the subject matter hereof.

B. This entire Agreement is intended to be an agreement solely among the parties hereto and for their benefit only. No part of the Agreement shall be construed to add to, supplement, amend, abridge or repeal existing duties, rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

X. **Amendment**. This agreement shall be binding on the parties hereto, and cannot be varied or waived by any oral representations or promise of any agenda or other person of the parties hereto. Any change in any provision of this Agreement may only be made by a written amendment, signed by the duly authorized agent or agents who executed this Agreement, unless another provision is specifically provided for elsewhere in this Agreement.

XI. **Severability**. If any provision of this Agreement is determined by any court of law to be unconstitutional, illegal, or unenforceable, it is the intention of the parties that all other provisions of this Agreement remain in full force and effect.

XII. **No Waiver**. No failure to exercise, or any delay in exercising, any right, power, or remedy hereunder by any party shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power, or remedy preclude any other or further exercise thereof or the exercise of any other right, power, or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by the party making the waiver. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.

XIII. **Termination**.

a. **Termination by the City of Springfield for Cause.** If through any cause, any agency shall fail to fulfill in a timely and proper manner its obligations under this Agreement or if any agency shall violate any of the terms or conditions of the Agreement, the City of Springfield shall have the right to terminate this Agreement as to that agency by giving notice of such failure or violation under the Notice procedures provided in Section VII, Notices. Upon receipt of such notice the agency shall have thirty (30) days to cure such failure or violation or the Agreement shall terminate. The procedures under paragraph C, below, shall apply to the terminated agency. If any agency is terminated under this paragraph, it shall not be entitled to reimbursement of funds already paid for maintenance and support for the current year of the contract. Termination as to one Agency shall not affect the Agreement as to another.

b. **Cancellation by City of Springfield or any Agency, no cause, payment.** Any party may terminate this Agreement without cause by giving the other party no less than one hundred eighty (180) days written notice of its intent to cancel, under the procedures of Section VII, Notices. If any agency terminates participation under this paragraph, it shall not be entitled to reimbursement of funds already paid for maintenance and support for the current year of the contract.

c. **Procedures upon Termination, Cancellation or Non-Renewal of Any Agency.**
   A. If any agency is terminated, cancels or non-renews, their participation in this Agreement the City of Springfield shall deactivate all passwords and log-ins issued to that agency as of the date of termination, cancellation or non-renewal.

XIV. **Third Party Rights**. This Agreement is intended to be solely among the parties hereto. Nothing in this Agreement shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.

XV. **Authority**. Each party represents that it has the authority to enter into the Agreement and that all necessary procedures have been followed to secure authorization to enter into this Agreement from the party's respective governing body. Each person signing the Agreement represents and warrants that he or she has been duly authorized to do so.

IN WITNESS WHEREOF, the parties hereto, by their respective authorized agents, have caused this Agreement to be executed.

FOR THE CITY OF SPRINGFIELD:

CITY OF SPRINGFIELD
A municipal corporation

_____

Jason Gage, City Manager Date

Approved as to form:

_____

City Attorney or designee Date

FOR GREENE COUNTY:

GREENE COUNTY SHERIFF

_____
Sheriff Jim Arnott

GREENE COUNTY COMMISSION

_____
Bob Dixon, Presiding Commissioner

_____
Harold Bengsch, Associate Commissioner District #1

_____
Associate Commissioner District #2

_____

Date

Approved as to form:

_____
County Counselor

ATTEST: I, Shane Schoeller, the Clerk of the Greene County Commission hereby attests that the above agreement was executed by Commissioners Bob Dixon, Harold Bengsch and _____, pursuant to a duly passed motion of the Greene County Commission approving the agreement.

_____
County Clerk, Shane Schoeller

ATTEST: I, Cindy Stein, am the duly appointed and acting Auditor for Greene County, Missouri, and in that capacity, do hereby certify on this _____ day of _____, 2019, that there is an unencumbered balance to the credit of the appropriation which is to be charged for the County's share of the costs described in this Agreement and an unencumbered cash balance in the County treasury to the credit of the fund from which the County's financial obligation described in this agreement shall be paid sufficient to meet the County's obligations under this agreement.

_____
Auditor, Cindy Stein

Exhibit A

I. OVERVIEW:

The purpose of this contract is to allow Greene County, Mo to partner with the City of Springfield, Mo to use Accurint Crime Analysis as an analytical software service company under the terms of this agreement. The City of Springfield presently contracts with LexisNexis Risk Solutions to provide this service. LexisNexis Risk Solutions is an analytical software and service company that provides services to support the extraction, combination, cleaning, analysis and reporting of law enforcement related data. Accurint Crime Analysis will access the law enforcement agency data and make it available to each user via a web-based login. Accurint Crime Analysis will pull selected data from Niche and place it into the selected Accurint Crime Analysis database fields. The data will then reside on the Accurint Crime Analysis servers. The Parties authorized employees will be granted access to the database maintained by Accurint Crime Analysis The goal of this agreement is to provide a standardized collection and analysis of this data from the regional law enforcement agencies.

II. City of Springfield Responsibilities:

1. Connection for Data Transfer. Greene County is presently using Niche. The City of Springfield, Mo shall provide an SSIS (SQL Server to SQL Server) connection between the Niche production server and Accurint Crime Analysis so that Accurint Crime Analysis can pull the selected data from the Niche database.

2. Billing. The City shall provide invoices to Greene County consistent with Exhibit B.

3. Login. The City shall provide user identification and login information to the participating agencies through Accurint Crime Analysis

III. Greene County Responsibilities:

1. Hardware. Greene County shall be responsible to acquire, maintain and administer necessary hardware equipment and software applications necessary for accessing the Accurint Crime Analysis from their local site.

2. Greene County shall ensure that all users from Greene County use the software in a manner consistent with the law and for valid law enforcement and public safety purposes only.

3. Security breaches. Greene County shall promptly report any suspected security breaches to the City of Springfield, Mo Chief of Police and the Greene County Sheriff.

4. Release of Records. Greene County shall handle requests for release of records as required by law.

5. Additional Costs. Greene County shall be responsible to the City of Springfield, Mo for any additional costs for these services as a result of the addition of Greene County users.

6. Updating User List. Greene County shall update the user list with the City of Springfield, Mo should there be any change to the authorized Greene County employees.

IV. Security and Release of RMS Data:

Any data converted, transferred, entered or stored shall be the sole property of the party that produced the data, with each party granting to each other consent to use and review the data only for lawful law enforcement purposes and in accordance with other procedures described herein. Such data shall be used solely for valid law enforcement purposes according to law and the policies of each agency. Each party shall be responsible for responding to 610.010 et seq. requests and any other requests from any requestor, to view, access, or release its own data. No party shall allow access to or release the data of another party to anyone who is not a valid user of one of the parties to this Agreement. If a request is made to one party for access or release of data of another party, the requestor shall be directed to the party that produced that data.

Exhibit B

I. Billing

Greene County shall be invoiced by the City of Springfield, Mo, by June 1st each year for the contract term of this agreement. The payment shall be due to the City of Springfield, Mo no later than the thirtieth (30th) of that month. The invoices will reflect the Contract terms with two partnering agencies. Greene County is aware that the amounts shown in the tables below are subject to change should there be an addition or removal of users or partnering agencies.

SPD: Springfield, Mo Police Department
GC: Greene County

Estimated Contract Term with 2 Participating Agencies

Accurint Crime Analysis (formerly ATAC Raids) Total First Year Cost for SPD and GC	$8,712
Divided by total number of officers (SPD 362 + GC 120 = 482 Total Sworn)	$18.07 price per officer
Number of GC Officers Price Per Officer	120 x $18.07
Total amount GC owes SPD for the Contract Term	$2,168.40

One-rdg._____
P. Hrngs._____
Pgs. 4
Filed: 04-16-19

Sponsor: Ferguson

First Reading: _____ Second Reading:_____

COUNCIL BILL 2019- 099 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Springfield City Code Chapter 74 – 'Nuisance and Housing Code,' by revising Section 74-31, 'City manager's authority,' subsection (b), Section 74-33, 'Notice requirements,' subsections (d)(4) and (5), Section 74-403, 'Weeds over 12 inches in height declared nuisance,' and Section 74-404, 'Permitting growth of weeds over 12 inches in height,' for the purpose of accelerating nuisance abatement; and, revising Section 74-406, 'Charges for abatement by city,' subsections (b) and (c) for the purpose of enhancing cost recovery.

_____

WHEREAS, nuisance conditions on private property within city limits continue to be an issue; and

WHEREAS, expeditious nuisance abatement of such conditions is necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – Chapter 74 – 'NUISANCE AND HOUSING CODE' of the Springfield City Code is hereby amended as follows:

(NOTE: Language to be added is underlined and language to be deleted is ~~stricken~~.)

Sec. 74-31. - City manager's authority.

(b) When a property owner does not respond to an "abatement notice" as set forth in section 74-33 by hearing request or nuisance removal or abatement, the city manager may remove or abate the nuisance 10~~5 business~~ days after the notice is delivered according to subsection 74-33(b).

Sec. 74-33. – Notice Requirements.

(d) The "abatement notice" must be in writing and:

(4) Order the owner to remove or abate nuisance conditions within 10~~5 business~~ days of receiving the notice;

(5) Warn the property owner that if nuisance removal or abatement does not begin within 10~~5 business~~ days and continue to completion without unnecessary delay, city personnel may cause nuisance removal or abatement and include all attendant costs like title reports, administrative fees, certified deeds, and contractor charges in:

Sec. 74-403. - Weeds over ~~12~~ 7 inches in height declared nuisance.

The growth of weeds, brush, or other rank vegetation more than ~~12~~ 7 inches in height is declared to be a public nuisance per se, and detrimental to the health, safety, and welfare of the public.

Sec. 74-404. - Permitting growth of weeds over ~~12~~ 7 inches in height.

It shall be unlawful for the owner, lessee or agent in control of any lot or piece of land within the city to allow weeds, brush or rank vegetation to attain a height greater than ~~12~~ 7 inches on such land or lot. Any person violating this section shall be punished as provided by section 1-7.

Sec. 74-406. - Charges for abatement by city.

(b) In weed abatement cases under 74-405, the director of building development services shall certify the costs of abatement of weeds and other rank vegetation to the director of finance. The director of finance may include such costs in a special tax bill or seek to have them added ~~add them~~ to the annual real estate taxes for the tract of land.

(c) If a special tax bill is issued, the owner of the property at the time the nuisance was abated shall be personally liable to the city for the cost of the abatement, which shall be a lien upon the tract of land where the nuisance was abated until paid in full. Any special tax bill issued shall be ~~for a duration of five years~~ enforceable until paid, shall bear interest until paid at the legal rate, and may be foreclosed upon by the city through appropriate proceedings in the circuit court. Costs of collection, including attorney fees, shall be added thereto, in the event a lawsuit is required to enforce the tax bill.

Section 2 – This Ordinance will be in full force and effect from and after passage.

Passed at Meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to Form: _____, Assistant City Attorney

Approved for Council Action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-099

FILED: 04-16-19

ORIGINATING DEPARTMENT: Building Development Services

PURPOSE: Amending Springfield City Code Chapter 74 – 'Nuisance and Housing Code,' by revising Section 74-31, 'City manager's authority,' subsection (b), Section 74-33, 'Notice requirements,' subsections (d)(4) and (5), Section 74-403, 'Weeds over 12 inches in height declared nuisance,' and Section 74-404, 'Permitting growth of weeds over 12 inches in height,' for the purpose of accelerating nuisance abatement; and, revising Section 74-406, 'Charges for abatement by city,' subsections (b) and (c) for the purpose of enhancing cost recovery.

BACKGROUND AND REMARKS: This Ordinance allows expedited enforcement of City Code by reducing the number of days allowed to abate nuisance conditions from 15 business days to 10 calendar days. The amendments also reduce the height of grass and weeds constituting a violation from 12 inches to 7 inches. This change will assist in giving notice of conditions before neglected growth becomes excessive. An additional change regarding the charges for abatement will render them enforceable until paid instead of the current five-year duration. These amendments are consistent with state statutes.

Submitted by:

Harlan Hill,
Director, Building Development Services

Approved by:

Jason Gage,
City Manager

Emer. _____
P. Hrngs. _____
Pgs. 10
Filed: 04-16-19

Sponsored by: Simpson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019-100 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or his designee, to execute a Preliminary Funding Agreement between the City of Springfield, Missouri, and RW Development, LLC; and amending the budget of the Department of Planning and Development for Fiscal Year 2018-2019, in the amount of $100,000, for the purpose of funding the preparation and review of certain documents related to utilizing public funding mechanisms.

WHEREAS, RW Development, LLC, has approached the City requesting consideration of pursuing public funding mechanisms for The Ridge (Ward Farm), generally located at the northwest corner of Campbell Avenue and Weaver Road, to assist with funding public infrastructure improvements; and

WHEREAS, RW Development, LLC, proposes to develop the property as a mixed-use development; and

WHEREAS, the City desires to retain certain consultants to assist in evaluating the proposal and to prepare certain documents in connection therewith; and

WHEREAS, the City does not have a source of funds to finance costs to retain such consultants, and RW Development, LLC, has agreed to deposit funds with the City for that purpose; and

WHEREAS, the City and RW Development, LLC, desire to enter into a Preliminary Funding Agreement to establish the terms of such deposit of funds; and

WHEREAS, an amendment to the budget for Fiscal Year 2018-2019 has been approved and recommended by the City Manager in connection with said Preliminary Funding Agreement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 − The City Manager, or his designee, is hereby authorized to execute a Preliminary Funding Agreement with RW Development, LLC, said agreement to be substantially in the same form and content as that document attached hereto and incorporated herein by reference as “Exhibit A.”

Section 2 − The City Manager, City Clerk, and other appropriate officers of the City are hereby authorized and directed to execute, attest, acknowledge, and deliver for and on behalf of, and as the act and deed of the City, the Preliminary Funding Agreement and such other documents, certificates, and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 3 − The City Manager shall be, and hereby is, authorized and directed to execute all documents and take such actions as he may deem necessary or advisable in order to carry out and perform the purposes of this Ordinance, and to carry out, comply with, and perform the duties of the City with respect to the Preliminary Funding Agreement, to make alterations, changes, or additions thereto, and any other agreements, statements, instruments, and other documents herein approved, authorized, and confirmed which he may approve.

Section 4 − The budget for Fiscal Year 2018-2019 is hereby amended in the accounts and in the amounts as shown on Budget Adjustment No. 0031, a copy of which is attached hereto and incorporated herein by reference as “Exhibit B.”

Section 5 − City Council hereby finds that the budget adjustment made above has been recommended by the City Manager.

Section 6 − The City Manager is directed to cause the appropriate accounting entries to be made in the books and records of the City.

Section 7 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council Action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-100

FILED: 04-16-19

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Authorizing the City Manager, or his designee, to execute a Preliminary Funding Agreement between the City of Springfield, Missouri, and RW Development, LLC; and amending the budget for Fiscal Year 2018-2019, in the amount of $100,000; for the purpose of funding the preparation and review of certain documents related to utilizing public funding mechanisms.

BACKGROUND INFORMATION: Tax Increment Financing ("TIF") provides for the redirection of the incremental increase in sales and property tax revenue resulting from a redevelopment project to be used for approved project-related costs, infrastructure and capital improvements. TIF is based on the premise that there will be an increase in the value of real property, new jobs and other economic activity within the redevelopment area as redevelopment occurs. As the property is improved, the assessed value of real property in the redevelopment area increases above the base level. By applying property taxes to the increase in the assessed value of the property over the base level, a tax increment is produced. These tax increments, also referred to as "payments in lieu of taxes" or PILOTS, are transferred to a special allocation fund that is administered by the City. The City and County also transfer 50% of all incremental sales tax revenues to this fund. The money collected in the special allocation fund is then used to pay directly for the redevelopment project costs or to retire bonds or other obligations issued to pay such costs. City Economic Development Policy recommends the use of CID to accelerate the repayment of TIF-reimbursable expenses. RW Development, LLC, also intends to seek establishment of a Transportation Development District ("TDD") as part of the development.

REMARKS: The owners/developers of The Ridge (Ward Farm) have requested that the City of Springfield consider preparing a TIF Plan and review the proposed use of other incentive tools (Community Improvement District "CID," TDD) to assist with funding for public infrastructure required by the development. This ordinance would approve a preliminary funding agreement whereby the developers would pay for the studies and redevelopment plan associated with a TIF application, but the consultants and legal counsel would be working on the City's behalf. Because the City has an ongoing obligation on most incentives it establishes, but particularly on TIFs, the City needs to assure that the Plan and accompanying documents adequately address City and community concerns. The best way to do this is for the consultants to report to the City. The preliminary funding agreement establishes a mechanism for the developers to deposit funds with the City for paying legal fees and hiring consultants for this project, and for replenishing that fund as fees are paid.

Approval of this funding agreement does not approve establishment of a TIF or any other incentive. The funding agreement expressly provides in paragraph 8 that the

consideration of the TIF is subject to legislative discretion. Accordingly, once the TIF Plan is prepared, it will go through the normal process of public hearings and consideration at the TIF Commission and City Council.

The preliminary funding agreement requires that the developers deposit $15,000 with the City and that the account be replenished as needed to retain a $15,000 balance. The budget adjustment for $100,000 is intended to allow for the periodic replenishment of the preliminary funding agreement account balance.

Submitted by:

Sarah Kerner

Sarah Kerner, Economic Development Director

Recommended by:

Mary Lilly Smith

Mary Lilly Smith, Director

Approved by:

Jason A. Gage

Jason Gage, City Manager

Exhibit A

PRELIMINARY FUNDING AGREEMENT

This **PRELIMINARY FUNDING AGREEMENT** ("**Agreement**") is entered into this _____ day of ____, 20__, among the **CITY OF SPRINGFIELD, MISSOURI** (the "**City**"), and RW Development, LLC, a Missouri Limited Liability Company (the "**Developer**") (collectively the "Parties").

RECITALS

WHEREAS, the City is a constitutional charter city incorporated and exercising governmental functions and powers pursuant to the Constitution and the Revised Statutes of the State of Missouri; and

WHEREAS, the Developer is the owner or has the right to purchase approximately 100 acres of real property generally located the northwest corner of Campbell Avenue and Weaver Road, and proposes to develop this property for a mixed-use development (the "**Development**"); and

WHEREAS, the Developer is a Missouri Limited Liability Company and is authorized to conduct business in the State of Missouri; and

WHEREAS, Developer is working with the City to develop a plan to provide for the funding of the design and construction of transportation and related infrastructure improvements to serve the Development, in accordance with Missouri law and applicable City Code requirements; and

WHEREAS, Developer proposes to use one or more sources of public funding mechanisms to pay for the public improvements that will serve the Development, such as tax increment financing, a community improvement district, transportation development district and possibly other economic development tools; and

WHEREAS, in order for the City to fully consider and evaluate all of Developer's proposals to fund the public improvements to serve the Development, the City will need to engage consultants to research and analyze applicable law regarding economic incentive tools and financing options and work with Developer and City staff to arrange for the most appropriate mix of funding sources for the public improvements; and

WHEREAS, the City does not have a source of funds to pay for costs incurred for additional legal, financial and other consultants or for direct out-of-pocket expenses and other costs resulting from services to research, analyze and plan for the most appropriate mix of public funding sources; and

WHEREAS, it is the City's policy that landowners and developers who desire assistance from the City in a public-private partnership or through the use of economic incentive tools must demonstrate the financial ability to allow for the full and fair evaluation by the City of all development proposals and requests for economic incentives from the City; and

WHEREAS, Developer seeks to deposit funds with the City to be used by the City to pay for administrative expenses and actual consultant expenses necessary to research, analyze, plan for and develop the incentive tools and financing options for the public improvements that will serve the Development.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. **Services to be Performed by the City**. The City shall:

A. Consult with Developer on the most appropriate mix of economic incentive tools and financing options and arrange for the research, analysis and development of public funding sources for the public improvements to serve the Development in accordance with applicable law;

B. Provide necessary staff, legal, financial, and other assistance to plan for the most appropriate mix of economic incentive tools and financing options;

C. Provide the necessary staff and legal, financial and planning assistance to prepare and negotiate a development agreement between Developer and the City to implement the selected mix of economic incentive tools and financing options to fund the public improvements that will serve the Development;

D. Engage appropriate outside consultants and attorneys to carry out the tasks described above.

2. **Initial Deposit.** The City acknowledges receipt of Fifteen Thousand Dollars ($15,000.00) (the "**Deposit**") from the Developer upon the execution of this Agreement. The City shall disburse the Deposit as set forth in **Section 4** and shall bill the Developer pursuant to **Section 3** to re-establish the Deposit so that there is always a minimum cash balance of Fifteen Thousand Dollars ($15,000.00) available, from which additional disbursements may be made as required.

3. **Additional Funding.**

A. The City shall submit an itemized statement for actual expenses incurred to perform its obligations hereunder or for any additional obligations or expenditures incurred by the City in accordance with this Agreement. Such statements shall be submitted on a regular periodic basis, but no more often than monthly. Developer shall pay the City the amounts set forth on such statements (the "**Additional Funds**") within thirty (30) days of receipt thereof. If such funds are not so received, the unpaid balance shall be subject to a penalty of two percent (2%) per month until paid, but in no event shall such penalty exceed twenty-four percent (24%) per annum, and City shall be relieved of any and all obligations hereunder until paid or may terminate this Agreement pursuant to **Section 5**. Developer shall supply the Additional Funds in a timely manner so that City activities may continue without interruption.

B. Developer shall reimburse the City for its administrative expenses and actual out-of-pocket expenses necessary to perform the City's obligations hereunder, using Gilmore & Bell, P.C., for special legal counsel, and other consultants as approved according to this paragraph. The City shall advise Developer in writing if it intends to utilize the services of any other consultant to perform its obligations under the terms of this Agreement. Such written notice shall include the name of the consultant, the service to be performed and an estimate of the cost expected. If Developer, in writing, within five (5) business days from receipt of the City's notice, objects to either the consultant named or the service to be performed, the City and Developer shall negotiate in good faith to resolve Developer's objections. If the Parties cannot agree on the consultant to be used or the service to be performed, the

City shall have no obligation to perform that service under the terms of this Agreement and Developer shall have no obligation to pay for such service under the terms of this Agreement.

C. The parties agree that the funds advanced to the City under this Agreement shall be reimbursed to Developer, to the extent allowed by law, through any economic incentive tools that may result from the discussions and approved by the City Council.

4. **Disbursement of Funds.** The City shall disburse the Deposit and Additional Funds for reimbursement of costs to the City on or before the thirtieth (30th) day of each month, and for consulting fees and the payment of all out-of-pocket expenses incurred by the City in connection with the performance of its obligations under this Agreement as payment for such expenses become due. Upon reasonable notice, the City shall make its records available for inspection by the Property Owners and the Developer with respect to such disbursements.

5. **Termination.**

A. In the event Developer fails to perform any of its obligations herein, and if Developer fails to cure the default within ten (10) days after written notice of the default is sent by the City to Developer, then the City may terminate this Agreement at its sole discretion. Termination by the City shall also terminate any duties and obligations of the City with respect to this Agreement.

B. Developer may abandon its plans for the Development and Developer may terminate this agreement upon the delivery of written notice to the City.

C. Upon termination of this Agreement, in the event the Deposit and Additional Funds are insufficient to reimburse the City for the outstanding expenses of the City payable hereunder, the Property Owners and the Developer shall reimburse the City as set forth in **Section 3**. After termination of this Agreement, the City shall retain the Deposit and Additional Funds, if any, necessary to reimburse the City for all expenses incurred under this Agreement to the date of termination. After all amounts have been paid to consultants by the City, the remainder of such funds shall be delivered to Developer.

D. The Parties acknowledge that a subsequent funding arrangement among the City and Developer may be entered into, whereby the City's expenses going forward will be reimbursed pursuant to that arrangement. In the event that such other agreement is executed, this Agreement may terminate in accordance with that subsequent agreement.

6. **Notice.** Any notice, approval, request or consent required by or asked to be given under this Agreement shall be deemed to be given if in writing and mailed by United States mail, postage prepaid, or delivered by hand, and addressed as follows:

To the City:	With a copy to:
City of Springfield 840 North Boonville Springfield, Missouri 65802 Attn: City Manager	David Martin Gilmore & Bell, P.C., Suite 1100 2405 Grand Blvd. Kansas City, Missouri 64108

To Developer:	With a copy to:
Trip Rhodes and Titus Williams RW Development, LLC 1414 E. Primrose, Suite 100 Springfield, MO 65804	Rob Preston Spencer Fane 1 N. Brentwood Blvd. St. Louis, MO 63105

Each party may specify that notice be addressed to any other person or address by giving to the other party ten (10) days prior written notice thereof.

7. **City Requirements and Prior Approval.** Developer agrees to comply with all applicable laws and City ordinances, including, but not limited to, the City's zoning ordinances, subdivision regulations and all planning or infrastructure requirements related to the development of any property. Developer agrees that execution of this Agreement in no way constitutes a waiver of any requirements of applicable City ordinances or policies with which Developer must comply and does not in any way constitute prior approval of any future proposal for development. Developer acknowledges that the City may not lawfully contract away its police powers and that approval of any zoning, subdivision and similar development applications cannot be contractually guaranteed. This Agreement does not alter or diminish the City's ability to exercise its legislative discretion to consider any application in accordance with all applicable laws with respect to the development of any property.

[Remainder of this Page Intentionally Left Blank]

The parties hereto have caused this Agreement to be executed by their duly authorized representatives the day and year first above written.

CITY OF SPRINGFIELD, MISSOURI

By: _____
Jason Gage, City Manager

(SEAL)

ATTEST:

_____
City Clerk

[DEVELOPER]

By: _____

Name: _____

Title: _____

CITY OF SPRINGFIELD, MO
BUDGET ADJUSTMENT

Exhibit B

Budget Adjustment
0031

Revenues:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
22330	17	60210	414100	000000	00000	100,000	RW Development, LLC
Net Revenue Adjustment						100,000	

Expenditures:

Fund	Dept	Org	Account	P&G	Location	Amount	Description
22330	17	60210	504580	000000	00000	100,000	RW Development, LLC
Net Expenditure Adjustment						100,000	

Fund Balance Appropriation:

Fund		Title	Amount

Explanation: This budget adjustment is for a preliminary funding agreement with RW Development, LLC for the City to consider a Tax Increment Financing Plan (TIF).

Requested By:

Mary Lilly Smith 4/17/19
Department Head Date

Approved By:

4/17/19
Director of Finance or Acting Director Date

City Manager Date

Authorization:

Council Bill No. 2019-100
Ordinance No.
1st Reading
2nd Reading
Journal Imp No.

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed: 04-16-19

Sponsored by: Schilling

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019-101 GENERAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the termination of the Downtown Springfield Special Business District and authorizing staff to complete the necessary steps to finalize termination of said District. (Staff and Planning and Zoning Commission recommend approval.)

WHEREAS, the City of Springfield established the Downtown Springfield Special Business District ("SBD") with the passage of General Ordinance 3218 in 1981 to provide free public parking for the Downtown Area; and

WHEREAS, in 1999 the City approved the establishment of the Downtown Springfield Community Improvement District ("CID"), which was empowered by state law with greater flexibility and authority to fulfill the goals of the Special District; and

WHEREAS, the Downtown Springfield CID assumed the duties of the Downtown Springfield SBD, and has continued to do so; and

WHEREAS, the Downtown Springfield SBD has ceased to operate since that time, has collected no taxes, holds no assets, and does not have an active management board; and

WHEREAS, state law has been established providing a procedure for the termination of the SBD.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The Downtown Springfield SBD, having ceased to function and its duties being assumed by the Downtown Springfield CID, should be dissolved.

Section 2 – The City Manager, or his designee, shall proceed to take such steps necessary to comply with state law to terminate the Downtown Springfield SBD, including; initiating a petition to be filed with the Circuit Clerk; obtaining orders from the

court to hold an election; assisting the County Clerk with the election; engaging counsel as needed for any court actions; and complying with any further conditions required by the statute.

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-101

FILED 04-16-19

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: Authorizing the termination of the Downtown Springfield Special Business District and authorizing staff to complete the necessary steps to finalize termination of said District. (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: In 1981, the City Council established the Downtown Springfield Special Business District ("SBD") by General Ordinance 3218, which encompasses a portion of the downtown area as shown on the attached map. See "Exhibit A." The primary purpose of the SBD was to operate and maintain free public parking lots in downtown Springfield. The SBD had the power to assess taxes to fund these operations. The Downtown Springfield Community Improvement District ("CID") assumed responsibility for the parking lots after it was established in 1999. While the SBD hasn't collected taxes or been operational since 2000, it remains a corporate entity.

Terminating the SBD will remove an outdated and unused taxing entity from the books, as well as provide more flexibility for use of the City parking lots downtown. As long as the SBD remains in place, the City is obligated to maintain a number of free public parking spaces equal to the number of spaces available when the SBD tax was collected. As downtown redevelopment has occurred and continues to occur, City staff believes it would be beneficial to have maximum flexibility for these parking lots. At some point in the future, City Council could determine that the best use of the City parking lots would be converting them to paid parking lots, offering overnight parking passes, or selling the property for development. There are no immediate plans to convert any lots to paid parking or any other use at this time.

To terminate the SBD, 8% of registered voters within the District must sign a Petition seeking termination and file it against the governing body of the SBD. In this case, the governing body is the City Council of Springfield. In addition, the Petition must account for any assets, give notice to interested parties, and apply to the Circuit Court for a hearing and order to terminate the district. If the Court approves the termination, City staff will work with the County Clerk to hold a required termination vote within the District.

City staff has received the requisite number of signatures from registered voters residing within the SBD. As the District no longer serves a purpose and is essentially defunct, staff requests permission from City Council to hire outside counsel to initiate the suit for termination on behalf of the Petitioners and take any further steps needed to repeal the sections of the City Code which established the District.

REMARKS: The original state law that authorized the creation of an SBD did not contain

a provision allowing for termination of an SBD. Springfield sought an amendment to this law in 2006 to terminate the Downtown Springfield SBD. The state law amendment was approved, but the City didn't pursue termination immediately, to avoid confusion with the renewal of the Downtown CID, which was also taking place in 2006. As Springfield's population grew, it outgrew the population bracket contained in the legislation allowed Springfield to terminate its SBD. During the 2017 session, another piece of legislation was passed which clarified the existing law and cleared the way for termination of the SBD after following a prescribed process.

Submitted by:

Sarah Kerner

Sarah Kerner, Economic Development Director

Recommended by:

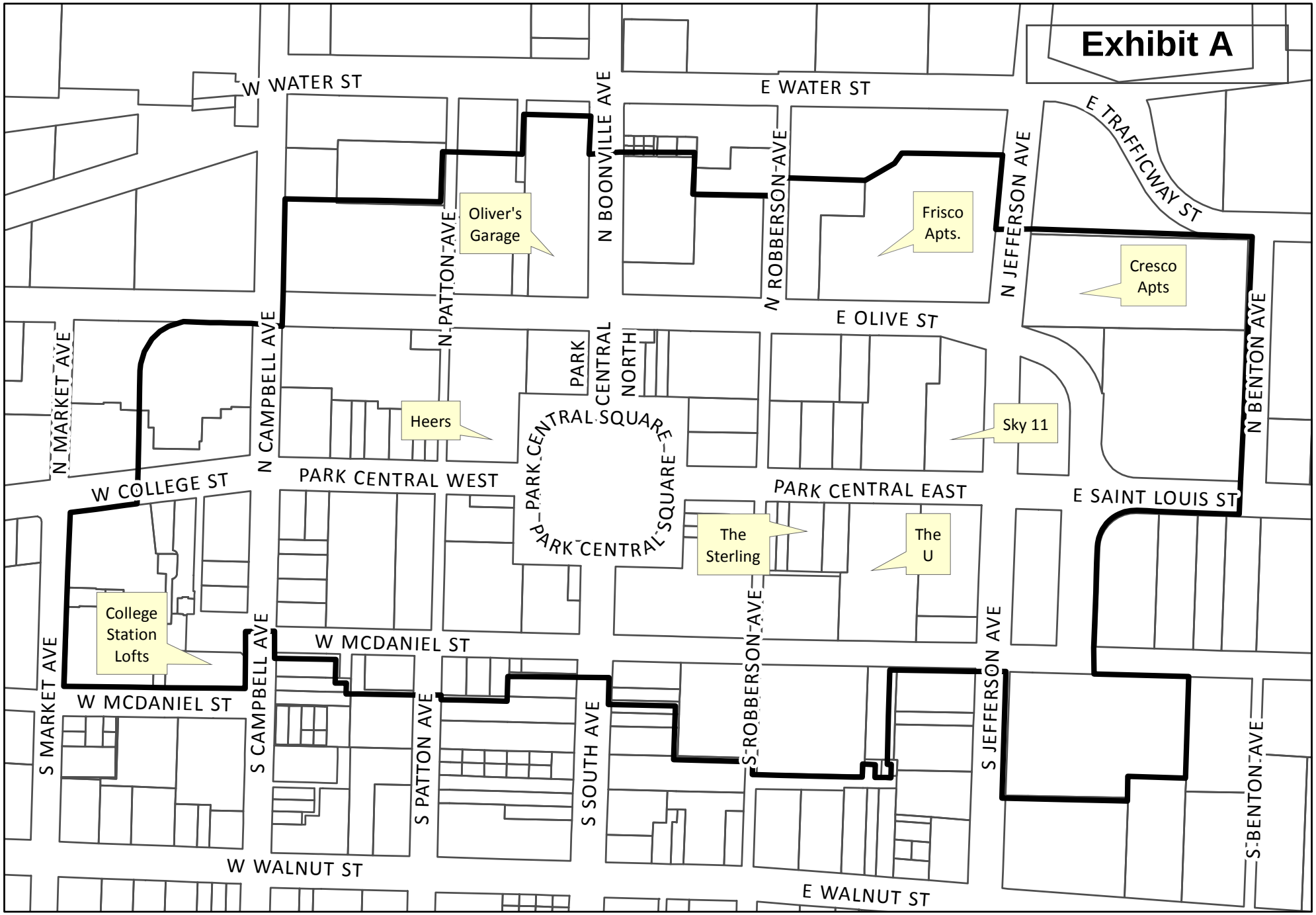
Mary Lilly Smith

Mary Lilly Smith, Planning Director

Approved by:

Jason A. Gage

Jason Gage, City Manager



CITY OF Springfield

Special Business District

DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

One-rdg. _____
P. Hrngs. _____
Pgs. 5
Filed 04-16-19

Sponsored by Fisk

First Reading _____ Second Reading _____

COUNCIL BILL 2019-102 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' for the purpose of adding seven new job titles and deleting three job titles from the Professional, Administrative and Technical Salary Schedule.

WHEREAS, the Department of Human Resources proposes adding several job titles to address the expanded scope of responsibilities of existing positions within the Police Department; and

WHEREAS, as a result, one new job title, Police Services Representative II, PAT-6 will be established to develop a career ladder; and

WHEREAS, the reclassification of three existing positions will result in the establishment of three new job titles, Police Services Supervisor, PAT-7; Investigative Services Supervisor, PAT-7; and Police Services Administrator, PAT-10, to address higher-level responsibilities assumed over time due to restructuring workflow and increasingly complex compliance requirements and technology advancements; and

WHEREAS, the reclassification of one existing position will result in the establishment of one new job title, the Planning Manager, PAT-12 position, to address the transfer of responsibilities to the Planning and Development Department; and

WHEREAS, one new job title will be established, Assistant Equine Coordinator, PAT-6 position, for the Valley Water Mill Equestrian Center in the Parks Department to meet the increasing patron demands for events, activities, education, lessons, and facility and animal care needs at the equine center; and

WHEREAS, one new job title will be established, the Environmental Specialist PAT-9 position, as a result of a job study identifying increased responsibility and decision-making authority regarding compliance for landfill air and ground water monitoring and asbestos inspections; and

WHEREAS, the expanded scope of duties and responsibilities have been reviewed by the Human Resources Department and said department has, through its evaluation of all positions, determined that the respective recommended salary grade assignments for these job titles are appropriate and consistent with the level of responsibility associated with these recommended positions.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language to be added is underlined. Language to be removed is ~~stricken~~.

Section 1 – Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' relating to salary rates and pay grades for various job titles within the City service as contained in the Professional, Administrative and Technical ("PAT") Schedule is hereby amended by adding the following seven job titles and deleting the following three job titles.

Proposed Job Title and Salary Grade
(Titles to be Added)

Classification	Grade
Police Services Representative II	PAT-6
Police Services Supervisor	PAT-7
Investigative Services Supervisor	PAT-7
Police Services Administrator	PAT-10
Planning Manager	PAT-12
Assistant Equine Coordinator	PAT-6
Environmental Specialist	PAT-9

Proposed Job Titles and Salary Grade
(Titles to be Deleted)

Classification	Grade
~~Police Services Shift Leader~~	~~PAT 6~~
~~Investigative Services Supervisor~~	~~PAT 6~~
~~Police Services Administrator~~	~~PAT 10~~

Section 2 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019-102

FILED: 04-16-19

ORIGINATING DEPARTMENT: Human Resources

PURPOSE: Amending Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' for the purpose of adding seven new job titles and deleting three job titles from the Professional, Administrative and Technical Salary Schedule.

BACKGROUND INFORMATION: This Council bill addresses several human resources related matters for several departments, specifically Police, Planning and Development, Parks and Environmental Services.

Several new job titles are proposed for the Police Department including Police Services Representative II (PAT-6), Police Services Supervisor (PAT-7), Investigative Services Supervisor (PAT-7), and Police Services Administrator (PAT-10). Adding the Police Services Representative II position allows for a career ladder for the Police Services Representative position. This career ladder will not add any new staff but will establish a career progression to address critical needs such as training new staff and ensuring data integrity within critical law enforcement records management systems. The other recommended Police job titles reflect reclassifications for existing positions based upon having assumed higher-level responsibilities over time due to the restructuring of workflow and increasingly complex compliance requirements and technology advancements.

The Planning Manager (PAT-12) job title is recommended and is also a reclassification based upon responsibilities that have shifted from the Building Development Services Department to the Planning and Development Department.

The Assistant Equine Coordinator (PAT-6) job title is proposed for the Valley Water Mill Equestrian Center in the Parks Department. The need for this job classification has been evaluated over the past few years and will fulfill a critical role as additional equine program offerings have resulted in increased demands on the center.

The Environmental Specialist (PAT-9) job title is recommended based on additional responsibilities that have evolved in several areas for the Environmental Services Department. This job title addresses the increasingly complex EPA regulations for air and groundwater monitoring at the City landfill, as well as increased responsibilities associated with asbestos compliance inspections and code enforcement. The establishment of this position will result in a reclassification for two existing employees and will allow future employees the opportunity for career progression as they develop specialized expertise and assume higher-level job responsibilities.

REMARKS: Human Resources has completed job evaluations for these new job titles and concluded that based on the scope of responsibility required of these positions, the

recommended salary grade assignments, as outlined in the attached bill, are consistent with the level of responsibility.

BUDGET NOTE: Funds to support all of these new job titles, except for Police Services Administrator, Police Services Supervisor, and Investigative Services Supervisor, were projected and approved in the Fiscal Year 2018-2019 Budget. The budget impact of these changes included in the Fiscal Year 2018-2019 Budget totals approximately $16,800.00 annually. The three Police job titles noted at the beginning of this section that are not addressed in the Fiscal Year 2018-2019 Budget, reflect an annual financial impact of approximately $80,000. However, no budget adjustment for the Fiscal Year 2018-2019 Budget is needed as departmental funding has been reallocated based upon the priority of this need.

Submitted/Recommended by:	Approved by:
Darla Morrison Director of Human Resources	Jason Gage, City Manager

One-rdg._____
P. Hrngs. _____
Pgs. 10
Filed: 04-16-19

Sponsored by: Hosmer

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019-103 GENERAL ORDINANCE _____

AN ORDINANCE

AMENDING the Springfield City Code, Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, by amending Section 2-455, 'Amount of employee contributions; deductions from salary,' by revising provisions regarding Police participants' Additional Funding Contribution and Additional Three-Tenths Percent Multiplier and by amending Section 2-456, 'Return of participant contributions upon leaving service or death' by revising provisions regarding the return of contributions to certain Police participants.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language being added is underlined and language being deleted is ~~stricken.~~

Section 1 – The Springfield City Code, Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, Section 2-455, 'Amount of employee contributions; deductions from salary,' is hereby amended as follows:

Sec. 2-455. - Amount of employee contributions; deduction from salary.

(a) From December 16, 1991, until July 11, 1992, there shall be contributed to the plan from the salary of every participant, an amount equal to seven and one-half percent of such salary.

(b) From July 11, 1992, until July 10, 1993, there shall be contributed to the plan from the salary of every participant, an amount equal to eight percent of such salary.

(c) Commencing July 11, 1993, and continuing thereafter there shall be contributed to the plan and from the salary of every participant except those described in

subsections (d) and (e) below, an amount equal to eight and one-half percent of such salary.

(d) Commencing July 10, 2016, and continuing thereafter there shall be contributed to the plan and from the salary of every participant who commenced employment in the fire department prior to June 1, 2006, an amount equal to 15.13 percent of such salary. This contribution shall be deemed to include the additional funding contribution (hereinafter "AFC") described in subsection (f~~e~~) of this section, and no participant contributing to the plan in the amount described in this subsection shall be required to make an additional contribution as described in subsection (f~~e~~) below. This contribution rate shall not be subject to recalculation, regardless of any actuarial calculation of the AFC as described in subsection (f~~e~~) below.

(e) Commencing July 1, 2019, and continuing thereafter there shall be contributed to the plan and from the salary of every participant who commenced employment in the police department prior to June 1, 2006, an amount equal to 20.0 percent of such salary. This contribution shall be deemed to include the additional funding contribution (hereinafter “AFC”) described in subsection (f) of this section, and no participant contributing to the plan in the amount described in this subsection shall be required to make an additional contribution as described in subsection (f) below. This contribution rate shall not be subject to recalculation, regardless of any actuarial calculation of the AFC as described in subsection (f) below.

(f~~e~~) *Additional funding contribution*.

(1) For participants who are current employees of the fire department who commenced employment in the fire department prior to June 1, 2006, in addition to the contribution referenced in subsection (c) above, commencing May 21, 2000, and continuing thereafter until July 10, 2016 there shall be contributed to the plan and from the salary of every participant an additional amount, also calculated as a percentage of such participant's salary, called the additional funding contribution ("AFC"), for purposes of this section 2-455. The AFC is intended to cover the additional cost to the plan of the additional 0.3 percent multiplier, described in subsection 2-465(~~e~~a)(3)(5). Until July 10, 2016, the AFC will be calculated by the actuaries for the board of trustees of the retirement fund over intervals of three budget years each so that the total amount derived from the AFC for all eligible employees shall be equal to the cost of the additional 0.3 percent multiplier described in subsection 2-465(~~e~~a)(3)(5) for all eligible participants. This AFC will be established at the beginning of each such three-year city budget year interval following the initial interval set out in subsection (f~~e~~)(3) below based upon the actuarial cost to the plan of the additional 0.3 percent multiplier described in subsection 2-465(a)(3)(5). Notwithstanding anything herein to the contrary, effective July 10, 2016, an AFC for the participants who commenced employment in the fire department prior to June 1, 2006, shall

not be calculated, and is already included in their contribution under subsection (d) above.

(2) For participants who are current employees of the police department who commenced employment in the police department prior to June 1, 2006, in addition to the contribution referenced in subsection (c) above, commencing May 21, 2000, and continuing thereafter until July 1, 2019, there shall be contributed to the plan and from the salary of every participant, an additional amount, also calculated as a percentage of such participant's salary, called the additional funding contribution (hereinafter "AFC"), for purposes of this section 2-455. The AFC is intended to cover the additional cost to the plan of the additional 0.3 percent multiplier, described in subsection 2-465(~~e~~a)(3)(5). Until July 1, 2019, ~~T~~the AFC will be calculated by the actuaries for the board of trustees of the retirement fund over intervals of three budget years each so that the total amount derived from the AFC for all eligible employees shall be equal to the cost of the additional 0.3 percent multiplier described in section 2-465(~~e~~a)(3)(5) for all eligible participants. This AFC will be established at the beginning of each such three-year city budget year interval following the initial interval set out in subsection (f~~e~~)(3) below based upon the actuarial cost to the plan of the additional 0.3 percent multiplier described in subsection 2-465(a)(3)(5). Notwithstanding anything herein to the contrary, effective July 1, 2019, an AFC for participants who commenced employment in the police department prior to June 1, 2006, shall not be calculated, and is already included in their contribution under subsection (e) above.

(3) From May 21, 2000, through June 30, 2005, the AFC shall be 2.14 percent.

(4) Effective July 1, 2005, and at intervals of three city budget years thereafter, upon the recommendation of the actuaries for the board and the approval of the city manager, the AFC may be administratively changed to cover any actuarially calculated increases or decreases in the total cost of the additional three-tenths percent (0.3%) multiplier benefit not covered by the latest AFC rate and amounts.

(5) Effective July 1, 2013, and thereafter, the AFC shall be calculated and adjusted as may be required in accordance with subsection (f~~e~~) of this section at intervals of three city budget years.

(6) From July 1, 2010, through June 30, 2013, the AFC shall be 4.85 percent.

(7) Effective July 1, 2010, the City made a one-time lump sum contribution of $4,750,000.00 to partially fund the additional three-tenths percent (0.3%) multiplier.

(8) Effective July 1, 2010, the director of finance and the board of trustees shall cause the actuarial firm retained by the city and/or the board of trustees to establish and maintain a separate bookkeeping account, (the "AFC bookkeeping account") to determine and keep track of the value of all of the AFC amounts contributed by employee plan participants historically and in the future, all historical and future income and losses attributed to such AFC amounts, and the $4,750,000.00 one-time lump sum contribution of the city made pursuant to Resolution No. 9786. In determining the beginning balance of the AFC bookkeeping account, the total value of the AFC amounts contributed by employee plan participants and income and losses up to and including June 30, 2009, is deemed to be $3,913,630.00. The $4,750,000.00 one-time lump sum contribution of the city made pursuant Resolution No. 9786, all AFC amounts contributed by employee plan participants on or after July 1, 2009 and all income and losses attributable to the AFC bookkeeping account on or after July 1, 2009, shall be added to the AFC bookkeeping account. The actual contributions and earnings and losses shall not be segregated into an asset fund, but shall be handled, invested and administered as part of the entire retirement fund. In the determination of the amount of the earnings and/or losses attributable to the AFC bookkeeping account, the amount of income, losses, and expenses shall be determined on a pro rata basis taking into account the beginning account balance plus contributions of the AFC bookkeeping account compared to the total beginning account balance and contributions of the entire retirement fund. No expenses, including but not limited to fees charged by the actuarial firm, shall be allocated specifically to the AFC bookkeeping account.

(9) Effective July 10, 2016, the director of finance and the board of trustees shall cause the actuarial firm retained by the city and/or the board of trustees to establish and maintain two separate AFC bookkeeping accounts, one for police department participants and one for fire department participants. The total assets of the Police AFC bookkeeping account for police department participants as determined by the board of trustee's actuary's findings adopted by the board of trustees at its meeting on February 11, 2016, as of June 30, 2015, shall be $9,103,686.00. The total assets of the Fire AFC bookkeeping account for fire department participants as determined by the board of trustee's actuary's findings adopted by the board of trustees at its meeting on February 11, 2016, as of June 30, 2015, shall be $5,668,380.00. All AFC amounts contributed by police department participants after June 30, 2015, and all income and losses attributable to the Police AFC bookkeeping account after June 30, 2015, shall be added to the Police AFC bookkeeping account. All AFC amounts contributed by fire department participants after June 30, 2015, including the 6.63 percent under subsection (f~~e~~)(10) below and all income and losses attributable to the Fire AFC bookkeeping account after June 30, 2015 shall be added to the Fire AFC bookkeeping account. The city

lump sum contributions described in subsections (f~~e~~)(15~~4~~) and (16~~5~~) below shall also be added to the Fire AFC bookkeeping account.

(10) Effective July 10, 2016, and continuing thereafter, the AFC shall be 6.63 percent for all fire participants. This amount of 6.63 percent is included in the 15.13 percent contribution for fire department participants under subsection (d) above.

(11) Effective July 1, 2019, and continuing thereafter, the AFC shall be 11.5 percent for all police participants. This amount of 11.5 percent is included in the 20.0 percent contribution for police department participants under subsection (e) above.

(12~~1~~) Except as provided in subsection (f~~e~~)(17~~6~~), only funds allocated to the AFC bookkeeping accounts as provided in subsection (f~~e~~) shall be available to pay the additional three-tenths percent (0.3%) multiplier, including in the case of fire department participants, the city lump sum contributions described in subsections (f~~e~~)(15~~4~~) and (16~~5~~) below. Except as provided in subsection (f~~e~~)(17~~6~~) below, employee plan participants entitled to the additional three-tenths percent (0.3%) multiplier, who are employed on or after June 14, 2010, shall be fully responsible for any and all costs of providing the additional three-tenths percent (0.3%) multiplier for retirees. Except for the city's $4,750,000.00 contribution and the city lump sum contributions described in subsection~~s~~ (f~~e~~)(15~~4~~) and (16~~5~~) below and the city's responsibility for the fire department participants' AFC under subsection (f~~e~~)(17~~6~~) below, neither the city nor the taxpayers shall be liable or responsible in any way for the additional three-tenths percent (0.3%) multiplier unless the city takes an action described in subsection (13~~2~~) below.

(13~~2~~) If the city takes one of the following actions after March 7, 2011, the city will be responsible for the increase in the cost of providing the additional three-tenths percent (0.3%) multiplier caused by such action: (1) the city amends the plan provisions relating to the AFC and/or the additional three-tenths percent (0.3%) multiplier without the consent of a majority of the then current employee plan participants; (2) the city administers the plan provisions relating to the AFC and/or the additional three-tenths percent (0.3%) multiplier in violation of the terms of the plan as amended, effective March 7, 2011, or (3) the city approves actuarial assumptions for determining the AFC and/or the additional three-tenths percent (0.3%) multiplier that are different than the general actuarial assumptions used in analyzing the retirement fund as a whole.

(14~~3~~) After the AFC has been determined for the fiscal year beginning July 1, 2013, the employee participants and the city shall meet and confer to discuss the status of the additional three-tenths percent (0.3%) multiplier

and whether or not any prospective changes should be considered and/or made to said benefit. Prior to July 1, 2016, the members shall, if they deem it necessary, propose any amendments to the additional three-tenths percent (0.3%) multiplier to the city for its consideration. The actuarial cost incurred in the examination of alternatives requested by the employees regarding the additional three-tenths percent (0.3%) multiplier at any time shall be treated as a general expense of the retirement fund. The AFC bookkeeping account shall bear only its pro rata share of said expenses.

(15~~4~~) For the fiscal year beginning July 1, 2017, no later than the end of the first quarter of the fiscal year, the city shall contribute a one-time lump sum of $265,764.00 to the plan to partially fund the fire participants' accrued liability for the additional three-tenths percent (0.3%) multiplier. This one-time lump sum contribution shall be allocated to the Fire AFC bookkeeping account. Notwithstanding any other provision of this Code to the contrary, the city's lump sum contribution of $265,764.00 shall remain in the plan for investment and benefit payments and shall not be subject to a return of participant contributions.

(16~~5~~) Commencing the fiscal year beginning July 1, 2018, and continuing until July 1, 2029, or until the fire participants' accrued liability for the additional three-tenths percent (0.3%) multiplier reaches a 100 percent funding ratio, as determined by the board's actuary, whichever comes first, no later than the end of the first quarter of each fiscal year, the city shall contribute annually a lump sum of $321,562.00 to the plan to partially fund the fire participants' accrued liability for the additional three-tenths percent (0.3%) multiplier. These lump sum contributions shall be allocated to the Fire AFC bookkeeping account. If the fire participants' accrued liability for the additional three-tenths percent (0.3%) multiplier reaches a 100 percent funding ratio, as determined by the board's actuary, prior to July 1, 2029, the lump sum contribution by the city described in this subsection shall end on the last day of the pay period in the fiscal year in which the board's actuary made the determination. Notwithstanding any other provision of this Code to the contrary, the city's annual contribution of $321,562.00 shall remain in the plan for investment and benefit payments and shall not be subject to a return of participant contributions.

(17~~6~~) Effective July 1, 2029, or after the fire participants' accrued liability for the additional three-tenths percent (0.3%) multiplier reaches a 100 percent funding ratio, as determined by the board's actuary, whichever comes first, the fire participants' portion of the AFC Bookkeeping Account shall cease to be calculated separately from other pension liabilities as described in subsections (f~~e~~)(8) and (9) above. At that time, notwithstanding any provisions in this Code to the contrary, payment of the fire participants' additional three-tenths percent (0.3%) multiplier shall not be limited to only

funds allocated to the Fire AFC bookkeeping account as provided in subsection (f~~e~~)(12~~1~~) above, and the city shall assume liability for the additional three-tenths percent (0.3%) multiplier for fire participants. The provisions in subsection (f~~e~~)(17~~6~~) apply solely to the Fire AFC and additional three-tenths percent (0.3%) multiplier benefit and are not intended to change or impact the benefits of any other group in the police officers' and fire fighters' retirement system.

(g~~f~~) Participants commencing employment on or after June 1, 2006, shall contribute from their salaries the amount set out in subsection (c) above. These participants shall not contribute from their salaries the AFC amount described in the preceding subsection (f~~e~~).

(h~~g~~) Such amounts contributed shall be deducted each pay period from each participant's compensation which is due him and paid into the retirement fund. This shall be done by the director of finance. Every person who is a current participant or who becomes a participant shall be liable for the aforesaid contributions and shall sign an authorization, prepared by the director of finance to deduct such eight and one-half percent and, the AFC percentage for participants who are current employees of the police or fire departments prior to June 1, 2006, and, in consideration of employment by the city, shall be conclusively deemed to undertake and agree to pay the same and to have it deducted from his compensation as provided in this section. The execution of such authorization cards shall be a condition of employment and any employee who fails to do so shall forfeit his right to continued employment by the city. The contributions hereunder shall be, within the meaning of Section 414(h)(2) of the Internal Revenue Code of 1986, as amended, deemed to be in lieu of contributions by the employee, treated as picked up by the city and therefore treated as employer contributions for purposes of federal income tax. An employee shall not have the option of choosing to receive the contributed amount since the city shall pay the amount directly to the fund. For purposes of computing pension benefits and all other salary-related benefits, the full amount of the participant's salary (unreduced by the amount treated as the pick-up) shall continue to be used to compute benefit amounts. No benefit payable under this section shall exceed the limitations under Section 415 of the Internal Revenue Code and such limitations are expressly incorporated herein by reference. These limitations override any other plan provision to the contrary.

Section 2 – The Springfield City Code, Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, Section 2-456, 'Return of participant contributions upon leaving service or death' is hereby amended as follows:

Sec. 2-456. - Return of participant contributions upon leaving service or death.

(a) Any participant leaving the service, for any cause other than death or service or disability retirement with pension, shall be paid out of the retirement fund, on demand and without interest, the amount of his contribution to any fund of the city. Payment under such circumstances shall terminate the employee's right to any further payment or pension from the retirement fund, subject to, in the event of reemployment of the participant, the provisions of section 2-461.

(b) (1) Except as described in subsection (b)(2) below, ~~P~~participants commencing employment in the police or fire departments prior to June 1, 2006, and leaving the service of the city for a service or disability retirement with pension, after September 30, 1995, shall be paid only the member's actual contribution, without interest, out of the retirement fund. Said actual contribution shall be paid to the participant at such time as the participant begins receiving service or disability pension benefit payments.

(2) Participants commencing employment in the police department prior to June 1, 2006, and leaving the service of the city for a service or disability retirement with pension, after July 1, 2019, shall be paid out of the retirement fund, without interest:

a. For contributions made prior to July 1, 2019, the member's actual contribution; and

b. For contributions made on or after July 1, 2019, the member's actual contribution, less 2.6 percent of each annual contribution made at the 20.0 percent contribution rate. Each annual contribution shall be calculated from July 1 to June 30 for all contributions made July 1, 2019, and thereafter.

Said contribution shall be paid to the participant at such time as the participant begins receiving service or disability pension benefit payments.

(3~~2~~) Participants commencing employment in the police or fire departments on or after June 1, 2006, and leaving the service of the city for a service or disability retirement with pension shall receive no return or refund of any member contribution amount paid into the retirement fund.

(c) Should a participant die either before or after he or she shall have retired, and at the time of his or her death there shall be no person entitled to draw any survivor's benefits, and, further, should the participant not have drawn out of the pension plan at the time of his or her death through pension payments, disability payments or other payments from the plan at least as much as the contributions made by the participant to the pension plan from his or her wages, so much which is less than the participant's contribution, without interest, as shall not have been drawn out shall be payable to the estate of the deceased participant.

Section 3 – Severability Clause. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted the ordinance and each section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, sentences, clauses, or phrases be declared invalid.

Section 4 – Savings Clause. Nothing in this ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired or liability incurred nor any cause or cause of action occurred or existing, under any act or ordinance repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or affected by this ordinance.

Section 5 –This ordinance shall be in full force and effect from and after passage, except the provisions contained herein which have different effective date shall be effective on and after such date.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: Rhonda Lewsader, City Attorney

Approved for Council action: Jason A. Gage, City Manager

EXPLANATION TO COUNCIL BILL 2019-103

FILED: 04-16-19

ORIGINATING DEPARTMENT: Human Resources

PURPOSE: Amending the Springfield City Code, Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, by amending Section 2-455, 'Amount of employee contributions; deductions from salary,' by revising provisions regarding Police participants' Additional Funding Contribution and Additional Three-Tenths Percent Multiplier and by amending Section 2-456, 'Return of participant contributions upon leaving service or death' by revising provisions regarding the return of contributions to certain Police participants.

BACKGROUND INFORMATION: This Council bill contains proposed amendments to the Springfield City Code that amend Chapter 2, Administration, Article VI, Finances, Division 4, Police Officers' and Fire Fighters' Retirement System, Section 2-455, Amount of employee contributions; deductions from salary. The amendments address revisions specific to the future contributions for current police employees participating in the Police Officers' and Fire Fighters' Retirement System. Based on current plan requirements, eligible police employees contribute an additional amount (AFC) to cover the Additional 0.3 Percent Multiplier, with the set amount established every three years at the beginning of a three-year budget cycle and based on actuarial studies conducted for the Board of Trustees of the retirement fund. The new AFC amount is scheduled for update with the beginning of the Fiscal Year 2020 budget cycle.

Based on the review of the current actuarial report as well as discussions with eligible police employees, several amendments are proposed based on consensus discussions. If approved, these amendments will institute a cap on AFC amounts at 20.0 percent for police participants and require police participants to forfeit 2.6 percent of each annual contribution made to the plan on or after July 1, 2019. Based upon the actuarial projection, this change is anticipated to be cost neutral. However, future liabilities are assumed by the City.

REMARKS: City staff and the police employees still participating in the Police Officers' and Fire Fighters' Retirement System recommend this Council bill and respectfully request City Council's approval.

Submitted by:

Darla Morrison,
Director of Human Resources

Approved by:

Jason Gage,
City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 12
Filed: 04-16-19

Sponsored by: Schilling, Hosmer, Ollis, and Simpson

First Reading _____ Second Reading _____

COUNCIL BILL 2019-104 GENERAL ORDINANCE_____

AN ORDINANCE

ADOPTING Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments, including a permit requirement and registration fee.

WHEREAS, City Council concludes that the lending and marketing practices of Short-Term Loan Establishments, as defined herein, result in serious financial hardships to some of its citizens, particularly its elderly and low-income citizens, from which they cannot readily extract themselves; can perpetuate poverty; and can increase dependency upon public financial assistance, housing, health care, and social services; and

WHEREAS, City Council finds that the short-term loan industry targets low-income citizens, who are most likely to suffer financial hardship as a result of the lending practices and small loan products offered by Short-Term Loan Establishments; and

WHEREAS, City Council recognizes that the State of Missouri regulates Short-Term Loan Establishments in certain regards but further recognizes that those State regulations do not meet the level of protections for consumers common in adjacent states, nor do they adequately protect the City's citizens from certain lending and marketing practices of Short-Term Loan Establishments; and

WHEREAS, the City has the authority to further regulate Short-Term Loan Establishments in the manner described below; and

WHEREAS, City Council finds that regulation of Short-Term Loan Establishments is necessary for the promotion and protection of the public health, safety, and welfare of its citizens, and the public good of maintaining a viable tax base to fund essential services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language to be added is underlined.

Section 1 – Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' is hereby adopted as follows:

Sec. 70-725. – Title.

This Article shall be known as the 'Short-Term Lending Code.'

Sec. 70-726. – Findings and intent of article.

City Council finds and declares the following:

(a) That the lending and marketing practices of Short-Term Loan Establishments, as defined herein, results in serious financial hardships to its citizens, particularly its elderly and low-income citizens, from which they cannot readily extract themselves; can perpetuate poverty; and can increase the dependency upon public financial assistance, housing, health care and social services; and

(b) That the patterns of its proliferation demonstrate that the industry targets low-income citizens most likely to suffer financial hardship as a result of the lending practices and small-loan products offered by Short-Term Loan Establishments; and

(c) That regulation of Short-Term Loan Establishments is necessary for the promotion and protection of: the public health, safety, and welfare of the City's citizens; and the public good of maintaining a viable tax base to fund essential services.

Sec. 70-727. – Definitions.

The following words, when used in the Short-Term Lending Code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the Director of the Department of Finance of the City or a person designated by the Director of the Department of Finance.

Permittee means any individual, firm, association, corporation, partnership, association or organization holding a permit issued by the Director pursuant to the Short-Term Lending Code to operate a Short-Term Loan

Establishment.

Premises means the bounds of the facility where a Short-Term Loan Establishment conducts business and includes parking lots and other adjacent private property occupied by or used in connection with the business.

Short-Term Loan Establishment means an establishment which: (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck, or car title, or (b) is registered as a lender under state or federal law. This classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. This classification does not include nonprofit organizations exempt from taxes under Section 501(c)(3) of the Internal Revenue Code of 1986 as amended, nor does it include organizations certified as Community Development Financial Institutions by the U.S. Treasury. Further, this classification does not include the businesses of licensed pawnbrokers or establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan businesses.

Sec. 70-728. – Applicability of other regulations; conflicting provisions.

(a) In the event of a conflict between the provisions of the Short-Term Lending Code and other ordinances or other parts of the Springfield City Code, the provisions of the Short-Term Lending Code shall control.

(b) The permit and fees required by the Short-Term Lending Code shall be in addition to any other licenses, permits, and fees required by the Springfield City Code.

(c) The permit fees required by the Short-Term Lending Code are intended to defray the costs of investigating and processing the applications for the permits, of any enforcement efforts required by the Short-Term Lending Code, and costs to the public for the economic damage associated with short-term loans.

Sec. 70-729. – Permit required.

Within sixty (60) days of the effective date of this Ordinance, it shall be unlawful for any individual, firm, association, corporation, partnership, or organization:

(a) To operate or maintain a Short-Term Loan Establishment in the City unless the owner, operator, or lessee thereof has applied for

and obtained a Short-Term Loan Establishment permit from the City; or

(b) To operate such business after such permit has expired or has been revoked by the City.

A permit shall be required for each location at which a Short-Term Loan Establishment operates in the City; even a location within another business operation. A permit shall be valid for a period of time of one calendar year (or the remaining portion of a calendar year) and must be renewed annually. This permit shall be in addition to any other permit or license required by other local, state, or federal government. No permit shall be issued for any business seeking to operate at a location prohibited by any applicable local, state, or federal law, statute, ordinance, rule or regulation; provided, however, that a business lawfully in existence on the date of adoption of the Short-Term Lending Code is eligible to apply for and receive a permit so long as such business is otherwise compliant with all laws .

Sec. 70-730. – Permit duration; renewal; fees.

(a) Permits for the operation of a Short-Term Loan Establishment shall be annual permits which expire on December 31 of each year. Each permit shall include the name of the permit holder and address of the premises. Permits in good standing on the date of their expiration shall be eligible for renewal. The application for a permit shall be accompanied by payment in full of the fee stated in this section, by cash, certified or cashier's check, or money order. No application shall be considered complete until the fee is paid. The fee shall not be refunded under any circumstances.

(b) The fee for each permit shall be as follows:

(1) Short-Term Loan Establishment permit: $5,000 per year, or $2,500 if less than six (6) months remain in the calendar year on the date a permit is issued.

(c) No fees will be effective until approved by a simple majority of the City's electors.

Sec. 70-731. – Compliance with Code.

Any violation of the Building Code, Fire Prevention Code, or the Zoning Ordinance shall be a basis to deny, revoke, or not renew a Short-Term Loan Establishment permit.

Sec. 70-732. – Authority to prescribe additional regulations.

The Director shall have the power to promulgate regulations as may be necessary and feasible for carrying out of the intent of the Short-Term Lending Code and the duties of the Director under the Short-Term Lending Code which are not inconsistent with the provisions of such Code.

Sec. 70-733. – Penalty for violation of Short-Term Lending Code.

It shall be unlawful for any person to violate any of the provisions of the Short-Term Lending Code. Upon conviction thereof, such person shall be fined not less than $100 and not more than $500 or be punished by imprisonment in jail for a period not exceeding 180 days or be punished by both such fine and imprisonment. Each day's violation of, or failure, refusal, or neglect to comply with any provision of the Short-Term Lending Code shall constitute a separate and distinct offense. The penalties provided in this section are in addition to, and are separate from, any administrative actions by the Director to revoke or deny renewal of a permit issued under the Short-Term Lending Code.

Sec.70-734. – Judicial review of orders of Director; stay of enforcement of orders.

Following the entry of an order by the Director revoking a permit or denying a new or renewal application for a permit, such permittee or applicant may seek judicial review in a manner provided by law. The director shall stay enforcement of such order for a period of time not to exceed 30 days from the Director's decision or, if a petition for judicial review is filed, final disposition of the judicial review.

Sec. 70-735. – Contents of application.

Any person desiring to operate a Short-Term Loan Establishment shall make written application for a Short-Term Loan Establishment permit or the renewal thereof to the Director or the Director's designee. The application shall be signed by the applicant or an authorized signator of the applicant and notarized. All applications shall be submitted on a form supplied by the Director and shall set forth at least the following:

(a) The name, residence address, electronic mail address, home and cellular telephone number, and date and place of birth of the applicant or authorized signator;

(b) The business name, street address of the business premises, electronic mail address of the business, and telephone number of the business;

(c) The names, residence addresses, residence and cellular telephone numbers, and dates and places of birth of the following:

(1) All partners, if the applicant is a partnership;

(2) All members, if the applicant is a limited liability company;

(3) All corporate officers and Directors and all shareholders with greater than a 10 percent (10%) interest in the corporation, if the applicant is a corporation; and

(4) All persons having an ownership interest in any other type of business entity or association.

(d) Whether or not the applicant and/or authorized signator has been convicted of violating any provision of the Short-Term Lending Code; has been convicted of a felony, misdemeanor, infraction or ordinance violation involving moral turpitude, a breach of a fiduciary obligation, or crimes of physical violence or against property; or has ever had a permit issued under the Short-Term Lending Code revoked and, if so, the reason therefore;

(e) If the applicant is a Missouri corporation, a certificate of good standing issued by the Missouri secretary of state not more than 30 days prior to the submittal of the application or, if a foreign corporation, a certificate of authority to do business issued by the Missouri secretary of state not more than 30 days prior to the submittal of the application; and

(f) Such further information as the Director may reasonably require.

Sec. 70-736. – Criteria for issuance of permit.

The Director shall investigate the application for a Short-Term Loan Establishment permit and shall issue the permit authorized by the Short-Term Lending Code if the Director finds that each of the following conditions is met without exception:

(a) Applicant is current in the payment of all taxes, fees, and other amounts due to the City on any account, for any purpose;

(b) The application appears to be truthful, complete, and accurate;

(c) The application is accompanied by the required fee;

(d) The location of the premises meets all applicable spacing, distance and location requirements of applicable zoning ordinances, or the Establishment was lawfully in existence on the date of adoption of the Short-Term Lending Code and was authorized to be in non-conformance;

(e) The premises meet all other applicable health, safety, zoning, property maintenance, building and fire codes, and comply with all ordinances of the City;

(f) Applicant has provided the Director with a designated agent for service who can regularly be contacted in the City during normal business hours;

The Director or a designee is authorized to make inspections of the Short-Term Loan Establishment's premises at reasonable times and hours of any day for purposes of determining whether such Short-Term Loan Establishment fully complies with the provisions of the Short-Term Lending Code.

Sec. 70-737. – Approval or disapproval of application and hearing.

(a) The application for a Short-Term Loan Establishment permit, or the renewal thereof, authorized under the Short-Term Lending Code shall be approved or disapproved within 30 days from the date of the Director's determination that the application is complete, unless the applicant agrees in writing to an extension of that time period. If a permit application is disapproved, the Director shall notify the applicant by registered or certified mail to the business address stated in the applicant's application and shall state the basis for such disapproval.

(b) If within ten (10) days after the Director mails notice to an applicant that the application has been disapproved, the applicant files with the Director a written request for a hearing before the Director on whether the applicant has satisfied the criteria set forth in this Section 70-736 of the Short-Term Lending Code; then, the Director shall within five days of receipt of a timely request, mail a notice of hearing to the applicant, which shall include the date, time and place for the hearing before the Director. The date for the hearing shall not be less than 10 days, nor more than 40 days, following receipt by the Director of the request for a hearing by applicant under this section, unless the aggrieved party requesting the hearing agrees to extent the time for the hearing or except for good cause shown.

Sec. 70-738. – Display of permit.

Every individual, firm, corporation, partnership, organization, or association holding a permit under the Short-Term Lending Code as a Short-Term Loan Establishment shall post its permit in a conspicuous place and manner on the premises.

Sec. 70-739. – Compliance with the Short-Term Lending Code and other regulations.

It shall be the duty of a permittee to comply with all the provisions of the Short-Term Lending Code and with all regulations issued by the Director pertaining to Short-Term Loan Establishments. Failure to comply with the Short-Term Lending Code or regulations after written notification of noncompliance has been delivered to the permittee by the City is a permissible basis for revocation or nonrenewal of the permit.

Sec. 70-740. – Notice on premises required.

(a) It shall be the affirmative duty of each permittee to post a notice printed in not less than 24-point bold type within 3 feet of each location within the premises at which a customer, borrower, or other member of the general public is invited or directed to stand or sit to either apply for a loan, to answer or ask questions, to review or sign transaction documents, or receive loan proceeds, to make payments or to inquire about, or apply for, the renewal or the rolling over of a loan, which sets out the following information:

(1) The word “NOTICE” in bold capital letters;

(2) That this establishment is a short-term loan establishment and is not a federally chartered bank, savings and loan association, or credit union;

(3) The interest rates and fees charged;

(4) The annual percentage rate equivalent of the aggregate of those interest rates and fees charged per $100.00 borrowed;

(5) A computation of the amounts that would be paid on an original loan renewed or rolled-over after the expiration of its original term without any payment of either principal or interest each time, up to six times;

(6) A warning that default may result in loss of property used as security for the loan and garnishment of wages and checking and savings accounts; and

(7) Notice and clear explanation of any state or federal rights to rescind the loan agreement.

(b) Failure to comply with the requirement of this section and all other requirements of the Short-Term Lending Code is unlawful.

Sec. 70-741. – Referral to Alternative Financial Assistance

It shall be the affirmative duty of each permittee to provide to all interested customers and patrons a guide regarding alternatives to short-term loans which has been pre-approved by the City. Should such guide be supplemented or revised, permittee shall distribute the then-current guide approved by the City for distribution.

Sec.70-742. – Revocation or denial.

(a) Any permit issued under the provisions of the Short-Term Lending Code may be revoked or any permit may be denied by the Director, after due notice and affording an opportunity for a hearing, for any violation of the provisions of the Short-Term Lending Code and as otherwise provided in the Springfield City Code, including without limitation, Section 70-51.

(b) Procedures. The procedure for and conduct of hearings under this section shall be as set forth in Section 70-51.

Sec.70-743. – Renewal of permit.

(a) All Short-Term Loan Establishment permits shall expire on December 31 of each calendar year. Renewal applications for such permits shall be submitted between October 1 and November 30 of each calendar year, accompanied by payment in full of the fee stated in the Short-Term Lending Code, by cash, certified or cashier's check, or money order, and no application shall be considered complete until the fee is paid. The fee shall not be refunded under any circumstances. A Short-Term Loan Establishment permit issued under the Short-Term Lending Code may be renewed if an application in the form provided by the Director has been filed with the application fee with the Director and if the applicant is in compliance with the requirements of the Short-Term Lending Code for an original permit including but not limited

to Section 70-736 of the Short-Term Lending Code.

(b) Upon timely application therefore, and subject to meeting the requirements in the Short-Term Lending Code for a new permit, a Short-Term Loan Establishment permit may be renewed by issuance of a new permit in the manner provided in the Short-Term Lending Code unless the Director disapproves the renewal application in the manner provided by Section 70-737 of the Short-Term Lending Code.

(c) If the application for renewal of a permit is not made during the time provided in subsection (a) of this section, the permit shall expire and the permittee shall cease all activities regulated by the Short-Term Lending Code and the permittee shall file a new application and meet all requirements of the Short-Term Lending Code before engaging in the business or occupations regulated under the short Term Lending Code. In addition, an application for renewal filed after the expiration date shall be treated as a new application.

Section 2 – Savings clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause of causes of action occurred or existing, under any act or ordinance repealed hereby.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage except that the fee provision shall not be in full force and effect until 60 days after the voters of the City of Springfield pass a ballot measure that authorizes the fee for the Short-Term Loan Establishment permit described in this Ordinance.

Passed at meeting: _____

_____
Mayor

Attest:_____, City Clerk

Filed as Ordinance: _____

Approved as to form: Rhonda Lewsader, City Attorney

Approved for Council action: Jason A. Page, City Manager

EXPLANATION TO COUNCIL BILL 2019-104

FILED: 04-16-19

ORIGINATING DEPARTMENT: Law

PURPOSE: Adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments, including a permit requirement and registration fee.

BACKGROUND INFORMATION: The Finance and Administration Committee considered the issue of regulating short-term loan establishments. The Committee heard testimony regarding short-term loan establishments and their impact on low-income citizens and requested that staff draft an ordinance similar to the St. Louis ordinance regulating short-term loan establishments which was then modified pursuant to Committee input. This Ordinance establishes regulations for short-term loan establishments including an annual permit, a permit fee, compliance with City Code, and a notice regarding loan information on the establishment's premises. The permit fee will not go into effect unless a ballot measure approving the fee is passed by the public.

Submitted by:

Rhonda Lewsader, City Attorney

Approved by:

Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 11
Filed: 04-16-19

Sponsored by: Schilling, Hosmer Ollis and Simpson

First Reading _____ Second Reading _____
SUBSTITUTE
COUNCIL BILL 2019-104 GENERAL ORDINANCE_____

AN ORDINANCE

ADOPTING Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments.

_____

WHEREAS, City Council concludes that the lending and marketing practices of Short-Term Loan Establishments, as defined herein, result in serious financial hardships to some of its citizens, particularly its elderly and low-income citizens, from which they cannot readily extract themselves; can perpetuate poverty; and can increase dependency upon public financial assistance, housing, health care, and social services; and

WHEREAS, City Council finds that the short-term loan industry targets low-income citizens, who are most likely to suffer financial hardship as a result of the lending practices and small loan products offered by Short-Term Loan Establishments; and

WHEREAS, City Council recognizes that the State of Missouri regulates Short-Term Loan Establishments in certain regards but further recognizes that those State regulations do not meet the level of protections for consumers common in adjacent states, nor do they adequately protect the City's citizens from certain lending and marketing practices of Short-Term Loan Establishments; and

WHEREAS, the City has the authority to further regulate Short-Term Loan Establishments in the manner described below; and

WHEREAS, City Council finds that regulation of Short-Term Loan Establishments is necessary for the promotion and protection of the public health, safety, and welfare of its citizens, and the public good of maintaining a viable tax base to fund essential services.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

NOTE: Language to be added is underlined.

Section 1 – Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' is hereby adopted as follows:

Sec. 70-725. – Title.

This Article shall be known as the 'Short-Term Lending Code.'

Sec. 70-726. – Findings and intent of article.

City Council finds and declares the following:

(a) That the lending and marketing practices of Short-Term Loan Establishments, as defined herein, results in serious financial hardships to its citizens, particularly its elderly and low-income citizens, from which they cannot readily extract themselves; can perpetuate poverty; and can increase the dependency upon public financial assistance, housing, health care and social services; and

(b) That the patterns of its proliferation demonstrate that the industry targets low-income citizens most likely to suffer financial hardship as a result of the lending practices and small-loan products offered by Short-Term Loan Establishments; and

(c) That regulation of Short-Term Loan Establishments is necessary for the promotion and protection of: the public health, safety, and welfare of the City's citizens; and the public good of maintaining a viable tax base to fund essential services.

Sec. 70-727. – Definitions.

The following words, when used in the Short-Term Lending Code, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the Director of the Department of Finance of the City or a person designated by the Director of the Department of Finance.

Permittee means any individual, firm, association, corporation, partnership, association or organization holding a permit issued by the Director pursuant to the Short-Term Lending Code to operate a Short-Term Loan Establishment.

Premises means the bounds of the facility where a Short-Term Loan Establishment conducts business and includes parking lots and other adjacent private property occupied by or used in connection with the business.

Short-Term Loan Establishment means an establishment which: (a) engages in the business of providing money to customers on a temporary basis, wherein such loans are secured by post-dated check, paycheck, or car title, or (b) is registered as a lender under state or federal law. This classification does not include a state or federally chartered bank, savings and loan association, credit union, or mortgage broker or originator. This classification does not include nonprofit organizations exempt from taxes under Section 501(c)(3) of the Internal Revenue Code of 1986 as amended, nor does it include organizations certified as Community Development Financial Institutions by the U.S. Treasury. Further, this classification does not include the businesses of licensed pawnbrokers or establishments selling consumer goods, including consumables, where the loans or the cashing of checks or money orders are incidental to the main purpose of the business. This classification does include, but is not limited to, check cashing stores, payday loan stores, and car title loan businesses.

Sec. 70-728. – Applicability of other regulations; conflicting provisions.

(a) In the event of a conflict between the provisions of the Short-Term Lending Code and other ordinances or other parts of the Springfield City Code, the provisions of the Short-Term Lending Code shall control.

(b) The permit required by the Short-Term Lending Code shall be in addition to any other licenses and permits required by the Springfield City Code.

Sec. 70-729. – Permit required.

Within sixty (60) days of the effective date of this Ordinance, it shall be unlawful for any individual, firm, association, corporation, partnership, or organization:

(a) To operate or maintain a Short-Term Loan Establishment in the City unless the owner, operator, or lessee thereof has applied for and obtained a Short-Term Loan Establishment permit from the City; or

(b) To operate such business after such permit has expired or has been revoked by the City.

A permit shall be required for each location at which a Short-Term Loan Establishment operates in the City; even a location within another business

operation. A permit shall be valid for a period of time of one calendar year (or the remaining portion of a calendar year) and must be renewed annually. This permit shall be in addition to any other permit or license required by other local, state, or federal government. No permit shall be issued for any business seeking to operate at a location prohibited by any applicable local, state, or federal law, statute, ordinance, rule or regulation; provided, however, that a business lawfully in existence on the date of adoption of the Short-Term Lending Code is eligible to apply for and receive a permit so long as such business is otherwise compliant with all laws .

Sec. 70-730. – Permit duration; renewal.

Permits for the operation of a Short-Term Loan Establishment shall be annual permits which expire on December 31 of each year. Each permit shall include the name of the permit holder and address of the premises. Permits in good standing on the date of their expiration shall be eligible for renewal.

Sec. 70-731. – Compliance with Code.

Any violation of the Building Code, Fire Prevention Code, or the Zoning Ordinance shall be a basis to deny, revoke, or not renew a Short-Term Loan Establishment permit.

Sec. 70-732. – Authority to prescribe additional regulations.

The Director shall have the power to promulgate regulations as may be necessary and feasible for carrying out of the intent of the Short-Term Lending Code and the duties of the Director under the Short-Term Lending Code which are not inconsistent with the provisions of such Code.

Sec. 70-733. – Penalty for violation of Short-Term Lending Code.

It shall be unlawful for any person to violate any of the provisions of the Short-Term Lending Code. Upon conviction thereof, such person shall be fined not less than $100 and not more than $500 or be punished by imprisonment in jail for a period not exceeding 180 days or be punished by both such fine and imprisonment. Each day's violation of, or failure, refusal, or neglect to comply with any provision of the Short-Term Lending Code shall constitute a separate and distinct offense. The penalties provided in this section are in addition to, and are separate from, any administrative actions by the Director to revoke or deny renewal of a permit issued under the Short-Term Lending Code.

Sec.70-734. – Judicial review of orders of Director; stay of enforcement of orders.

Following the entry of an order by the Director revoking a permit or denying a new or renewal application for a permit, such permittee or applicant may seek judicial review in a manner provided by law. The director shall stay enforcement of such order for a period of time not to exceed 30 days from the Director's decision or, if a petition for judicial review is filed, final disposition of the judicial review.

Sec. 70-735. – Contents of application.

Any person desiring to operate a Short-Term Loan Establishment shall make written application for a Short-Term Loan Establishment permit or the renewal thereof to the Director or the Director's designee. The application shall be signed by the applicant or an authorized signator of the applicant and notarized. All applications shall be submitted on a form supplied by the Director and shall set forth at least the following:

(a) The name, residence address, electronic mail address, home and cellular telephone number, and date and place of birth of the applicant or authorized signator;

(b) The business name, street address of the business premises, electronic mail address of the business, and telephone number of the business;

(c) The names, residence addresses, residence and cellular telephone numbers, and dates and places of birth of the following:

(1) All partners, if the applicant is a partnership;

(2) All members, if the applicant is a limited liability company;

(3) All corporate officers and Directors and all shareholders with greater than a 10 percent (10%) interest in the corporation, if the applicant is a corporation; and

(4) All persons having an ownership interest in any other type of business entity or association.

(d) Whether or not the applicant and/or authorized signator has been convicted of violating any provision of the Short-Term Lending Code; has been convicted of a felony, misdemeanor, infraction or ordinance violation involving moral turpitude, a breach of a fiduciary obligation, or crimes of physical violence or against property; or has ever had a permit issued under the Short-Term Lending Code revoked and, if so, the reason therefore;

(e) If the applicant is a Missouri corporation, a certificate of good standing issued by the Missouri secretary of state not more than 30 days prior to the submittal of the application or, if a foreign corporation, a certificate of authority to do business issued by the Missouri secretary of state not more than 30 days prior to the submittal of the application; and

(f) Such further information as the Director may reasonably require.

Sec. 70-736. – Criteria for issuance of permit.

The Director shall investigate the application for a Short-Term Loan Establishment permit and shall issue the permit authorized by the Short-Term Lending Code if the Director finds that each of the following conditions is met without exception:

(a) Applicant is current in the payment of all taxes, fees, and other amounts due to the City on any account, for any purpose;

(b) The application appears to be truthful, complete, and accurate;

(c) The location of the premises meets all applicable spacing, distance and location requirements of applicable zoning ordinances, or the Establishment was lawfully in existence on the date of adoption of the Short-Term Lending Code and was authorized to be in non-conformance;

(d) The premises meet all other applicable health, safety, zoning, property maintenance, building and fire codes, and comply with all ordinances of the City;

(e) Applicant has provided the Director with a designated agent for service who can regularly be contacted in the City during normal business hours;

The Director or a designee is authorized to make inspections of the Short-Term Loan Establishment's premises at reasonable times and hours of any day for purposes of determining whether such Short-Term Loan Establishment fully complies with the provisions of the Short-Term Lending Code.

Sec. 70-737. – Approval or disapproval of application and hearing.

(a) The application for a Short-Term Loan Establishment permit, or the renewal thereof, authorized under the Short-Term Lending Code shall be approved or disapproved within 30 days from the date of the Director's determination that the application is complete, unless

the applicant agrees in writing to an extension of that time period. If a permit application is disapproved, the Director shall notify the applicant by registered or certified mail to the business address stated in the applicant's application and shall state the basis for such disapproval.

(b) If within ten (10) days after the Director mails notice to an applicant that the application has been disapproved, the applicant files with the Director a written request for a hearing before the Director on whether the applicant has satisfied the criteria set forth in this Section 70-736 of the Short-Term Lending Code; then, the Director shall within five days of receipt of a timely request, mail a notice of hearing to the applicant, which shall include the date, time and place for the hearing before the Director. The date for the hearing shall not be less than 10 days, nor more than 40 days, following receipt by the Director of the request for a hearing by applicant under this section, unless the aggrieved party requesting the hearing agrees to extent the time for the hearing or except for good cause shown.

Sec. 70-738. – Display of permit.

Every individual, firm, corporation, partnership, organization, or association holding a permit under the Short-Term Lending Code as a Short-Term Loan Establishment shall post its permit in a conspicuous place and manner on the premises.

Sec. 70-739. – Compliance with the Short-Term Lending Code and other regulations.

It shall be the duty of a permittee to comply with all the provisions of the Short-Term Lending Code and with all regulations issued by the Director pertaining to Short-Term Loan Establishments. Failure to comply with the Short-Term Lending Code or regulations after written notification of noncompliance has been delivered to the permittee by the City is a permissible basis for revocation or nonrenewal of the permit.

Sec. 70-740. – Notice on premises required.

(a) It shall be the affirmative duty of each permittee to post a notice printed in not less than 24-point bold type within 3 feet of each location within the premises at which a customer, borrower, or other member of the general public is invited or directed to stand or sit to either apply for a loan, to answer or ask questions, to review or sign transaction documents, or receive loan proceeds, to make

payments or to inquire about, or apply for, the renewal or the rolling over of a loan, which sets out the following information:

(1) The word “NOTICE” in bold capital letters;

(2) That this establishment is a short-term loan establishment and is not a federally chartered bank, savings and loan association, or credit union;

(3) The interest rates and fees charged;

(4) The annual percentage rate equivalent of the aggregate of those interest rates and fees charged per $100.00 borrowed;

(5) A computation of the amounts that would be paid on an original loan renewed or rolled-over after the expiration of its original term without any payment of either principal or interest each time, up to six times;

(6) A warning that default may result in loss of property used as security for the loan and garnishment of wages and checking and savings accounts; and

(7) Notice and clear explanation of any state or federal rights to rescind the loan agreement.

(b) Failure to comply with the requirement of this section and all other requirements of the Short-Term Lending Code is unlawful.

Sec. 70-741. – Referral to Alternative Financial Assistance

It shall be the affirmative duty of each permittee to provide to all interested customers and patrons a guide regarding alternatives to short-term loans which has been pre-approved by the City. Should such guide be supplemented or revised, permittee shall distribute the then-current guide approved by the City for distribution.

Sec.70-742. – Revocation or denial.

(a) Any permit issued under the provisions of the Short-Term Lending Code may be revoked or any permit may be denied by the Director, after due notice and affording an opportunity for a hearing, for any violation of the provisions of the Short-Term Lending Code and as otherwise provided in the Springfield City Code, including without

limitation, Section 70-51.

(b) Procedures. The procedure for and conduct of hearings under this section shall be as set forth in Section 70-51.

Sec.70-743. – Renewal of permit.

(a) All Short-Term Loan Establishment permits shall expire on December 31 of each calendar year. Renewal applications for such permits shall be submitted between October 1 and November 30 of each calendar year. A Short-Term Loan Establishment permit issued under the Short-Term Lending Code may be renewed if an application in the form provided by the Director has been filed with the Director and if the applicant is in compliance with the requirements of the Short-Term Lending Code for an original permit including but not limited to Section 70-736 of the Short-Term Lending Code.

(b) Upon timely application therefore, and subject to meeting the requirements in the Short-Term Lending Code for a new permit, a Short-Term Loan Establishment permit may be renewed by issuance of a new permit in the manner provided in the Short-Term Lending Code unless the Director disapproves the renewal application in the manner provided by Section 70-737 of the Short-Term Lending Code.

(c) If the application for renewal of a permit is not made during the time provided in subsection (a) of this section, the permit shall expire and the permittee shall cease all activities regulated by the Short-Term Lending Code and the permittee shall file a new application and meet all requirements of the Short-Term Lending Code before engaging in the business or occupations regulated under the short Term Lending Code. In addition, an application for renewal filed after the expiration date shall be treated as a new application.

Section 2 – Savings clause. Nothing in this Ordinance shall be construed to affect any suit or proceeding now pending in any court or any rights acquired, or liability incurred nor any cause of causes of action occurred or existing, under any act or ordinance repealed hereby.

Section 3 – Severability Clause. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

Section 4 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest:_____, City Clerk

Filed as Ordinance: _____

Approved as to form:_____, City Attorney

Approved for Council action:_____, City Manager

EXPLANATION TO SUBSTITUTE COUNCIL BILL 2019-104

FILED: 04-16-19

ORIGINATING DEPARTMENT: Law

PURPOSE: To adopt Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments.

BACKGROUND INFORMATION: The Finance and Administration Committee considered the issue of regulating short-term loan establishments. The Committee heard testimony regarding short-term loan establishments and their impact on low-income citizens and requested that staff draft an ordinance similar to the St. Louis ordinance regulating short-term loan establishments which was then modified pursuant to Committee input. The Finance and Administration Committee voted to recommend to City Council an ordinance establishing regulations for short-term loan establishments including an annual permit, a permit fee, compliance with City Code, and a notice regarding loan information on the establishment's premises. The permit fee would not go into effect unless a ballot measure approving the fee is passed by the public. Mayor McClure requested that staff prepare this substitute version of the ordinance that does not include a permit fee.

Submitted by:

Rhonda Lewsader, City Attorney

Approved by:

Jason Gage, City Manager

One-rdg. _____
P. Hrngs. _____
Pgs. 10
Filed: 04-16-19

Sponsored by: Lear

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019 - 105 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the City Manager, or his designee, to accept the donation of a LiveScan Station, valued at $18,125.00, from the Missouri Police Chiefs Charitable Foundation.

WHEREAS, the Springfield Police Department ("SPD") applied for a grant, pursuant to Sec. 2-11, from the Missouri Police Chiefs Charitable Foundation ("MPCCF") for the award of a LiveScan Station; and

WHEREAS, the LiveScan Station is a booking workstation that includes both the hardware and software necessary for law enforcement to electronically collect forensic quality palm prints and fingerprints; and

WHEREAS, the MPCCF wishes to award one LiveScan Station; and

WHEREAS, the LiveScan Station is valued at $18,125.00; and

WHEREAS, this grant award also provides for a one-year warranty covering the awarded equipment; and

WHEREAS, SPD has communicated to MPCCF its desire to accept this grant award, subject to the approval of City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The City Manager, or his designee, is hereby authorized to accept the award of the a LiveScan Station from the Missouri Police Chief Charitable Foundation.

Section 2 – The City Manager, or his designee, is further authorized to execute an agreement with MPCCF to accept the award, said agreement to be in substantially the form as the document attached hereto and incorporated by reference as "Exhibit A"

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 -105

FILED: 04-16-19

ORIGINATING DEPARTMENT: Police

PURPOSE: Authorizing the City Manager, or his designee, to accept the donation of a LiveScan Station, valued at $18,125.00, from the Missouri Police Chiefs Charitable Foundation.

BACKGROUND INFORMATION: The City currently has a LiveScan Station which was purchased by and is maintained by Municipal Court. This device is nearing the end of its useful life and was due to be replaced in June 2019. Accepting this grant will make that replacement purchase unnecessary.

REMARKS: The Police Department will be responsible for the annual maintenance cost of the LiveScan station, eliminating that cost from the Municipal Court budget beginning in Fiscal Year 2019-2020.

Submitted by:

Paul F. Williams, Chief of Police

Approved by

Jason Gage, City Manager

Exhibit A

Missouri Police Chiefs Charitable Foundation

1001 East High Street, Jefferson City, MO 65101 573-636-5444, fax 573-636-6634

Missouri Law Enforcement LiveScan Project
Award Letter

Date:	February 18, 2019
To:	Chief Paul Williams
	Springfield Missouri Police Department
From:	Sheldon Lineback, MPCCF Executive Director
Equipment:	ELSA Live Scan Station
Award Year:	FY Fiscal Year 2018
Contract Number:	State Appropriation FY 2018 Fiscal Year
Grant Award Amount:	$18,125.00
Equipment Amount:	1

It is our pleasure to inform you that your application for Live Scan Station has been selected for award. This project is funded under the Law Enforcement Terrorism Prevention Program in which the Missouri Police Chiefs Charitable Foundation was selected to manage.

Your agency award includes the following:

ELSA LiveScan Station Cabinet Booking Workstation, Palms and Rolled Fingerprints including:

1. ELSA LiveScan Station Application Software
2. FBI Appendix F Certified Ten-print/Palmprint 500PPI Scanner.
3. Computer, monitor, keyboard
4. Ruggedized Cabinet (fixed-height)
5. FBI Certified Duplex Card printer (Finger & Palm)
6. Foot pedal for hands fee advancement
7. Standard Missouri Workflows and Profiles
8. 2-Finger FAST ID
9. Installation/On-site Training
10. Warranty: 1-year on-site Advantage Solution warranty, 9 X 5. Next day on-site response and parts replacement after first year agency is responsible for maintenance.
11. Freight / Standard shipment is 30 days from order.

Missouri Police Chiefs Charitable Foundation will as its deliverables under this award:

1. Will confirm shipping instructions and ship the device to the awarded agency.
2. MPCCF will coordinate with awarded agency in scheduling the installation which will be done by vendor and the Missouri Highway Patrol.
3. The MPCCF will provide a property transfer document for the awarded agency to sign and return to the MPCCF documenting the acceptance and transfer of all equipment relating to this award.
4. The MPCCF will provide a Completed Project Document to the awarded agency for signature upon the installation of the device which will serve to verify that the service is completed and the agency is satisfied with the service provided.

Awarded agency will in accepting this award:

1. Sign this award Letter.
2. Provide the MPCCF the awarded agency contract for this project by completing the (Missouri Law Enforcement LiveScan Project Contact Form) which is attached.
3. Sign the Property Transfer Document upon the receipt of the unit under this project. (This document will be provided during the installation and training.)
4. Agency will utilize, and meet all requirements by policy, state and federal law for the use of the equipment provided by this award.
5. Agency assumes all maintenance, up keep, and operation of all hardware, software, unit, and training as this award is a one- time allocation.
6. If there are repairs requiring replaced or if the system comes to its end of life that the awarded completes and sends an "Equipment Disposition Request Form" to the MPCCF at slineback@mopca.com. (This form is attached to this letter).
7. Agency will comply with all federal, state, local, and administrative laws relating to, but not limited to reporting requirements involving award funds origination.

In affixing the required signatures of the local governmental body and the law enforcement agency agree to the responsibilities and terms of this award.

For the local governmental body and law enforcement agency:

_____ _____

(Applicant Authorized Official) (Date)

_____ _____

(Applicant Project Director) (Date)

For the Missouri Police Chiefs Charitable Foundation

_____ _____

(MPCCF Chairman or MPCCF Executive Director (Date)

Upon signing this Award Letter, the MPCCF will sign and return a copy to your agency and will establish delivery and installation arrangements with you designated Project Contact. If you choose to decline this award please send an email or letter to Sheldon Lineback, MPCCF Executive Director at the address on this letter or at slineback@mopca.com.

State Appropriation FY 2018

LiveScan AWARD CONTACT FORM

Last Name: _____

First Name: _____

Agency: _____

Address: _____

_____

_____

Phone: _____

Cell/Mobile: _____

Email: _____

Please return to: MPCCF
1001 East High Street
Jefferson City, MO 65101
Fax: (573) 636-6634
Email: slineback@mopca.com

Proof of Acceptance

For Installation of Work Performed

State Appropriation FY 2017

I acknowledge I have examined the installation of LiveScan equipment, received training on its use, and I am satisfied with the work performed and training provided.

Signed: _____

Printed: _____

Date: _____

Agency: _____

Notes:

_____

_____

_____

_____

Missouri Law Enforcement LiveScan Project

State Appropriation FY 2018

Proof of Acceptance

For LiveScan Project

I acknowledge that I am responsible for the items I am picking up from the Missouri Police Chiefs' Charitable Foundation. I cannot and will not hold the Missouri Police Chiefs Charitable Foundation or Missouri Police Chiefs' Association liable for any damaged or missing parts as soon as they leave the care, custody, and control of the Missouri Police Chiefs Charitable Foundation.

Signed: _____

Printed: _____

Date: _____

Agency: _____

Equipment Received:

Equipment Disposition Request Form

Purpose of Disposition of Equipment/Property: When original or replacement equipment acquired with Homeland Security (HS) funds is no longer needed for the original project or program, the equipment may be retained, sold, or disposed, if not needed in any other Federally sponsored program. This form may be utilized to request to remove an equipment item from the inventory:

1) The subrecipient must obtain written (email) approval from the Division of Grants prior to disposing of any equipment purchased with HS funds.
    a. Equipment with the per item fair market value of less than $5,000.00 may be retained, sold, or disposed with no further obligation to the awarding agency.
    b. Equipment with a per item fair market value of $5,000.00 or more may be retained or sold. If sold, the awarding agency (OHS) shall have a right to the fair market value proceeds from the sale of the equipment.
    c. See 2 CFR 200.313 Equipment and other capital expenditures, and the Missouri Office of Homeland Security, Division of Grants, Local and State Assistance Administrative Guide for Homeland Security Grants.
2) This form along with the approval will need to be maintained in the subrecipient grant files.
3) If requesting disposition of multiple equipment items at one time you may attach a spreadsheet that includes all if the information below. Also select, See attached ☐

Requestor Name:	Job Title:	Agency:	Phone Number:	Signature:	Date:
Click here to enter text.	Click here to enter text.	Click here to enter text.	Click here to enter text.		Click here to enter a date.

Equipment Detail:

Region:	Choose an item.	County:	Click here to enter text.
Fiscal Year Purchased:	Click here to enter text.	Grant Program:	Choose an item.
Title Holder Agency:	Click here to enter text.	Equipment Location:	Click here to enter text.
Equipment Description:	Click here to enter text.	Manufacturer and Model:	Click here to enter text.
Identification Number/Serial Number:	Click here to enter text.	Quantity:	Click here to enter text.
Acquisition Cost:	Click here to enter text.	Acquisition Date:	Click here to enter text.
Current Market Value:	Click here to enter text.	% of Federal funds used in acquisition:	Click here to enter text.
Requested Method of Disposition:	Click here to enter text.		

Reason for Retirement: (Check appropriate box and not comments below)	☐	Expired (past useful shelf life)	☐	Missing or lost
	☐	Obsolete (not in use)	☐	Transferred
	☐	Disposed or discarded	☐	Stolen
	☐	Damaged or destroyed	☐	Other
	☐	Replaced (list new description, model, & serial number in comments box)		

Comments	Click here to enter text.

Approvals: The following approvals must be obtained before retirement of equipment is granted. *Each party should retain a copy*

Homeland Security Grant Program LETPA Project Director

Name	Title	Phone	Signature	Date
Click here to enter text.	Click here to enter text.	Click here to enter text.		

OHS Approval

Name	Title	Phone	Signature	Date
Click here to enter text.	Click here to enter text.	Click here to enter text.		

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed 04-16-19

Sponsored by Simpson

First Reading _____ Second Reading _____

COUNCIL BILL 2019- 106 SPECIAL ORDINANCE _____

AN ORDINANCE

APPROVING the conveyance of real property generally located at 3044 East Gasconade Street, to the heirs of Velmar M. Hill; and authorizing the issuance of a quit claim deed for same.

WHEREAS, the City acquired the real property generally located at 3044 East Gasconade Street through sewer tax bill collection; and

WHEREAS, total acquisition costs, including legal costs, were $2,152.17; and

WHEREAS, Ronald Hill, an heir to Velmar Hill, satisfied the City's default judgment in the amount of $2,225.04, which includes interest, on April 1, 2019; and

WHEREAS, disposition of real property calls for City Council approval.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby approves the conveyance of the property generally located at 3044 East Gasconade Street and depicted on "Exhibit A," which is attached hereto and incorporated herein by this reference, to the heirs of Velmar M. Hill.

Section 2 – City Council hereby authorizes the Mayor to execute a Quit Claim Deed, said Quit Claim Deed to be in substantially similar form as that document attached hereto and incorporated herein by reference as "Exhibit B."

Section 3 – This Ordinance shall be in full force and effect from and after passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 - 106

FILED: 04-16-19

ORIGINATING DEPARTMENT: Law

PURPOSE: Approving the conveyance of real property generally located at 3044 East Gasconade Street, to the heirs of Velmar M. Hill; and authorizing the issuance of a quit claim deed for same.

BACKGROUND INFORMATION: The City acquired the property generally located at 3044 East Gasconade Street (the "Property"), through sewer-tax-bill collection. Total acquisition costs, including legal costs, sewer tax bill costs, etc., were $2,152.17. Ronald Hill, an heir to Velmar Hill, paid the amount of $2,225.04, which includes interest, on April 1, 2019. Due to the satisfaction of the City's default judgment, the title to the Property shall return to the Heirs of Velmar M. Hill, owner of record at the time of sheriff's sale. A real-estate conveyance requires City Council's approval.

Submitted by:

Duke McDonald, Assistant City Attorney

Recommended by:

Collin Quigley, Assistant City Manager

Approved by:

Jason Gage, City Manager

City of Springfield, Missouri

3044 E. Gascondae

Exhibit A

DISCLAIMER: All information included on this map or digital file is provided 'as-is' for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.

CITY OF Springfield

Printed: Apr 03, 2019

Exhibit B

QUIT CLAIM DEED

THIS DEED, effective as of the _____ day of _____, 2019, by and between, **City of Springfield, Missouri**, a municipal corporation, Grantor, and **Heirs of Velmar M. Hill**, Grantee, at 3044 E. Gasconade, Springfield, MO 65804.

WITNESSETH, that the Grantor, for valuable consideration, to it paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, does by these presents REMISE, RELEASE, and FOREVER QUIT CLAIM unto the Grantee, the following described lots, tracts, or parcels of land lying, being, and situated in the County of Greene and State of Missouri to-wit:

> All of Lot 8, Block B, Park View Place Addition, a subdivision in Springfield, Greene County, Missouri, according to the recorded plat thereof; addressed as 3044 E. Gasconade.
>
> Parcel Number: 88-19-09-110-033

RESERVATION: Grantor reserves unto itself all easements, rights of way, and other such holdings, if any, Grantor held before December 17, 2018. On such date, Grantor acquired the above-described property by "Sheriff's Deed" recorded in Book 2019, Page 000790-19 of the records of the Greene County, Missouri Recorder of Deeds. Grantee may not cause any building or other structure to be erected on such easements, rights of way, and other such holdings herein reserved without the express approval of the Grantor. The easements, rights of way, and other such holdings shall run with the land and are binding upon Grantee and Grantee's heirs, successors, and assigns forever.

SUBJECT TO: (a) easements, restrictions, reservations, and other agreements and matters of record, if any, (b) taxes and assessments, general and special, not now due and payable; and (c) rights of the public in and to the parts thereof in streets, roads or alleys.

TO HAVE AND TO HOLD THE SAME, with all the rights, immunities, privileges, and appurtenances thereto belonging, unto the Grantee and unto Grantee's heirs and assigns forever; so that neither the Grantor nor Grantor's heirs or assigns, nor any other person or persons, for whom or in whose name or behalf, will hereinafter claim or demand any right or title to the described premises or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

IN WITNESS WHEREOF, The Grantor has caused these presents to be signed as of the day and year first above written.

SEAL THE CITY OF SPRINGFIELD, MISSOURI

By: _____
Ken McClure, Mayor

Attest:

_____
Anita J. Cotter, City Clerk

STATE OF MISSOURI)
) ACKNOWLEDGMENT
COUNTY OF GREENE)

On this _____ day of _____, 2019, before me personally appeared _____, to me personally known, in his capacity as Mayor of The City of Springfield, Missouri, a municipal corporation, and acknowledged said instrument with authority and on behalf of said municipality.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in Springfield, Missouri, this _____day of _____, 2019.

_____
Notary Public

My term of office expires: _____

One-rdg. _____
P. Hrngs. _____
Pgs. 18
Filed: 04-02-19

Sponsored by: Ferguson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 080 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Stubbs Subdivision generally located at 3308 West Chestnut Expressway, 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. (Staff recommends that City Council accept the public streets and easements.)

WHEREAS, an original preliminary plat of Stubbs Subdivision, dated February 26, 2019, is on file with the City's Department of Planning and Development; and

WHEREAS, on March 14, 2019, the Planning and Zoning Commission of the City of Springfield, Missouri, approved the Preliminary Plat of Stubbs Subdivision which is generally located at 3308 West Chestnut Expressway.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby authorizes the Director of Planning and Development, on behalf of the City of Springfield, to accept the land, easements, and improvements dedicated to the City, as shown on the Preliminary Plat of Stubbs Subdivision, which is generally located at 3308 West Chestnut Expressway, as approved by the Planning and Zoning Commission. The original plat of Stubbs Subdivision is on file in the Department of Planning and Development ("Approved Preliminary Plat"), a reduced version of which is attached hereto for general reference as "Exhibit B - Attachment 4," and all of "Exhibit B," including attachments, is incorporated herein by this reference.

Section 2 – The Director of Planning and Development shall be authorized to accept the land, easements, and improvements dedicated to the City, as shown on said plat, upon the applicant filing and recording a final plat in accordance with this

Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in “Exhibit B – Attachment 2,” and upon the Director of Public Works certifying to the Director of Planning and Development and the City Clerk that the public improvements have been made in accordance with City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in “Exhibit B – Attachment 2,” the City Clerk is hereby authorized to endorse City Council’s approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

Section 5 – This Ordinance shall be in full force and effect from and after its passage and is subject to Section 36-226 of the Land Development Code.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 - 080

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: 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 Stubbs Subdivision, generally located at 3308 West Chestnut Expressway, 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. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. An original Preliminary Plat of Stubbs Subdivision dated February 26, 2019, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 4."

B. The Planning and Zoning Commission held a public hearing on March 14, 2019, and approved both the preliminary plat by a vote of 8 to 0, subject to the following conditions:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per

the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. Highway Commercial is an appropriate district for this classification. The Major Thoroughfare Plan classifies Chestnut Expressway as an expressway and Nolting Avenue as a commercial local roadway which support the proposed land use.

REMARKS:

Staff recommends approval.

Submitted by:

R. Daniel Neal

Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Zoning and Subdivision Staff Report

ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Conditions of Plat Approval
Attachment 3, Engineering Report
Attachment 4, Preliminary Plat

EXHIBIT A

RECORD OF PROCEEDINGS
PRELIMINARY PLAT – STUBBS SUBDIVISION
Planning and Zoning Commission March 14, 2019

Preliminary Plat of Stubbs Subdivision
3308 West Chestnut Expressway
Applicant: Pendleton Family, LLC

Mr. Hosmer stated that this is a request for a three-lot subdivision on 4.47 acres of property located at 3308 West Chestnut Expressway. The Growth Management Land Use Plan identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. City's Transportation Plan classifies W. Chestnut Expressway as an Expressway and N. Nolting Avenue as a non-residential local roadway. Fifteen (15) feet of additional right of way needs to be dedicated along the entire length of the property frontage on West Chestnut Expressway. Fee in lieu of on-site stormwater detention will be not be allowed and detention will be required. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Don Berry, 1200 E. Woodhurst, Lee Engineering, applicant's representative and here to answer any questions.

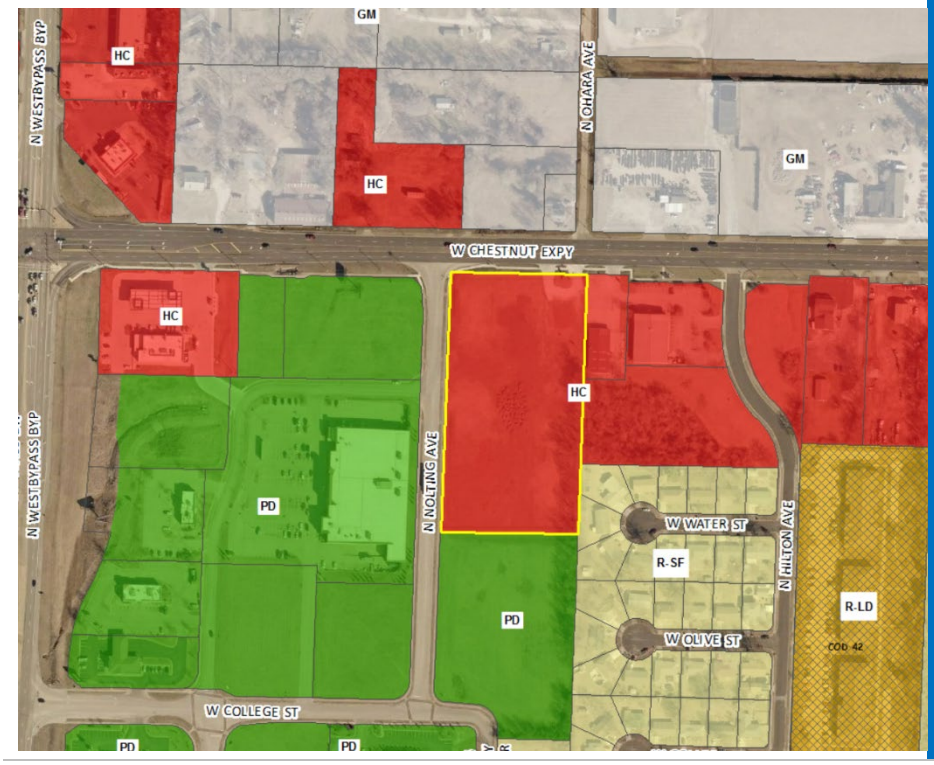
Mr. Doennig closed the public hearing.

COMMISSION ACTION:
Mr. Jobe motioned to **approve** Preliminary Plat of Stubbs Subdivision (3308 West Chestnut Expressway). Ms. Cox seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit B

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE NUMBER:
Preliminary Plat of Stubbs Subdivision

LOCATION:
3308 W. Chestnut Expressway

ACRES:
4.47 acres

EXISTING LAND USE:
Vacant/undeveloped land

APPLICANT:
Pendleton Family, LLC.

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve preliminary plat as submitted

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a three-lot subdivision named “Stubbs Subdivision”.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant’s proposal, with the conditions listed below, is consistent with the City’s *Subdivision Regulations*.

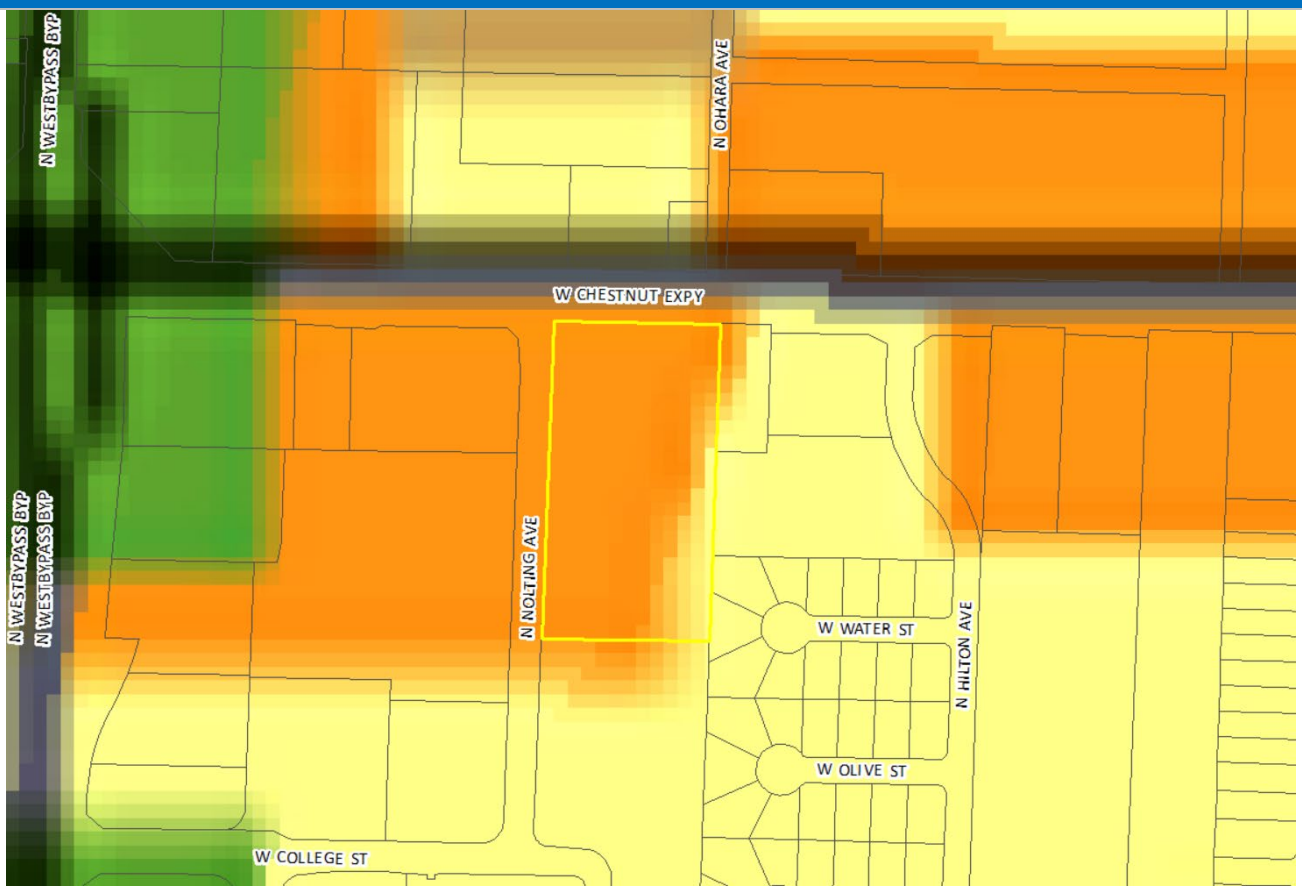
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	PD 310	HC & R-SF	PD 211, 3rd Am.
LAND USE	Single-family residence and vacant/undeveloped	Vacant/undeveloped	Retail establishment, Single-family residences and vacant/undeveloped	Grocery store and vacant/undeveloped

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:

GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

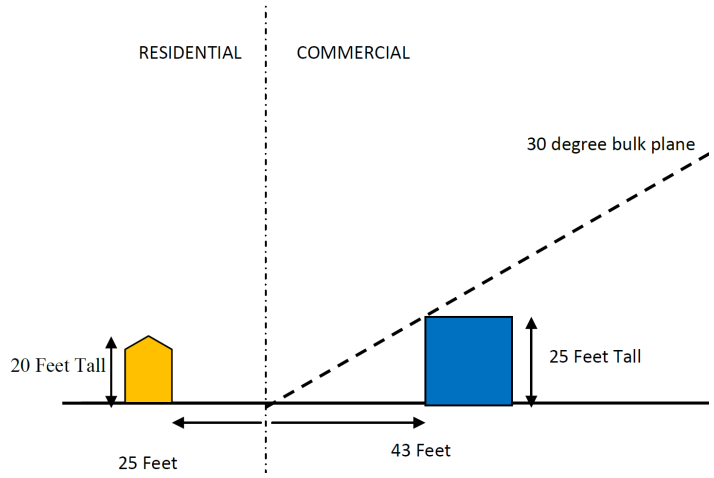
PROPERTY HISTORY:

The subject property was rezoned to HC, Highway Commercial District in 1995 during the Citywide re-mapping.

COMPATIBILITY WITH THE ZONING ORDINANCE:

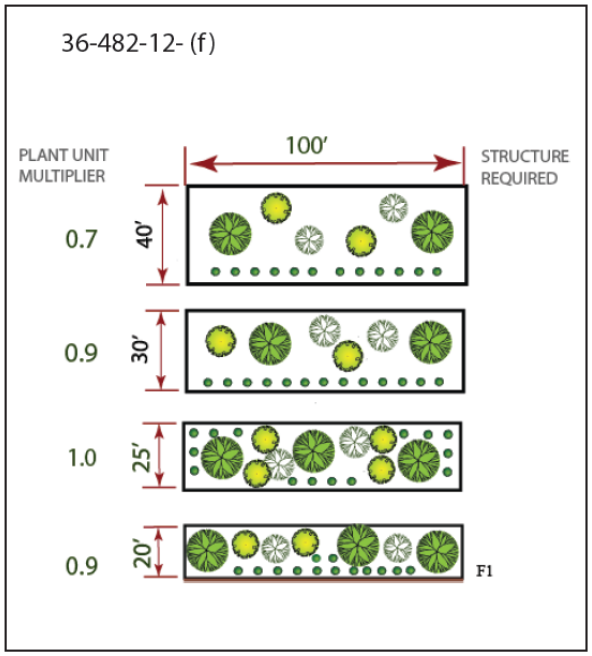
CODE ITEM	REQUIREMENTS FOR HC
Use Limitations	N/A
Maximum Structure Height	None, except that no structures shall be higher than a 30-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	25 feet along an arterial street
Side and Rear Setbacks	None, except as required by the supplemental open space and bufferyard requirements
Open Space Requirement	20%
Design Requirements	Standard per code

BULK PLANE



LANDSCAPING

Bufferyard Type "F"



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium Intensity Retail, Office or Housing. Highway Commercial is an appropriate district for this classification. The Major Thoroughfare Plan classifies Chestnut Expressway as an expressway and Nolting Avenue as a commercial local roadway which support the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 4.47 acres into a three-lot subdivision named "Stubbs Subdivision".

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2. An engineering report was provided by the engineer of record in Attachment 3.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

AT&T COMMENTS:

Add general utility easement along Nolting Ave. and Chestnut Expressway.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

Plat is acceptable to City Utilities.

CLEAN WATER SERVICES COMMENTS:

Note that the sewer easement on lot 1 is shown correctly but that the sewer main is not shown in the revised location. The easement is adequate for the revised location though, so I will go ahead and approve.

FIRE DEPARTMENT COMMENTS:

No comments.

MODOT COMMENTS:

The new additional r/w will need to be deeded to MoDOT. We will need a legal description and exhibit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City's Transportation Plan classifies W. Chestnut Expressway as an Expressway and N. Nolting Avenue as a Non-Residential Local roadway. The standard right-of-way width for W. Chestnut Expressway and N. Nolting Avenue are 65 feet and 30 feet from centerline, respectively. It appears approximately 15 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on W. Chestnut Expressway. A 30-foot by 30-foot right-of-way sight triangle is also needed at the corner of Chestnut and Nolting. It does not appear that any additional right-of-way is needed along N. Nolting Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Chestnut Expressway is under MODOT jurisdiction, while N. Nolting Avenue is under City of Springfield jurisdiction.

DRIVEWAY ACCESS
There are currently two driveway access points from the property to W. Chestnut Expressway. Per MODOT, both of these driveway approaches will need to be removed. One driveway access point will be permitted to this property from W. Chestnut Expressway – at a midpoint location between the two proposed lots, sharing a driveway access with a cross-access easement. Driveway access will be permitted to/from N. Nolting Avenue, that meets minimum spacing requirements from adjacent intersections/driveway approaches.

SIDEWALK
There is existing sidewalk along the property frontage of both W. Chestnut Expressway and N. Nolting Avenue. The existing infrastructure meets current City Standards.

IMPROVEMENTS
None required. Traffic Impact Studies (TISs) are not required as part of the platting process.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft)	Required Street ROW from Centerline (ft)
Street 1	W. Chestnut Expressway	Expressway	No	50	65
Street 2	N. Nolting Avenue	Local	Yes	30	30

STORMWATER COMMENTS:

The property is in the Upper Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed, and detention will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Water quality will be required if disturbing more than one acre.
4. More detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Upper Wilson's Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

Engineering Report

for

Stubbs Subdivision

Springfield, Missouri

Submitted to:

City of Springfield

January 22, 2019

Lee Engineering and Associates, LLC
1200 E. Woodhurst, Suite D200
Springfield MO, 65807
Phone: 417-886-9100
Fax: 417-886-9336
Missouri State Certificate of Authority
Engineering #2005015504

Project Number: 1833

Engineering Report for

Stubbs Subdivision

City of Springfield, Missouri

Title	Page Number
Summary	1
Sinkholes	1
Sanitary Sewer	1
Street System	1
Traffic Impact Statement	1
Utilities	1
Stormwater Calculations	1

A. Summary

The subject property is located on an approximately 5.0 acre tract at the southeast corner of W. Chestnut Expy and Nolting Avenue. The subdivision will divide the tract into three lots varying in size from 1.0 to 2.3 acres each. Two of the lots will front Chestnut Expy. and one lot will have direct access to Nolting Avenue.

B. Sinkholes:

There are no known sinkholes on the development site.

C. Sanitary Sewer:

The property is currently not served by public sanitary sewer. Public sanitary sewer extensions will be provided prior to platting. The closest public services are located approximately 220 feet to the west along Chestnut and approximately 100 feet to the east of the property through public easement. Sanitary sewer improvements will meet all city requirements.

D. Street System:

The property is bounded on two sides with existing streets. W. Chestnut Expy is on the north and is under MoDOT jurisdiction as this Expressway is also known as Business Loop I-44. Nolting Avenue along the western property line is classified as a local street. Both streets appear to meet city standards therefore public improvement to these facilities are not anticipated.

E. Traffic Impact Statement:

A traffic impact statement is not required. The subdivision of land will not generate any new traffic. Predevelopment review statements mentioned the existing driveway approaches on Chestnut do not meet the minimum spacing requirements. Plat notes will limit access of the two proposed lots along this street to share one driveway with a common access easement.

F. Utilities:

Gas, water and electric will be provided by City Utilities. Existing Mains are available on Chestnut and Nolting.

G. Stormwater:

The existing topography of the site drains to the northwest. Due to the nature of the proposed development, each individual lot will be responsible for constructing and maintaining detention and/or water quality requirements of the city. These improvements will be completed at time of development. These systems will discharge directly into existing public storm drains.

ATTACHMENT 4

PRELIMINARY PLAT
STUBBS SUBDIVISION

40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

BASIS OF BEARINGS:

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA GPS TIES TO MONUMENT GR-42

N: 152541.176m
E: 424463.245m
ELEV: 376.7m
SCALE FACTOR 0.99994651
DISTANCES SHOWN ARE GROUND DISTANCES

BUILDING SETBACKS:

Current Zoning: HC - Highway Commercial

Proposed Zoning: Lots 1-3 - HC

Current Zoning Setbacks

	HM
Front	25' - Primary Arterial
	15' - Local
Side	0'
Rear	0'

LOT INFORMATION:
Total Acreage - 4.71
Largest Lot: Lot 3 - 2.49 Acres
Smallest Lot: Lot 2 - 0.87 Acres

GENERAL NOTES:

1. Detention for each lot to be provided at the time of development.

FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to Flood Insurance Rate Map Community Panel 29077C 0328 E, effective December 17, 2010.

SURVEY NOTES:
Accuracy Standard: Type Urban Property

SOURCE OF TITLE: Book 2016 Page 50915-16

The utilities shown were compiled from existing mapping from city services, field locates, and from other mapping/plans such as highway plans. The utilities shown are only to the extent of the available mapping and may not represent all utilities on site. Any particular areas that become of concern during design/planning should be researched further. All buried utilities shown are approximate only.

SEWER NOTE:
Public sewer will be provided as shown on Public Improvement Plan 2019PW0004.

DECLARATION BY SURVEYOR:

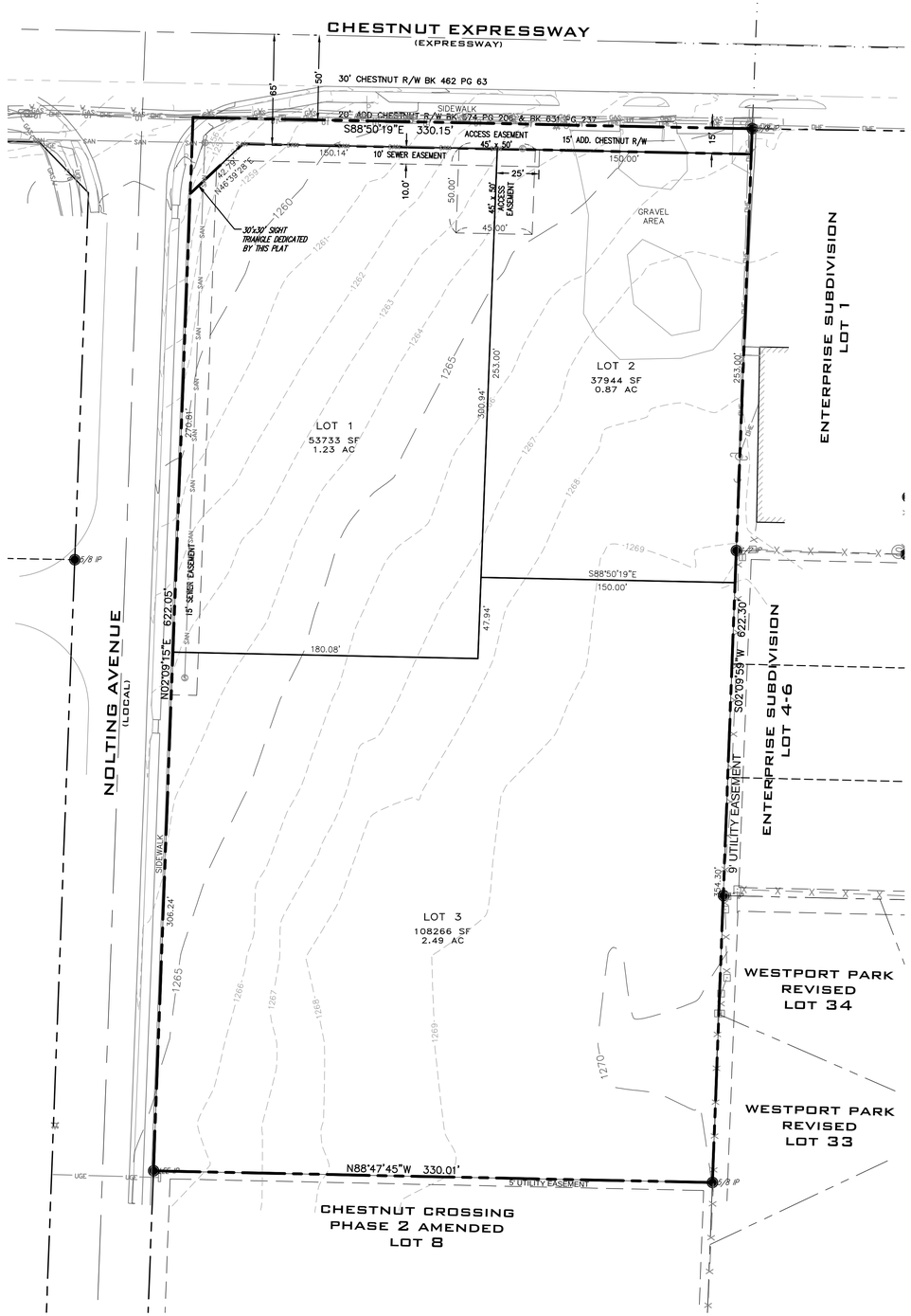
I hereby declare to Pendleton Family, LLC that the information contained hereon is based upon an actual survey of the land described herein, according to the current Missouri Survey Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

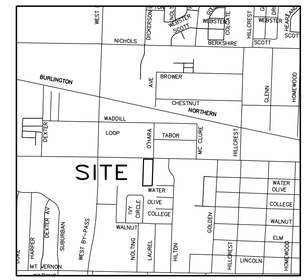
This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: _____ DATE: 02/26/2019

DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829



OWNER/DEVELOPER
Pendleton Family, LLC
1525 E Republic Road
Suite B155
Springfield, MO 65804



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SAN — SANITARY SEWER LINE
- UTILITY POLE
- ELECTRIC METER
- OHE — OVERHEAD ELECTRIC
- UGE — UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- CATV — CABLE TV LINE
- UT — UNDERGROUND PHONE
- OT — OVERHEAD PHONE
- F/O — FIBER OPTIC LINE
- WV — WATER VALVE
- WM — WATER METER
- W — WATER LINE
- FIRE HYDRANT
- GV — GAS VALVE
- GM — GAS METER
- GAS — GAS LINE
- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)

ABBREVIATIONS:

XFMR	TRANSFORMER
ICV	IRRIGATION CONTROL VALVE
CI	STORMWATER CURB INLET

DESCRIPTION -
All that part of the Northwest Quarter of the Northwest Quarter of Section 21, Township 29 North, Range 22 West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri, being more particularly described as follows: BEGINNING at the Northwest corner of Lot One of Enterprise Subdivision, a subdivision in the City of Springfield, Greene County, Missouri; thence, South 02°09'59" West, along and with the West line of said subdivision, a distance of 622.30 feet to an existing iron pin at the Northeast corner of Lot 3 of Chestnut Crossing Phase 2 Amended, a subdivision in the City of Springfield, Greene County, Missouri; thence, North 88°47'45" West, along and with the North line of said Lot, a distance of 330.01 feet to the Northwest corner of said Lot, said point also being on the East right-of-way line of Nolting Avenue; thence, North 02°09'15" East, along and with said East line, a distance of 622.05 feet to the South right-of-way line of Chestnut Expressway; thence, South 88°50'19" East, a distance of 330.15 feet to the POINT OF BEGINNING, containing 4.71 acres and being subject to easements, restrictions or rights-of-way, if any.

DATE:	
REVISIONS:	
BY:	

SCALE: 1" = 40'
FIELD BY: TS, JS
DRAWN BY: DRB
CHECKED BY: DRB

Preliminary Plat
PENDLETON FAMILY, LLC
3308 W Chestnut Expy
Springfield, Greene County, Missouri

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dlee@leeengineering.biz

"Engineering with Integrity"

DATE: 2019-01-24
SHEET: 1 OF 1
PROJECT: 1833
FILE: 1833 - Stubbs Sub Prelim Plat.dwg

One-rdg. _____
P. Hrngs. _____
Pgs. 16
Filed: 04-02-19

Sponsored by: Ferguson

First Reading: _____ Second Reading: _____

COUNCIL BILL 2019- 081 SPECIAL ORDINANCE _____

AN ORDINANCE

AUTHORIZING the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Sparkling Heights Subdivision generally located at 1777 North Packer Road, 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. (Staff recommends that City Council accept the public streets and easements.)

WHEREAS, an original preliminary plat of Sparkling Heights Subdivision, dated January 22, 2019, is on file with the City's Department of Planning and Development; and

WHEREAS, on March 14, 2019, the Planning and Zoning Commission of the City of Springfield, Missouri, approved the Preliminary Plat of Sparkling Heights Subdivision which is generally located at 1777 North Packer Road.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council hereby authorizes the Director of Planning and Development, on behalf of the City of Springfield, to accept the land, easements, and improvements dedicated to the City, as shown on the Preliminary Plat of Sparkling Heights Subdivision, which is generally located at 1777 North Packer Road, as approved by the Planning and Zoning Commission. The original plat of Sparkling Heights Subdivision is on file in the Department of Planning and Development ("Approved Preliminary Plat"), a reduced version of which is attached hereto for general reference as "Exhibit B - Attachment 3," including all attachments, is incorporated herein by this reference.

Section 2 – The Director of Planning and Development shall be authorized to accept the land, easements, and improvements dedicated to the City, as shown on said

plat, upon the applicant filing and recording a final plat in accordance with this Ordinance and the Subdivision Regulations of the City, which final plat shall substantially conform to the Approved Preliminary Plat, including those conditions described in “Exhibit B – Attachment 2,” and upon the Director of Public Works certifying to the Director of Planning and Development and the City Clerk that the public improvements have been made in accordance with City standards and specifications. Said public improvements shall not be accepted until the occurrence of the above written conditions.

Section 3 – The final plat shall not be recorded until: (1) the public improvements relating to the Approved Preliminary Plat have been constructed according to the specifications of the City of Springfield, Missouri, and are approved by the Director of Public Works, and all engineering fees, permit fees, licenses, and other fees occasioned by or in connection with the construction of said improvements have been paid to the City; or (2) in lieu of the construction of the improvements, that the Applicant has filed with the City Manager, according to the terms of the Subdivision Regulations of the City, the prescribed financial assurances in a form acceptable to the City to ensure the construction of the improvements and the payment to the City of all engineering fees, permit fees, licenses, and other fees occasioned by, or which will be occasioned by, the construction of the improvements.

Section 4 – Upon compliance with all the requirements of this Ordinance, including the conditions described in “Exhibit B – Attachment 2,” the City Clerk is hereby authorized to endorse City Council’s approval upon the final plat pursuant to Section 445.030, RSMo., and such endorsement shall constitute the acceptance of the Public Improvements contained therein.

Section 5 – This Ordinance shall be in full force and effect from and after its passage.

Passed at meeting: _____

_____
Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: _____, Assistant City Attorney

Approved for Council action: _____, City Manager

EXPLANATION TO COUNCIL BILL 2019 - 081

FILED: 04-02-19

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Sparkling Heights Subdivision generally located at 1777 North Packer Road, 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. (Staff recommends that City Council accept the public streets and easements.)

BACKGROUND INFORMATION:

A. An original Preliminary Plat of Sparkling Heights dated January 22, 2019, is on file in the Department of Planning and Development. A reduced version of which is included for general reference in "Exhibit B - Attachment 3."

B. The Planning and Zoning Commission held a public hearing on March 14, 2019, and approved the preliminary plat by a vote of 8 to 0, subject to the following conditions:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per

the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

All required improvements shall be the sole responsibility of the sub-divider. As prescribed by Section 36-233 of the Subdivision Regulations, the improvements shall be made or guaranteed by means of bond, escrow agreement, letter of credit or other appropriate security agreement. Release of the final plat for recording shall be withheld until the sub-divider has complied with this section.

Section 36-226 of the Subdivision Regulations requires that a final plat be submitted within two years of City Council's acceptance of the public streets and easements.

Attached for Council information is a sketch showing the location of the plat area, an exhibit showing the proposed plat, and a copy of the Planning and Development Department staff report to the Planning and Zoning Commission.

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for low-density housing. However, the subject property is located in an area that has industrial and manufacturing uses and zoning. The proposed zoning district is consistent with City Council action in this area. The property zoned Planned Development No. 128 allows industrial operations, warehouses and wholesale activities.

REMARKS:

Staff recommends approval.

Submitted by:

Michael Sparlin

Michael Sparlin, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Jason Gage, City Manager

EXHIBITS:
Exhibit A, Record of Proceedings
Exhibit B, Development Review Staff Report

ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Conditions of Plat Approval
Attachment 3, Preliminary Plat

EXHIBIT A

RECORD OF PROCEEDINGS
PRELIMINARY PLAT – SPARKLING HEIGHTS
Planning and Zoning Commission March 14, 2019

Z-7-2019 w/COD #168 1777 North Packer Road and 2800 East Blaine Street **Applicant:** Rice & Heer Leasing Company, H&C Partnership, and City of Springfield	Preliminary Plat of Sparkling Heights 1777 North Packer Road **Applicant:** Rice & Heer Leasing Company and H&C Partnership

Zoning and preliminary plat are combined.

Mr. Hosmer stated that this is a request to rezone approximately 40.22 acres of property generally located at 1777 North Packer Road and the 2800 block of East Blaine Street from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing and establish Conditional Overlay District No. 168. Ozarks Coca-Cola is in the process of expanding their operations to the west onto the adjacent property, currently zoned Planned Development No. 128. The Comprehensive Plan identifies this area as appropriate for Low-Density Housing. However, the subject property is in an area that has already been zoned industrial and manufacturing. City's Transportation Plan classifies N. Packer Road as a Secondary Arterial roadway and E. Blaine Street as a Collector roadway. Stormwater detention is already provided by the City-owned regional detention facility which will be maintained in its current location and will prohibit all other GM uses. The proposed Conditional Overlay District maintains the same setbacks in the PD of 120 feet for structures and 50 feet for parking lots from the west property line. The COD also maintains the 50 feet setback for structures and parking lots from Packer Road. A 45-degree bulk-plane is required from the western district boundary. A Type H bufferyard adjacent to R-SF will be required however, at 50 ft in depth and not 35 ft. Traffic Impact Study (TIS) shall be prepared at the time of development or improvements made. Staff recommends approval.

Mr. Hosmer also states that this is a request for a one-lot subdivision on 35.4 acres of property located at 1777 North Packer Road. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for low-density housing. However, the subject property is in an area that has industrial and manufacturing uses/zoning. City's Transportation Plan classifies Packer Road as a Secondary Arterial roadway and Blaine Street as a Collector roadway which supports the proposed land use. At the time of development, sidewalk will be required to be constructed along the entire length of the property frontage. Stormwater detention is provided by regional detention area. Stream buffer will be provided. A Traffic Impact Study will be required or public improvements to Packer and Blaine. If Planning and

Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Ms. Cox asked about the drainage way.

Ms. Hawkins stated that some of the stream has been engineered and where it is natural they are required to have a 50 feet stream buffer on each side.

Mr. Doennig opened the public hearing.

Sally Hargis, 1470 E. Meadowmere, representing the family ownership of Coca-Cola. They are expanding their franchise after outgrowing their previous warehouses and adjusting to current use. There will not be any dock operation and lighting on the westside and in the process of cleaning up parts of Jordan Creek and will maintain/protect its portion of the creek.

Mr. Doennig closed the public hearing.

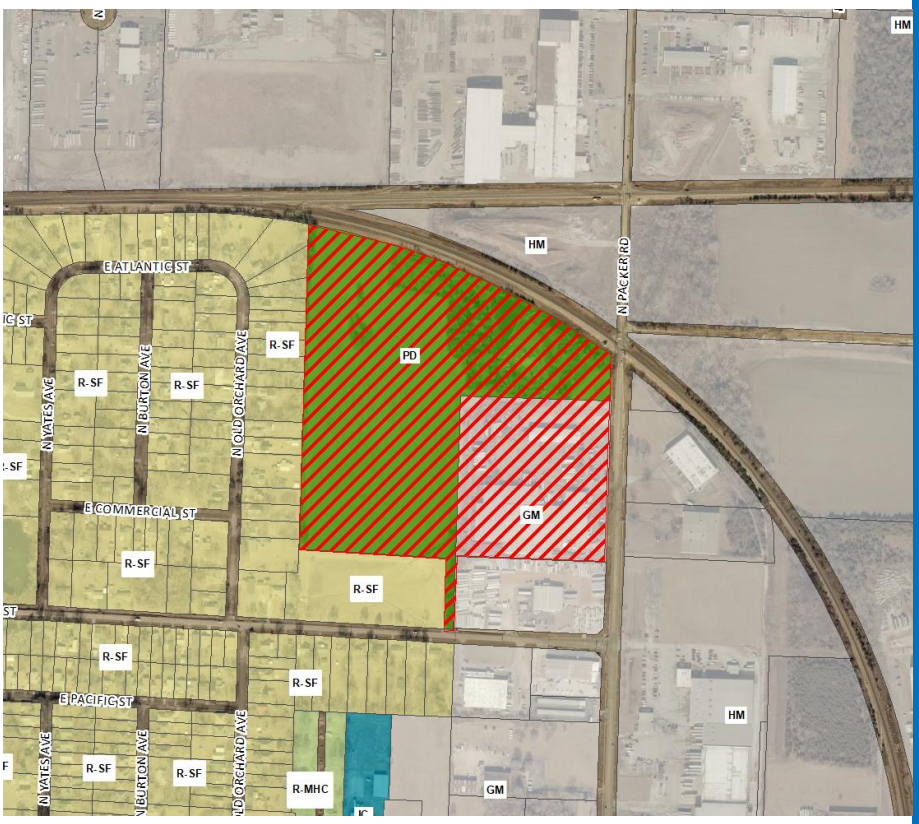
COMMISSION ACTION:
Ms. Cox motioned to **approve** Z-7-2019 w/COD #168 (1777 North Packer Road and 2800 East Blaine Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

COMMISSION ACTION:
Ms. Cox motioned to **approve** Preliminary Plat of Sparkling Heights (1777 North Packer Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Cox, Rose, Ogilvy, Broekhoven, Thomas, and Jobe. Nays: None. Abstain: None. Absent: Shuler.

Bob Hosmer, AICP
Principal Planner

Exhibit B

PLANNING AND ZONING COMMISSION PUBLIC HEARING:	MARCH 14, 2019
CITY COUNCIL PUBLIC HEARING:	APRIL 8, 2019



CASE NUMBER:
Preliminary Plat of Sparkling Heights

LOCATION:
1777 N. Packer Road

ACRES:
35.4 acres

EXISTING LAND USE:
Food & drink processing plant and storage, and undeveloped land.

APPLICANT:
Rice & Heer Leasing Company, H&C Partnership

STAFF:
Michael Sparlin, 417-864-1091

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve preliminary plat as submitted

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a one-lot subdivision named “Sparkling Heights”.

FINDINGS FOR STAFF RECOMMENDATION:

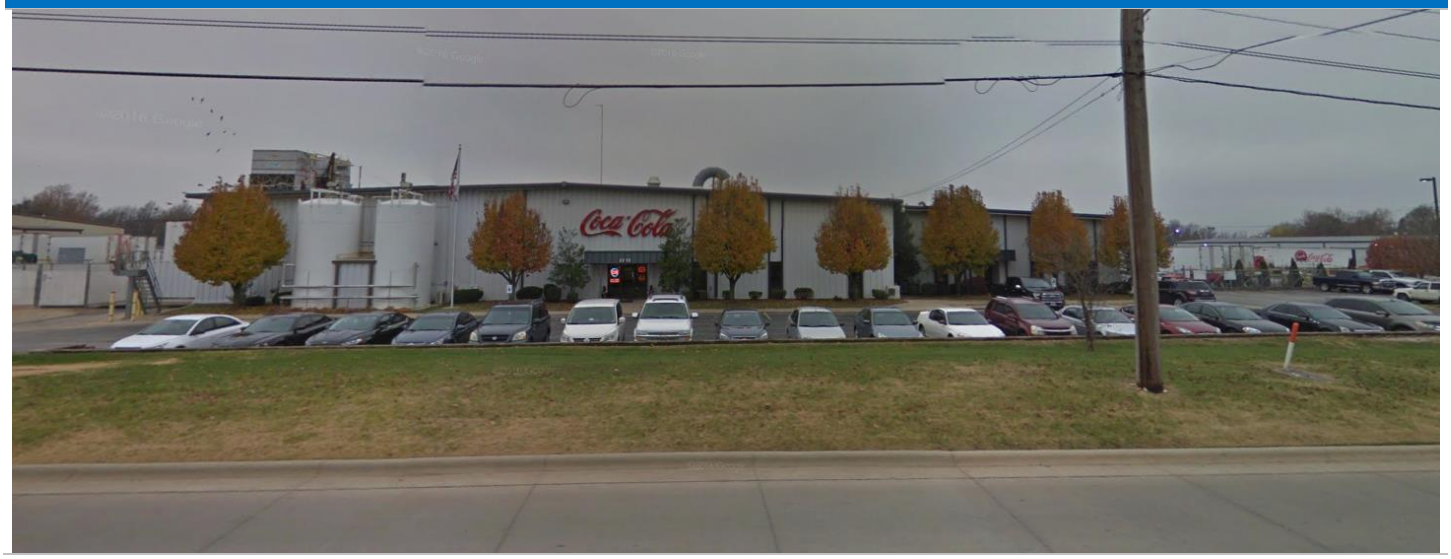
1. The applicant’s proposal, with the conditions listed below, is consistent with the City’s *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

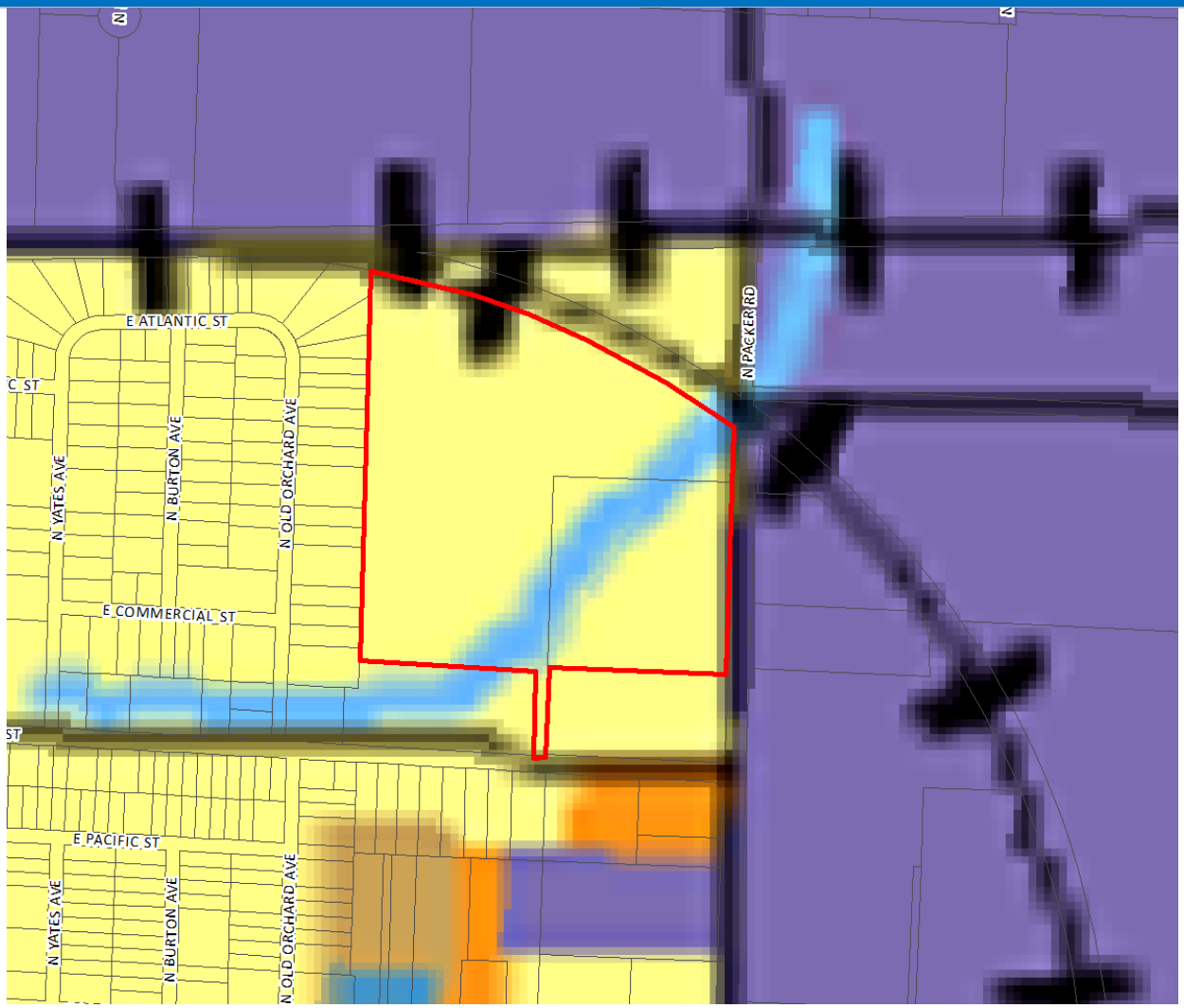
	NORTH	SOUTH	EAST	WEST
ZONING	HM	GM, R-SF	HM	R-SF
LAND USE	Undeveloped land, manufacturing uses	Industrial Warehouse, Single-family residence	Industrial Warehouses	Single-family residence

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:



GROWTH MANAGEMENT AND LAND USE PLAN:

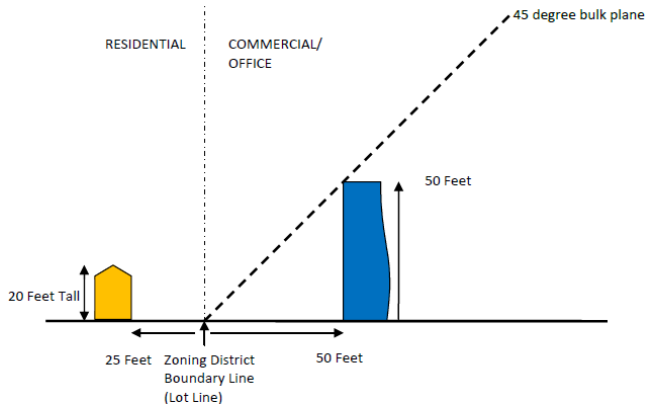
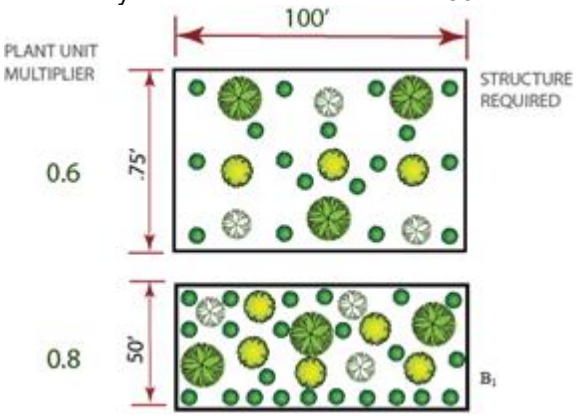


- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse
- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area
- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

The subject property at 1777 North Packer was originally zoned GM, General Manufacturing 1995 during the citywide re-mapping. The subject property zoned Planned Development 128 was rezoned from M-1, Light Manufacturing in December 1990.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR PROPOSED GM w/ COD 168
Use limitations	1. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property, except property located in an LI, GM, or HM district. 2. All outdoor storage shall be at least 100 feet from any residential district boundary. 3. No junk, scrap, salvage or automobile wrecking yard shall be located within 500 feet of any residential district. 4. For more, refer to *section 36-432 (4)* of the *Springfield Zoning Ordinance*
Maximum Structure Height	None, except that all structures shall remain below a 45-degree bulk plane as measured from the western district boundary
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area
Additional Setbacks per proposed COD No. 168	The following minimum setbacks shall be required: 1. One hundred twenty (120) feet for structures and fifty (50) feet for parking lots both measured from the western district boundary line. 2. Fifty (50) feet for structures and parking lots from Packer Avenue.
BULK PLANE	**BUFFERYARD AND LANDSCAPING**
45-degree bulk plane is required adjacent to R-SF zoning.  	A bufferyard type H is required adjacent to R-SF property along the western district boundary. The proposed COD requires that the bufferyard must be a minimum of 50 feet in depth. 

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as appropriate for low-density housing. However, the subject property is located in an area that has industrial and manufacturing uses and zoning. The proposed zoning district is consistent with City Council action in this area. The property zoned Planned Development No. 128 allows industrial operations, warehouses and wholesale activities.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 35.4 acres into a one-lot subdivision named “Sparkling Heights”. A rezoning is currently being processed on the subject property and adjacent property to rezone from GM, General Manufacturing, Planned Development 128 and R-SF, Residential Single-family to GM, General Manufacturing and establish Conditional Overlay District No. 168.

2. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.

3. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to plat.

CITY UTILITIES:

Plat is approved by City Utilities

CLEAN WATER SERVICES COMMENTS:

No objections to plat.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to the plat.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies N. Packer Road as a Secondary Arterial roadway and E. Blaine Street as a Collector roadway. The standard right-of-way widths for N. Packer Road and E. Blaine Street are 35 feet from centerline and 30 feet from centerline, respectively. Based on each street classification, it does not appear additional right-of-way is needed. The extents of the improvements based on the results of the Traffic Impact Study (TIS) are still to be determined. The TIS and/or improvements must be constructed and approved, or funds escrowed, prior to approval of the final plat. N. Packer Road and E. Blaine Street are both City-maintained streets.

DRIVEWAY ACCESS

There are currently four driveway access points to the property – three from N. Packer Road, one from E. Blaine Street. These existing driveway approaches appear to meet current minimum spacing requirements, but may need to be modified, based on improvements described by the TIS. Any new/modified driveway approaches must comply with current City Standard ST-9.

SIDEWALK

There is not currently sidewalk along the property frontage of N. Packer Road or E. Blaine Street. Sidewalk is required to be constructed at the time of development, or a fee paid in-lieu-of sidewalk construction, which must first be approved by Administrative Review Committee, and fees paid, prior to issuance of a building permit.

IMPROVEMENTS

A Traffic Impact Study was required as a part of the rezoning/development of this property, as the change/increase in use creates an increase in trip generation of more than 100 trips in the AM/PM peaks and/or more than 1,000 trips daily. Improvements that are anticipated include the widening of N. Packer Road to accommodate southbound right-turning traffic into the property and northbound left-turning traffic into the property. The extent of these improvements are still to be determined. These improvements must be constructed and approved, or funds escrowed, prior to approval of the final plat. The City of Springfield does not currently have plans to make improvements to this section of N. Packer Road, nor E. Blaine Street.

TRAFFIC - TABLE 1: PLATTING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	N. Packer Road	Secondary Arterial	No	40	35
Street 2	E. Blaine Street	Collector	No	30	30

STORMWATER COMMENTS:

The property is in the Jordan Creek North drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. A fee in lieu of on-site stormwater detention not applicable as detention is already provided. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. If disturbing more than one acre water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. Water quality will still need to be provided and this site has a stream buffer requirement of 50 feet on each side.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek North
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater fee in lieu an option?	No

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2
CONDITIONS OF PLAT APPROVAL

Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the

responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.

4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.

5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.

6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

RECORDER'S SPACE

SPARKLING HEIGHTS

ATTACHMENT 3

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

PRELIMINARY PLAT

LOCATION SKETCH
SEC. 9, T29N, R21W
NOT TO SCALE

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP. CALL BEFORE YOU DIG!

STATE PLANE COORDINATE TIE MISSOURI COORDINATE SYSTEM 1983		
CONTROL STATIONS:		
GR-16	NORTHING – 152116.639 (M)	
	EASTING – 436349.709 (M)	
	GRID FACTOR – 0.9999227	
GR-09	NORTHING – 154589.622 (M)	
	EASTING – 435860.635 (M)	
	GRID FACTOR – 0.9999208	

COORDINATES EXPRESSED IN METERS, 2000 ADJUSTMENT.

LEGEND

CP	CONTROL POINT	PROPERTY LINE	
IP	FOUND IRON PIN	SANITARY SEWER	SS
IP	SET IRON PIN	STORM SEWER	SW
RWM	RIGHT-OF-WAY MARKER	TELEPHONE LINE	T
PP GY	POWER POLE W/ GUY	UNDERGROUND TELEPHONE	UT
MH	MANHOLE	GAS LINE	G
SCO	SEWER CLEANOUT	WATER LINE	W
GM	GAS METER	ELECTRIC LINE	E
LP	LIGHT POLE	UNDERGROUND ELECTRIC	UE
	SIGN	FENCE LINE	x x
WM	WATER METER	RETAINING WALL	
WV	WATER VALVE	LINE LABELS	MEASURED 100' M / DEED 100' D
GV	GAS VALVE	TREELINE	
FH	FIRE HYDRANT	BUSH	
TR	TELEPHONE RISER	ER ELECTRICAL RISER	
	BUMPER POST	TS TRAFFIC SIGNAL BOX	
	GRATE INLET	MB MAIL BOX	
	FRENCH DRAIN		

STORMWATER DETENTION/WATER QUALITY

WATER QUALITY WILL BE PROVIDED PER CITY OF SPRINGFIELD DESIGN REGULATIONS.
A FINAL DETENTION DESIGN WILL BE COMPLETED ONCE BUILDING PLANS ARE SUBMITTED TO THE CITY OF SPRINGFIELD.
LOT 2
LOT 2 DETENTION WILL BE ANALYZED AT THE TIME OF DEVELOPMENT.

ZONING DATA

SUBJECT PROPERTY IS ZONED GC (GENERAL MANUFACTURING DISTRICT),
GM WITH CONDITION:

MINIMUM YARD REQUIREMENTS:
FRONT YARD: NO ACCESSORY STRUCTURE SHALL BE PERMITTED IN ANY FRONT YARD UNLESS IT IS PERMITTED BY SECTION 36-450.

SIDE YARD: NONE, EXCEPT AS REQUIRED BY SECTION 36-453.

REAR YARD: NONE

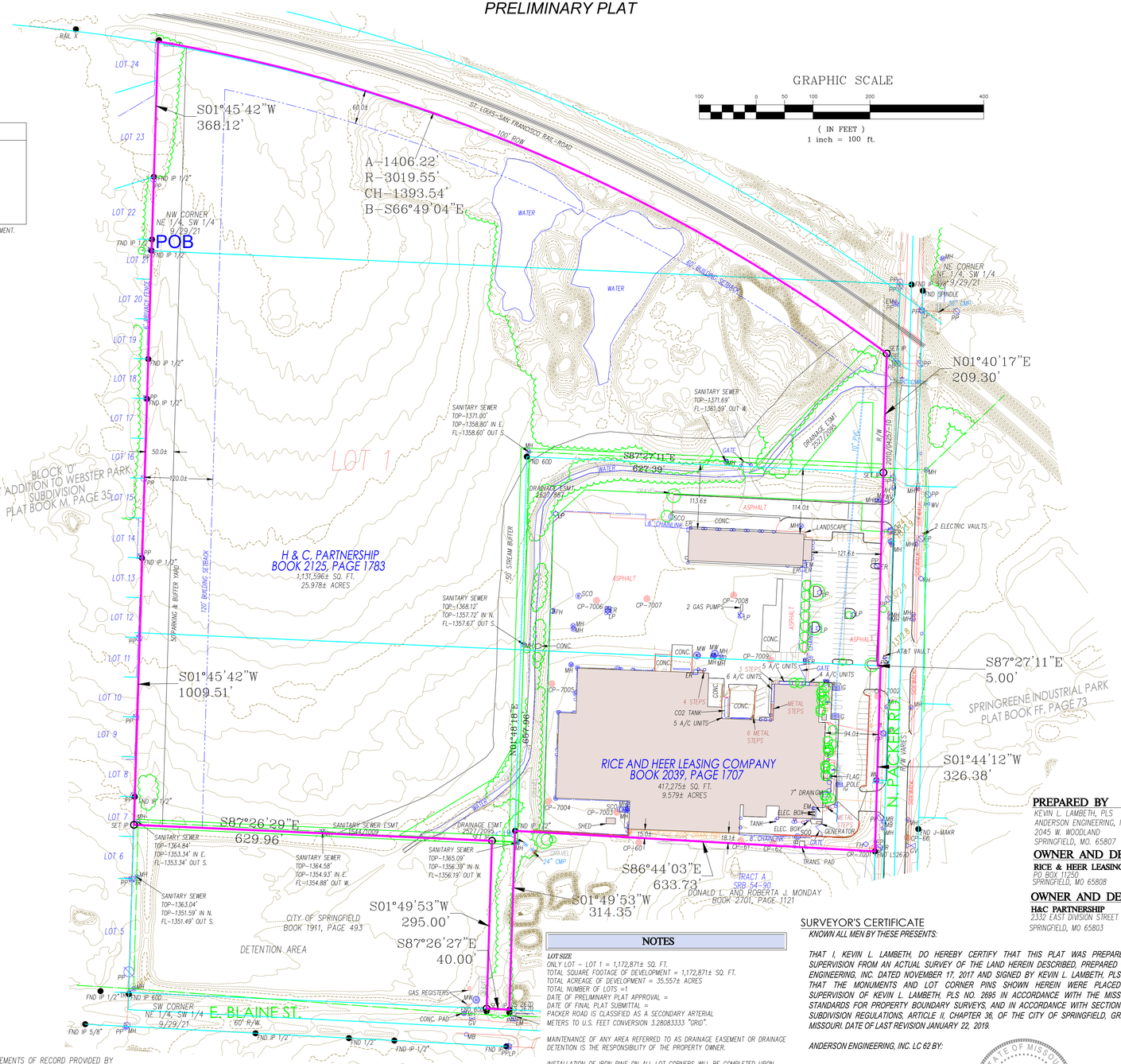
HOWEVER, IN NO EVENT MAY A STRUCTURE BE ERECTED CLOSER TO THE CENTERLINE OF AN EXISTING OR PLANNED STREET THAN AS PRESCRIBED BELOW.

STREET CLASSIFICATION	REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE
SECONDARY ARTERIAL	(PACKER ROAD) 35 FEET PLUS REQUIRED YARD SETBACK

PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDR'S OFFICE IN BOOK 2125, PAGE 1783 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST, SAID POINT ALSO LYING ON THE EAST LINE OF BLOCK "O" OF THE FIRST ADDITION TO WEBSTER PARK SUBDIVISION; THENCE ALONG SAID WEST LINE, NORTH 01°45'42" EAST, 368.12 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ST. LOUIS-SAN FRANCISCO RAILROAD; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY, 1406.22 FEET ALONG A 3019.55 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 66°49'04" EAST FOR A DISTANCE OF 1393.54 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY OF PACKER ROAD; THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY AND ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING COURSES, SOUTH 01°40'17" WEST, 335.94 FEET; THENCE SOUTH 87°27'11" EAST, 5.00 FEET; THENCE SOUTH 01°44'12" EAST, 326.38 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 86°44'03" WEST, 633.73 FEET; THENCE SOUTH 01°48'18" WEST, 314.35 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF BLAINE STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, NORTH 87°26'27" WEST, 40.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 01°49'53" EAST, 295.00 FEET; THENCE NORTH 87°26'29" WEST, 629.96 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST LINE OF BLOCK "O" OF THE FIRST ADDITION TO WEBSTER PARK SUBDIVISION; THENCE ALONG SAID EAST LINE, NORTH 01°45'42" EAST, 1009.51 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE, COUNTY, MISSOURI. CONTAINING 35.557 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.



NOTES

LOT SIZE
ONLY LOT – LOT 1 = 1,172,871± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 1,172,871± SQ. FT.
TOTAL ACREAGE OF DEVELOPMENT = 35.557± ACRES
TOTAL NUMBER OF LOTS =1
DATE OF PRELIMINARY PLAT APPROVAL =
DATE OF FINAL PLAT SUBMITTAL =
PACKER ROAD IS CLASSIFIED AS A SECONDARY ARTERIAL
METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".

MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDING IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. TICKET:18333034

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION. NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29077C0351E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

EXECUTION AND DEDICATION OF PLAT

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN, RIGHTS-OF-WAY, LIMITS OF NO ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON. IN WITNESS WHEREOF, _____ _____, AUTHORIZED REPRESENTATIVE OF _____ _____, WE ARE THE SOLE OWNERS OF THE PROPERTY SHOWN HEREON HAVE HEREUNTO SET MY HAND, THIS___DAY OF _____ 20___.

_____ _____
DATE OF EXECUTION

_____ _____
_____ _____
DATE OF EXECUTION

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED_____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ , A LIMITED LIABILITY COMPANY OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____, AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

"NOTARY SEAL"
NOTARY PUBLIC: _____

PRINT NAME: _____

EXECUTION AND DEDICATION OF PLAT

SAID LAND HAS BEEN SUBDIVIDED AS SHOWN, RIGHTS-OF-WAY, LIMITS OF NO ACCESS AND UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC AS SHOWN HEREON. IN WITNESS WHEREOF, _____ _____, AUTHORIZED REPRESENTATIVE OF _____ _____, WE ARE THE SOLE OWNERS OF THE PROPERTY SHOWN HEREON HAVE HEREUNTO SET MY HAND, THIS___DAY OF _____ 20___.

_____ _____
DATE OF EXECUTION

_____ _____
_____ _____
DATE OF EXECUTION

ACKNOWLEDGMENT

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, IN THE YEAR 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED_____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS _____ OF _____ , A GENERAL PARTNERSHIP OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID GENERAL PARTNERSHIP BY AUTHORITY OF ITS _____ AND SAID _____ ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID GENERAL PARTNERSHIP AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

"NOTARY SEAL"
NOTARY PUBLIC: _____

PRINT NAME: _____

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL

I, ANITA COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF HICKORY HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20___.

_____
CITY CLERK, ANITA COTTER

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT

I, MARY LILY SMITH, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF HICKORY HILLS PHASE 2 A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____, 20___.

_____
MARY LILY SMITH
DIRECTOR OF PLANNING AND DEVELOPMENT

PREPARED BY

KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807

OWNER AND DEVELOPER

RICE & HEER LEASING CO.
PO BOX 11290
SPRINGFIELD, MO 65808

OWNER AND DEVELOPER

H&C PARTNERSHIP
2332 EAST DIVISION STREET
SPRINGFIELD, MO 65803

SURVEYOR'S CERTIFICATE

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED NOVEMBER 17, 2017 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION JANUARY 22, 2019.

ANDERSON ENGINEERING, INC. LC 62 BY:

STATE OF MISSOURI KEVIN L. LAMBETH NUMBER LS-2695 PROFESSIONAL LAND SURVEYOR

KEVIN L. LAMBETH, PLS NO. 2695
PREPARED

01-22-2019
DATE

ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING

COA #000062
2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

FIELD: BH CB	DATE: 1-22-2019	WB 111-325
DRAWN: ACS	FIELD BK: 579	
CHECKED: KLL	JOB NO: 18SP20145	SHT. 1 OF 1 REV. __