June 1, 2020
Springfield, Missouri

The City Council met in regular session June 1, 2020 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. Phyllis Ferguson*, Jan Fisk*, Craig Hosmer*, Richard Ollis*, Andrew Lear*, Abe McGull*, Matthew Simpson*, Mike Schilling* and Ken McClure. Absent. None.

*Members attending via videoconference.

Minutes

The minutes of City Council meeting on May 18, 2020 and Special City Council meeting on May 26, 2020 were approved as presented.

Consent Agenda

The Consent Agenda was approved as presented.

CEREMONIAL MATTERS

City Manager and Public Health Director Report

Jason Gage, City Manager, introduced Clay Goddard, Director of Health. Mr. Goddard provided an update on COVID-19. He noted there are 155 cases of COVID-19, eight cases were added between Friday and Monday. He believes there are several factors at play including easing out of Stay-at-Home orders, better testing and testing contacts. Mr. Goddard noted CVS will now be offering testing at three locations at no out of pocket cost to citizens. He explained this is a new type of test. The test is a self-swab done through the drive through lane at the pharmacy and requires two to four days for results and 50 tests available per site. Mr. Goddard noted the National Guard will be at the Ozark Empire Fairgrounds providing tests on June 4 and 5, 2020 to test any person who would like to be tested. To be tested, a person must sign up on the website, but does not have to present with symptoms. He noted the Health Department is also offering testing in their laboratory and they have conducted 373 tests to date, with 21 people testing positive-this is a higher percentage than the mobile testing sites.

Mayor McClure asked how Mr. Goddard interpreted the higher number of positive results from testing at the Health Department.

Mr. Goddard answered his interpretation is positive and reflects the Health Department is reaching their target group-contacts to positive cases; therefore, the numbers should be higher. He noted by reaching the contacts they can isolate those infected and hopefully break the chain of infection in the community.

Councilman Simpson asked for an update on the exposure from Great Clips.

Mr. Goddard answered another stylist tested positive and 45 individuals accepted the offer for testing, but none of the 45 tested positive. He believes masking from both parties can mitigate the disease.

Councilman McGull asked if there was information pertaining to the mask the stylist was wearing.

Mr. Goddard answered the Health Department is the process of investigating and researching the mask, length of time worn and where the stylist was in the stages of the disease.

Mayor McClure expressed his gratitude to Mr. Goddard, his staff, health care workers and front-line responders.

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

IDEA Commons Tax Increment Financing Plan

Sponsor: Ferguson. Council Bill 2020-097.

A Special Ordinance approving the Springfield IDEA Commons Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan and directing staff to implement the redevelopment plan.

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

Councilman Schilling asked for a recap of the cost benefit analysis.

Sarah Kerner, Director of Economic Development, answered this Tax Increment Financing (TIF) is slightly different than a normal TIF because it is layered with Chapter 100, therefore, the property tax capture is minimal. She noted more sales tax than property tax will be captured, but over the course of 23 years, approximately $3.3 million. Ms. Kerner noted pay back will be $6.2 million, with Missouri State being paid back first for the parking garage for $3 million and the remainder to the City.

Councilman Schilling clarified there would be a property value increase from the current level.

Ms. Kerner answered affirmatively.

Councilman Simpson expressed his excitement over the project and developing this portion of town and noted he will be supporting the proposed.

Councilman Ollis expressed his enthusiasm for the project, projected high paying jobs and the future and noted he will be supporting the proposed.

Mayor Pro Tem Ferguson expressed her excitement for the proposed, new high-tech jobs coming to Springfield and the changes on the North side of the square.

Mayor McClure expressed his opinion the proposed is a perfect fit with the economic vitality council priority. He expressed his hope the revitalization will go all the way to Commercial Street.

Robin Robeson and Matt Morrow submitted a joint letter via email in favor of the proposed. They expressed belief the proposed will impact Springfield positively by adding high wage jobs, remove blight, create a destination in downtown and coincides with the City's visionary Grant Avenue project.

Council Bill 2020-097. Special Ordinance 27320 was approved by the following roll call vote: Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

Improvement to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Sunset Street

Sponsor: Schilling. Council Bill 2020-099.

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with the improvement to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Sunset Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of $1,092,743.20.

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

Council Bill 2020-099. Special Ordinance 27321 was approved by the following roll call vote: Ayes: Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: None. Abstain: None.

Improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street

Sponsor: Schilling. Council Bill 2020-100.

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of $1,237,858.00.

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

Council Bill 2020-100. Special Ordinance 27322 was approved by the following roll call vote: Ayes: McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear and McClure. Nays: None. Absent: None. Abstain: None.

James River Basin Partnership for Stormwater Improvement Project to Fassnight Creek

Sponsor: Schilling. Council Bill 2020-101.

A Special Ordinance authorizing the City Manager, or his designee, to enter into a partnership with the James River Basin Partnership and to receive federal funds through the James River Basin Partnership for the purpose of a Stormwater Improvement Project to Fassnight Creek at the Springfield Art Museum, and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of $141,500.00.

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

Councilman Schilling noted there was feedback from the neighborhood about the stormwater project and the removal of a bridge on Kings Avenue. He expressed concern regarding the traffic count, as it was conducted in 2008.

Council Bill 2020-101. Special Ordinance 27323 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull and McClure. Nays: None. Absent: None. Abstain: None.

Missouri Foundation for Health COVID-19 Testing Materials

Sponsor: Ollis. Council Bill 2020-102.

A Special Ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Foundation for Health for the purchase of COVID-19 testing materials in the amount of $364,000.00; entering into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2019-2020 in the initial amount of $84,000.00, to appropriate the grant funds.

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

Council Bill 2020-102. Special Ordinance 27324 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

Addendum to Interlocal Governmental Agreement City/County Park Initiative

Sponsor: Hosmer. Council Bill 2020-105.

A Special Ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001; and authorizing certain other documents and actions in connection therewith. (Park Board recommends approval.)

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

Council Bill 2020-105. Special Ordinance 27325 was approved by the following roll call vote: Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None.

Definition of a 'Short-Term Loan Establishment'

Sponsor: Lear. Council Bill 2020-106.

A General Ordinance amending the Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' Section 70-727, 'Definitions' to revise the definition of a 'Short-Term Loan Establishment.'

Mayor McClure noted public hearing was held on May 18, 2020 on the proposed, and that it is now in front of Council for consideration. He asked for questions or comments from members of Council.

There being no questions or comments, Mayor McClure called for a roll call vote.

Council Bill 2020-106. General Ordinance 6594 was approved by the following roll call vote: Ayes: Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson and McClure. Nays: None. Absent: None. Abstain: None.

The following bill appeared on the agenda under Resolutions.

Commitment to Our Community

Sponsor: City Council. Council Bill 2020-133.

City Council's commitment to our community that violent and disrespectful treatment that degrades dignity or disregards human life will not be tolerated.

Jason Gage, City Manager, read the resolution in its entirety.

An opportunity was given for citizens to express their views. There being no speakers, Mayor McClure asked for questions or comments from members of Council.

Councilman Simpson expressed his belief the resolution noted the community's anger at the loss of George Floyd's life and affirms the community's values. He expressed his opinion Springfield should not only be welcoming but inviting to every individual. Councilman Simpson expressed his belief the expression of the values is important, but it is more important to live the values expressed in the resolution and act them. He noted he will be supporting the resolution.

Councilwoman Fisk expressed her gratitude to her colleagues for recognizing the need for the City to publicly proclaim the intention of supporting the country during this time of unrest. She thanked protesters and law enforcement for the peaceful protesting and not allowing the show of solidarity to move to rioting and looting. Councilwoman Fisk noted Police Chief Williams provides extensive training to all officers to de-escalate situations and law enforcement in Springfield shows concern and compassion for all citizens. She noted she will be supporting the resolution.

Councilman Lear noted he is supportive of the resolution and the intent of the resolution. He noted this is the second resolution Council will have passed on issues of race, equity and justice in a year and expressed his opinion the time has passed for making resolutions. He expressed his opinion we need to act as a community and interact with marginalized communities. Councilman Lear urged Council and staff to hold each other accountable, hold the community accountable and hold our organization accountable for turning the resolution into action.

Councilman McGull expressed gratitude for the resolution and his opinion we are now past a time for resolutions and need results. He expressed his opinion African Americans are asking to be treated fairly and to be given the same amount of justice extended to all Americans. Councilman McGull expressed his gratitude for living in Springfield where the police chief is not reactionary, but visionary. He expressed his opinion there is a need for a police and citizen task force to review the issues and move to actionable items.

Mayor Pro Tem Ferguson expressed her opinion the words in the resolution are very strong, but pictures are worth 1,000 words and the picture we need to be going to is action. She expressed her belief previous meaningful conversations are the first step. Mayor Pro Tem Ferguson expressed her opinion we need to communicate with each other and find out what needs to be done on both sides to make Springfield a community that is comfortable to live in, inviting to live in and welcoming. She noted she will be supporting the resolution.

Councilman Ollis noted he supports the resolution. He expressed his anger and sadness of the recent events. Councilman Ollis expressed his opinion as a white male he does not pretend to relate to or understand the pain and disrespect people of color have had to endure for centuries but does commit to educate himself and his business and take action steps.

Mayor McClure thanked Council for their thoughtful comments. He expressed his opinion the comments made by his colleagues demonstrate where they are as a council

and a city. Mayor McClure expressed his belief the resolution has been appropriately labeled as a first step.

Council Bill 2020-133. Resolution 10510 was approved by the following roll call vote: Ayes: Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk and McClure. Nays: None. Absent: None. Abstain: None.

The following bills appeared on the agenda under Emergency Bills.

Use of Parking Lots for Outdoor Dining Spaces During Civil Emergency

Sponsor: Hosmer. Council Bill 2020-130.

Suspending enforcement of the parking ratios for restaurants set forth in Section 36-455(2)(b)18 of the Zoning Ordinance in order to allow the use of restaurant parking lots as outdoor dining spaces to provide additional dining and service opportunities during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed allows outdoor dining in private parking lots. Ms. Smith noted restaurants will need to maintain social distancing, ADA parking and maintain clear paths for ADA and fire access. She noted there is no fee the and the proposed will be in effect until restaurants are permitted 100% occupancy, the Mayor withdraws the Civil Emergency Order or November 30, 2020 , whichever is earlier.

Councilman McGull expressed his opinion the proposed is a good idea and would like to see Council go further and cited an example of closing the square for a weekend to allow dining in the square. He noted he will be supporting the proposed.

Councilman Schilling asked how many restaurants may be eligible.

Ms. Smith answered the proposed applies to restaurants with their own parking lot but does not know how many restaurants have their own parking lots.

Mayor Pro Tem Ferguson expressed her opinion many restaurants have green space and patron might enjoy dining more on grass versus asphalt and concrete. She asked if dining on green space had been considered.

Ms. Smith answered they had not. She noted one of the reasons they had only reviewed parking lots is to be ADA compliant. Ms. Smith noted they could look at utilizing green space.

Mayor Pro Tem Ferguson expressed her opinion using green space would be appreciated and helpful to people in the restaurant industry. She also noted most free-standing restaurants should have at least 20% green space.

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

Councilman Ollis echoed Mayor Pro Tem Ferguson and Councilman McGull's comments. He expressed his opinion this is a great opportunity to pilot the proposed and could make a city more desirable. Councilman Ollis noted he fully supports the proposed.

Mayor Pro Tem Ferguson noted she would like to add an amendment and add pervious surfaces in addition to parking lots.

Mayor McClure suggested passing the proposed and review adding pervious surfaces at a later date.

Mayor Pro Tem Ferguson agreed but noted she would like information back from staff by the next council meeting.

Council Bill 2020-130. General Ordinance 6595 was approved by the following roll call vote: Ayes: Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer and McClure. Nays: None. Absent: None. Abstain: None.

Waive Encroachment Application Fees During Civil Emergency

Sponsor: Lear. Council Bill 2020-131.

Amending Chapter 98 of the Springfield City Code, Article VII, 'Encroachments on City Property,' Section 98-323, 'Certain encroachments authorized by the director of public works—Procedures related thereto,' to waive application fees for encroachment permits for sidewalk cafés; and Section 98-325, 'Terms and conditions of an encroachment license agreement,' to modify the insurance requirement for sidewalk cafés during the Mayor's declaration of civil emergency; and declaring an emergency pursuant to City Charter Section 2.12.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed waives encroachment license fee, reduces public liability insurance to $1 million and will be in effect until restaurants are permitted 100% occupancy, the Mayor withdraws the Civil Emergency Order or November 30, 2020 , whichever is earlier.

An opportunity was given for citizens to express their views.

Rob Hoerr spoke in favor of the proposed. He expressed his belief the economic revenue for downtown business would be increased citing increased tax revenue, excitement for people driving through, seeing others outside enjoying themselves, and wages for employees.

Rusty Worley spoke in favor of the proposed. He expressed his opinion small business owners have been resilient and creative during these times. Mr. Worley expressed his gratitude for the support from City Council. He noted he has spoken with several small business owners that are excited at the possibility of expanding their seating.

Mary Kromrey submitted comments via email in favor of the proposed. She expressed her opinion the proposed is good for business and activates spaces for people to use.

There being no additional speakers the public hearing was declared closed.

Council Bill 2020-131. General Ordinance 6596 was approved by the following roll call vote: Ayes: Lear, McGull, Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis and McClure. Nays: None. Absent: None. Abstain: None.

PUBLIC IMPROVEMENTS

GRANTS

AMENDED BILLS

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

Council Bill 2020-109 and Council Bill 110 were read together.

CARES Act and CDBG and HOME Grants

Sponsor: Hosmer. Council Bill 2020-109.

A Special Ordinance authorizing the City Manager, or his designee, to accept additional Community Development Block Grant funds allocated by the U.S. Department of Housing and Urban Development from the Coronavirus Aid, Relief, and Economic Security Act emergency funding and to enter into any necessary agreements and exercise all powers necessary to select and implement any projects for funding; amending the Fiscal Year 2019 Annual Action Plan for the Community Development Block Grant and HOME Investment Partnerships Program; amending the budget of the City's Department of Planning and Development for Fiscal Year 2019 in the amount of $916,138.00; and declaring that this Ordinance qualifies as a one-reading bill pursuant to City Charter Section 2.16(25). (Staff recommend approval.)

Sponsor: Fisk. Council Bill 2020-110.

A Special Ordinance amending the Citizen Participation Plan as part of the Consolidated Plan for the administration of City programs funded by the U.S. Department of Housing and Urban Development to accommodate certain emergency situations; and declaring an emergency. (Staff recommends approval.)

Brendan Griesemer, Assistant Director of Planning and Development provided a brief overview of the proposed. Mr. Griesemer noted staff were notified they would receive a portion of the CARES Act funds in in the amount of $916,138.00. He further noted results from the community survey demonstrated the highest priority ratings regarded rent/mortgage assistance along with jobs/job training. Fourteen percent of participants were business owners, with forty-one percent having their business closed at the time of the survey. Additionally, the majority of those who applied for Small Business Administration (SBA) loans were denied. Mr. Griesemer highlighted the process of applying and receiving the funds and stressed the short time frame for the distributed use of funds.

Councilman Hosmer asked why $45,580 is being put into affordable housing assistance when it was listed as a higher rated priority. Mr. Griesemer explained that other sources of funds are available for affordable housing assistance and the proposed allocations are an attempt to stretch funding to cover more areas. Councilman Hosmer noted the relatively high poverty rate in Springfield and suggested making the allocations more equitable by providing additional funding to affordable housing assistance. He further noted without additional assistance, more people are likely to become homeless.

Councilman Lear noted the impact small businesses have on the Springfield community and asked if the loan demand is high enough to rapidly deploy this money. Mr. Griesemer noted the business community has been surveyed and believes there is significant demand. Councilman Lear asked what the average loan amount is. Mr. Griesemer answered between $10,000 and $15,000. Councilman Lear asked if there is a loan forgiveness mechanism for grants. Mr. Griesemer noted it is allowed. Councilman Lear asked if additional CARES Act money would be coming that would address homelessness and housing authorities. Mr. Griesemer answered affirmatively. Councilman Lear asked if the proposed allocations were made in a way as to anticipate additional monies coming in for the lower funded priorities. Mr. Griesemer answered affirmatively. Councilman Lear asked if the City can include a preference for minority and women-owned applicants in its commercial loan program guidelines. Mr. Griesemer noted Housing and Urban Development (HUD) does encourage funding for those groups.

Councilman Ollis asked how much time staff has put into creating the proposed. Mr. Griesemer noted the vast majority of his and staffs time has been spent on COVID-19 response. Councilman Ollis noted small businesses have a tremendous effect on our local economy and keeping them open means keeping jobs, wages, and rent paid. He asked if consideration was given to that concept of keeping small businesses alive so that people can keep their homes. Mr. Griesemer noted they looked at making the greatest impact possible and did take this into consideration. Councilman Ollis thanked him and staffs work on the issue.

Councilman Schilling noted he received a communication from a business owner explaining spacing requirements are hindering profitability. Mr. Griesemer noted certain restrictions may be lifted or eased over time.

Councilman Simpson asked if there is a known timeline for disbursement of the proposed funds. Mr. Griesemer noted everyone is trying move as quickly as possible.

Councilman Lear asked for information regarding contingencies in the proposed. Mr. Griesemer highlighted the fluidity of the situation and how the proposed allocations were derived. Councilman Lear thanked him and staff for their work on the proposed and flexibility on allocation numbers.

Councilman McGull asked if money for the Home Grant is for first time home buyers. Mr. Griesemer answered affirmatively. Councilman McGull asked if some of the money is being shifted to affordable housing assistance. Mr. Griesemer noted money being used for housing assistance impacts more families rather than potentially a single home for home grants. The proposed allocations are a means to make a larger impact on the greatest number of people. Councilman McGull echoed Councilman Hosmer's concerns that not enough money is going towards affordable housing assistance.

An opportunity was given for citizens to express their views.

Alice Barber spoke in opposition of the proposed. She expressed her belief that too much of the City's CARES Act funding is being devoted to business assistance and not enough to affordable housing assistance. She further expressed that action is needed to ensure that every Springfield resident is safe and housed during the pandemic.

Rusty Worley spoke in support of the proposed. He noted as a Commissioner of the Public Housing Authority, he understands the needs of housing during the pandemic. He suggested that the situation is not an "either-or" scenario regarding funding. He highlighted the need for small businesses to receive funds to keep people employed and paying rent while other funds may be used to cover affordable housing assistance.

Christopher Smith spoke in opposition of the proposed. He noted his work with Rare Breed Youth Services and his understanding of needed services. He highlighted the work shelters are doing to combat homelessness during the pandemic, but noted many more are without help. He suggested it is more cost effective to keep people in their homes than spending money on services to get them off the streets and back into homes. He encouraged amendments be made to the proposed allocations.

Victoria Altic spoke in opposition of the proposed. She noted she was laid off from her job, doesn't receive child support, and has yet to see money from unemployment insurance. With a child who is medically compromised, it is difficult to find work that limits contact at this time. She expressed rental and utility assistance is imperative.

Councilman Simpson thanked Ms. Altic for coming to speak. He asked if he could share her information with staff in order to help connect her to immediate resources. Ms. Altic answered affirmatively.

Gary Thomas spoke in support of the proposed. He thanked councilmembers for their prior removal of encroachment fees and lowering liability for businesses. He noted his business is one that allows for mass gatherings and was one of the first shut down and likely to be one of the last to fully open. He believes the proposed would help many businesses during this pandemic.

Matt Morrow spoke in support of the proposed. He noted he represents the Springfield Area Chamber of Commerce and its constituent businesses. He noted various federal funds that have been made available to businesses such as the Paycheck Protection Program (PPP), but many funds are drying up with businesses still in need. He expressed funding is critical for many businesses to survive the pandemic. He

further expressed businesses are not an amorphous nebulous entity, but rather, comprised of people who depend on jobs to keep their homes. He thanked staff for their work in crafting the proposed.

Councilman Ollis asked how many businesses are classified as small businesses in our community. Mr. Morrow noted more than eighty-five percent.

Councilman Hosmer asked if the Springfield Area Chamber of Commerce has kept records regarding how many businesses have received PPP funds. Mr. Morrow noted information is lagging since the data is happening in real time. He further noted that nearly half of businesses applied with the majority not receiving funds for various reasons. Councilman Hosmer asked if Mr. Morrow was aware of an additional PPP from the federal government. Mr. Morrow noted there may potentially be a third PPP.

Mayor Pro Tem Ferguson asked who primarily is contacting the Chamber of Commerce for assistance. Mr. Morrow noted generally the smaller the business the greater the economic impact that occurs. With less money in reserve, they tend to burn through their emergency funds quicker.

Allen Kunkel, Vice President for Economic Development at Jordan Valley Innovation Center, submitted comments via email to share feedback of the proposed. He requested funds be used to invest in small businesses. Mr. Kunkel expressed his opinion there is no greater return on investment than investing in the small businesses in our community.

Michael Brown submitted comments via email in opposition of the proposed. He expressed his opinion many citizens were unemployed through no fault of their own and are facing eviction. Mr. Brown expressed his belief a larger portion of the Coronavirus Aid, Relief, and Economic Security Act emergency funding should be provided to renters rather than business owners.

Victoria Altic submitted comments via email in opposition of the proposed. She expressed her belief a larger portion of the Coronavirus Aid, Relief, and Economic Security Act emergency funding should be provided to renters rather than business owners.

Linda Simkins submitted comments via email in opposition of the proposed. She expressed her belief a larger portion of the Coronavirus Aid, Relief, and Economic Security Act emergency funding should be provided to renters rather than business owners. Ms. Simkins also expressed her opinion public service agencies and nonprofits should be included in discussion related to the proposed.

Summer Massey, Senior Vice President, Arvest Bank, submitted comments via email in favor of the proposed. She noted some business adapted to the pandemic, but many were forced to close. Ms. Massey expressed her opinion if small business are forced to close many jobs will be permanently lost.

Collins Chetwin submitted comments via email in opposition of the proposed. Collins expressed opinion it is immoral to allocate only $45,000 of $916,138 to housing and urged Council to do the right thing.

Kathleen Woodward submitted comments via email in opposition of the proposed. She expressed her concern over the amount of funding for homeless and affordable housing. Ms. Woodward expressed her opinion business cannot suffer, but people can and urged Council to do the right thing.

There being no additional speakers the public hearing was declared closed.

Councilman Hosmer moved to amend Council Bill 2020-109 to provide $224,340 toward economic development/business assistance and $224,340 for affordable housing assistance.

Mayor McClure asked if councilmembers had any comments or questions before voting on the motion.

Councilman Lear asked to what extent the funds allocated to affordable housing assistance could be used for. Mr. Griesemer noted affordable housing can include an array of things such as rental assistance and mortgage assistance. Regarding childcare, it can be provided under a public assistance grant. Councilman Lear asked if the City would oversee dispersing funds. Mr. Griesemer noted most would be overseen by a non-profit.

Councilman Ollis expressed his support for rent and utility assistance, however, he believes the vehicle helping people is better served by keeping small businesses economically viable.

Councilman Simpson asked if the $200,000 from FY19-20 Home Grants for affordable housing was in addition to what is allocated by the proposed. Mr. Griesemer answered affirmatively. Councilman Simpson asked if the Home Grant allows for flexibility in allocations, such as providing funds for childcare or rental assistance. Mr. Griesemer noted the Home Grant is only for affordable housing and that rental assistance would qualify. Community Development Block Grants (CDBG) are more flexible than Home Grant funds.

Councilman Hosmer asked if the economic business assistance would go in with the $800,000 already there. Mr. Griesemer answered affirmatively. Councilman Hosmer noted that would amount to over $1.2 million low interest loans to businesses and money from two other programs would be taken and put into affordable housing. Mr. Griesemer noted that is correct. He noted the number one need as indicated by the public is affordable housing and asked why the funding under the proposed does not reflect that sentiment. Mr. Griesemer highlighted that managing a rental assistance program is a matter of staffing capacity and is labor intensive. While more money would be advantageous to the program, Mr. Griesemer noted the City would need a non-profit partner to assist.

Mayor McClure asked for clarity if a substantive amendment is passed by Council tonight. Rhonda Lewsader, City Attorney, noted under the City Charter, passing a substantive amendment requires the bill be laid over till the next Council meeting. Additional public comment may take place at that time regarding the changes that were made.

Councilman Lear asked what the procedural affect would be if the bill were tabled. Mayor McClure noted a motion could be made to table the proposed, however, when the bill is taken from the table, further amendments could still be considered and would delay the vote.

Councilman Simpson asked if the bill were passed tonight, would it be possible to come back two weeks from now and entertain changes. Mr. Griesemer noted the plan needs to be finalized before sending to HUD. He encouraged action be taken as soon as feasible.

Councilman McGull expressed his support to move funds toward affordable housing. He further expressed that more discussion on the topic may be necessary and supports potentially tabling the proposed.

There being no further questions or comments, Mayor McClure called for a second to Councilman Hosmer's motion to provide $224,340 toward economic development/business assistance and $224,340 for affordable housing assistance.

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

Jason Gage, City Manager noted he checked with staff regarding the contingency fund and it is not regarded as "sacred". Contingency funds are unallocated monies. This is to say, that by simple direction, staff could allocate contingency funds without the need to further amend the proposed if so desired.

Councilman Simpson moved to direct City staff to utilize the contingency funds of $137,420 under the CDBG-CV grant for affordable housing assistance. Councilman McGull seconded the motion.

Rhonda Lewsader, City Attorney, noted the proposed motion would still be construed as a substantive amendment, requiring the bill be laid over for public comment in two weeks.

Councilman Simpson expressed his intent, per guidance from the City Manager's comments, was to direct staff to use unallocated monies, not necessarily amend the proposed bill in a substantive manner.

Mayor McClure asked Ms. Lewsader is there is a legal distinction between Councilman Simpson's intent and the outcome. Ms. Lewsader noted the motion is out of time, as the proposed bill has yet to be adopted by Council.

Councilman Simpson withdrew his motion and Councilman McGull withdrew his second.

Councilman Hosmer asked for clarification from Ms. Lewsader on how to proceed. Ms. Lewsader suggested amending the proposed. The bill would have to be held for at least a week. With a Council Luncheon scheduled for June 9th, councilmembers could at that time have a second reading.
Jason Gage, City Manage, asked Ms. Lewsader if any time, even if one dollar is taken from the contingency fund, would it be required to come before Council for authorization. Ms. Lewsader noted she would need to do further research and get back with councilmembers.

Mayor McClure asked if the proposed passed as-is, could a subsequent emergency bill be come forward in two weeks with direction to use the $137,420 in contingency funds. Ms. Lewsader answered affirmatively, noting it would still need to meet the requirements to qualify as an emergency bill.

Councilman Hosmer expressed his belief that councilmembers should not pass a bill and then provide staff direction that may run contrary to the bill. He further expressed his desire to receive bills of this nature earlier in session to accommodate further debate or amendments.

Councilman Hosmer moved to table Council Bill 2020-109 until the June 15, 2020 City Council meeting. Mayor Pro Tem Ferguson seconded the motion and was approved by the following vote: Ayes: McGull, Schilling, Ferguson, Fisk, Hosmer, and McClure. Nays: Simpson, Ollis, and Lear. Absent: None. Abstain: None.

Mayor McClure asked Ms. Lewsader if it were proper to proceed with Council Bill 2020-110 or table the proposed. Ms. Lewsader noted discussion regarding can proceed.

Councilman Simpson expressed his support for Council Bill 2020-110.

There being no further discussion, Mayor McClure asked for a roll call vote.

Council Bill 2020-110. Special Ordinance 27326 was approved by the following roll call vote: Ayes: Simpson, Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, and McClure. Nays: None. Absent: None. Abstain: None.

Council Bill 2020-111 and Council Bill 2020-112 were read together.

Analysis of Fair Housing Choice

Sponsor: Ollis. Council Bill 2020-111.

A Resolution adopting the Analysis of Impediments to Fair Housing Choice.

Five Year Consolidation Plan

Sponsor: Ollis. Council Bill 2020-112.

A Resolution adopting a new Five-Year Consolidated Plan for Fiscal Years 2020-2024 for the purpose of continuing to receive entitlement funding from the Department of Housing and Urban Development. (Staff recommends approval.)

Bob Jones, Planning and Development, Grants Administrator, provided a brief overview of the proposed. He noted in order to continue to receive HOME and Community Development Block Grant (CDBG), Housing and Urban Development (HUD) requires documents and updates to those documents every five years, therefore tonight there are two plans to review. Mr. Jones noted the first plan is an update to the City's analysis of impediments to fair housing choice and the second is a five-year consolidation plan. He noted the research for these topics began in November 2019. Mr. Jones noted the main impediment identified was a lack of knowledge of fair housing rules and regulations, other impediments included poverty, aging population and housing cost versus income. He noted actions to address the impediments could include landlord and tenant education, prosper Springfield anti-poverty initiatives, promote universal design for accessibility, affordable housing development and vocational training for living wages. Mr. Jones noted the Consolidated Plan 2020-2024 is required to receive the HOME and CDBG grants and includes the spending plans through 2024. He noted the CDBG grant was 11% higher than estimated and the HOME grant was 13% higher than estimated. Mr. Jones discussed the revolving loan program revenue stream and noted the projections are unknown due to the pandemic. He reviewed the City Council priorities and money allocated to each priority. Mr. Jones reviewed discretionary grants as ranked on scoring scale. He reviewed information related to the HOME grants and noted HUD requires at least 15% of money must be set aside for Community Housing Development Organization (CHDO). He noted the citizen participation group also identified vocational training and public infrastructure upgrades and repairs as a priority, but noted both priorities are funded by other means and therefore, they have decided not to use CBDG funds. Mr. Jones reviewed the areas of Springfield the grants would focus revitalization efforts on.

Mayor Pro Tem Ferguson asked what costs are included in administration costs.

Mr. Jones answered for CDBG programs, administrative costs are capped at 20% and are used to manage the $40 million-dollar loan portfolio.

Mayor Pro Tem Ferguson asked if the administration costs covered the loan program or the entire program.

Mr. Jones answered it covers the entire program. He explained with CDBG grants the money goes to several agencies and requires monitoring oversight, coaching, technical assistance, corrections and other such items.

Mayor Pro Tem Ferguson asked if someone was applying for funds, if there is staff available to help them through the process.

Mr. Jones answered affirmatively.

Ms. Smith, Director of Planning and Development, noted in addition to administration, the funds also cover part of the neighborhood planning activities.

Mayor Pro Tem Ferguson asked if there is a certain dollar amount for neighborhood planning from the $333, 875.

Ms. Smith noted she did not know but would get the information.

Councilman Hosmer asked if the information on Table 15, Cost of Living of Missouri Cities, was national or state.

Mr. Jones answered national.

Councilman Hosmer noted there are two entries in which Springfield is the lowest of the six cities compared to, utilities and transportation, and he expressed his opinion we need to recognize and appreciate City Utilities.

Councilman Hosmer clarified poverty rates in Springfield and poverty rates for African Americans in Springfield.

Mr. Jones answered affirmatively, 25% for Springfield and 37% for African Americans in Springfield.

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

Council Bill 2020-111. Resolution 10511 was approved by the following roll call vote: Ayes: Schilling, Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson and McClure. Nays: None. Absent: None. Abstain: None.

Council Bill 2020-112. Resolution 10512 was approved by the following roll call vote: Ayes: Ferguson, Fisk, Hosmer, Ollis, Lear, McGull, Simpson, Schilling and McClure. Nays: None. Absent: None. Abstain: None.

Rezoning of 2607 North Mulroy Road

Sponsor: McGull. Council Bill 2020-113.

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 68 acres of property generally located at 2607 North Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing District with Conditional Overlay District No. 94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed is a rezoning case. Ms. Smith noted the proposed is appropriate for light industry, office and office-warehouse; it is the intersection of three primary arterials; and, the impact of rezoning would provide

consistent zoning across ownership and allows industrial operations in combination with commercial uses.

An opportunity was given for citizens to express their views.

Geoffrey Butler from Butler, Rosenberry, and Partners representing the applicant spoke in favor of the proposed. He noted the property is owned by SRC and is being developed to expand their manufacturing operations.

There being no additional speakers the public hearing was declared closed.

Rezoning of 2001 East Commercial Street

Sponsor: McGull. Council Bill 2020-114.

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.16 acres of property generally located at 2001 East Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed is appropriate for low-density housing, small portion for medium intensity retail and office or housing. Ms. Smith noted past Council actions have resulted in general manufacturing and heavy manufacturing throughout the area; however, rezoning would allow consistent zoning across ownership.

An opportunity was given for citizens to express their views.

Geoffrey Butler from Butler, Rosenberry, and Partners representing the applicant spoke in favor of the proposed. He noted Superior Oil purchased the parcel to expand operations. Mr. Butler noted Superior owns the property on each side and are a heavy manufacturing entity. He noted to continue operations, Superior Oil needs the parcel zoned to heavy manufacturing.

There being no additional speakers the public hearing was declared closed.

Rezoning of 6320 South Creeksedge Drive

Sponsor: Simpson. Council Bill 2020-115.

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.28 acres generally located at 6320 South Creeksedge Drive from Planned Development No. 318 to Planned Development No. 373; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the rezoning is appropriate for low-density housing. Ms. Smith explained the proposed was originally part of PD 209 which permits patio

homes, but was rezoned to PD 318 which does not permit patio homes. Ms. Smith explained this home was illegally converted into a patio home, the planned development permits patio homes, and if approved, the applicant will file for administrative subdivision to bring the property into compliance.

An opportunity was given for citizens to express their views.

Jared Davis, developer, was available to answer questions Council may have. No questions were posed.

There being no additional speakers the public hearing was declared closed.

Rezoning of 303 North Scenic Avenue and 2711 West Olive Street

Sponsor: Ferguson. Council Bill 2020-116.

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately one acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed is appropriate for low-density housing. Ms. Smith noted residential townhome is consistent with adjacent properties to the west and permits single-family detached, semi-detached, duplex and townhouse dwellings at approximately 11 dwelling units per acre.

An opportunity was given for citizens to express their views.

Brent Parker, developer, was available to answer questions Council may have. No questions were posed.

There being no speakers the public hearing was declared closed.

Conditional Use Permit 443

Sponsor: Schilling. Council Bill 2020-117.

A Special Ordinance granting Conditional Use Permit No. 443 for the purpose of authorizing an automotive service garage to operate within the GR, General Retail, district located at 2851 West Republic Road as a conditional use. (Staff and Planning and Zoning Commission recommend approval.)

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the proposed is appropriate for low-density housing and had been zoned general retail when annexed in 1996. Ms. Smith noted a conditional use permit is required for an automotive service garage in the general retail district, the proposed meets all 21 standards for a conditional use permit and must be in substantial conformance with the site plan.

An opportunity was given for citizens to express their views.

Dane Seiler from CJW appeared before Council to represent the applicant. He noted there was a neighborhood meeting held in January and no one expressed concern about noise. Mr. Seiler noted another question raised at the neighborhood meeting was if the applicant would be performing automotive body work. He noted originally the applicant intended to have a paint booth and do minor repairs, but as those activities are not allowed in a general retail district the applicant will only be providing automotive repairs.

There being no additional speakers the public hearing was declared closed.

Council Bill 2020-118 and Council Bill 2020-119 were read together.

Annexation of 851 West Farm Road 182

Sponsor: Schilling. Council Bill 2020-118.

A General Ordinance amending Section 1-9 of the Springfield City Code, 'City Limits;' and amending Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones;' for the purpose of annexing approximately 10 acres of private property into the City of Springfield, Missouri, generally located at 851 West Farm Road 182 and referenced as Annexation A-3-2020. (Staff recommends approval.)

Rezoning of 851 West Farm Road 182

Sponsor: Schilling. Council Bill 2020-119.

A General Ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD Low Density Multi-Family Residential District and establish Conditional Overlay District No. 183; and adopting an updated Official Zoning Map. (Staff recommends approval and Planning and Zoning Commission recommends denial.)

Councilman Simpson recused himself.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the annexation was initiated by City Council at the property owner's request and is approximately 10 acres. Ms. Smith reviewed considerations for annexing property and the urban service area. She noted staff recommends approval as the proposed is consistent with the comprehensive plan and the urban area service philosophy, all city services can be provided to the property and fire, police, and public works have identified no operational issues. Ms. Smith reviewed the rezoning of the proposed. She noted the northeast is appropriate for medium or high-density housing and the southeast is appropriate for low-density housing. She noted Farm Road 182 is a secondary arterial and conditional overlay district limits density to 11 dwelling units per acre.

Councilman Schilling asked for the history of the developer approaching Greene County for rezoning and is now approaching the city.

Ms. Smith noted the developer is available for questions, but her understanding is the developer did approach Greene County for rezoning and the application denied by the County was for 20 dwelling units per acre and the proposed is for 11 dwelling units per acre.

Councilman Schilling noted he visited the area and believes there is a dangerous access area off Plainview Road, describing a blind hill just to the west of the driveway going to the existing dwelling. He noted this area has been mentioned by many people who object to the proposed.

Councilman Schilling asked for clarification in the annexation portion of the proposal of timely access to the area by the fire department and what can happen to insurance rates related to timely access.

Ms. Smith answered she would need to defer to David Pennington, Fire Chief, to discuss Insurance Services Office (ISO) ratings but noted overall fire did not see a problem with the annexation.

Councilman Hosmer asked why the proposed was denied by Planning and Zoning.

Ms. Smith noted they were sympathetic to the neighborhood concerns about increased density. She noted currently there is a single structure on a 10-acre lot and changing to 11 dwelling units per acre or 100 housing units is a concern expressed at the public hearing.

An opportunity was given for citizens to express their views.

Jared Davis with Anderson Engineering spoke in favor of the proposed. He noted the proposed is different than what was proposed to Greene County last year regarding density and conceptual layout. After speaking with the neighbors, he noted there are three main concerns, water runoff, buffer yard and traffic. He noted, as a civil engineer, water runoff will be addressed within code and would improve the situation; they will work to preserve green space and trees while adhering to code; and, traffic onto Plainview will be developed with the City of Springfield.

Ken Clarkson spoke in opposition to the proposed. He noted Titus Williams has resolved the health and safety issues, noting the dead animals have been removed and a fence has been installed around the pool. He noted the schematics show the entrance to Plainview coming through his yard, Mr. Clarkson referenced Jared Davis mentioning finding the safest route onto Plainview and that would be through his yard, and he is not interested in that. Mr. Clarkson expressed his opinion that he purchased his property in order to live in a single-family community and paid a lot of money for the privilege and has no interest in living in an apartment community.

Shannon Underwood spoke in opposition to the proposed. She noted her property is adjacent to the west of the proposed rezoning property. Ms. Underwood noted when the developer approached Greene County regarding the rezoning, the community submitted a petition with more than 150 signatures in opposition and Greene County

unanimously voted against the rezoning. She noted there are currently 600 multifamily units within a ¼ mile of the proposed with vacancies and more multifamily units within two miles of the property, also with vacancies. Ms. Underwood expressed her opinion a multifamily unit is not needed in the area and is not being done to help the community, but to bring profit to the developer.

Ron Greenway spoke in opposition to the proposed. He expressed his gratitude to the Council for their hard work and to Councilman Schilling for physically visiting the proposed annexation. Mr. Greenway noted when he purchased his home, he did not believe the area behind his home would ever become high density housing, he expressed concern for traffic in the area and the current difficulty when turning left from Plainview Road and confusion to the density planning. He expressed his struggle to understand how residents of 100 apartments will produce less traffic than if there were single homes on the proposed. Mr. Greenway expressed his gratitude for Council staying well past 10:00p.m. for their civic duty.

Titus Williams, developer, spoke in favor of the proposed. He noted the process started more than a year ago with Greene County with a request of 21 units per acre. Mr. Williams noted the neighbors were not interested in supporting the development. He noted he met with Anderson Engineering and a person from the neighborhood to determine what the issues to the development were. His interpretation (and remedy) of issues included: 1) increase of students to school system (resolved by annexing the property to the City and increasing the tax base); 2) water runoff (resolved by capturing water as required by code); 3) traffic (resolved by reducing the number of units in the development); and, 4) reduction of property values (difficult to defend, but will be able to more money into the finishing of the property).

Councilman Schilling asked for clarification regarding reduced traffic on Plainview Road.

Mr. Williams answered not the traffic count in totality, but a reduction from the original plan of 21 units per acre to 11 units per acre reduced the traffic. He noted the traffic study shows the traffic from a higher density development, such as this, has less traffic during peak times than if the property were to be developed under current zoning of 7 units per acre.

Councilman Schilling asked for clarification about the narrative of the traffic study and proposed trips.

Mr. Williams noted he did not have the information in front of him and the traffic study was conducted by the City.

Councilman Schilling asked about the safety risks of the driveway he physically visited and turning left. He expressed his opinion one way to address the safety concern would be to shave the hill down. He also expressed concern for the speed limit in the area and increased risk if drivers are speeding. Councilman Schilling next asked about the drainage of the property. He noted when he visited the property, he could see the

areas sloping down towards the property and asked if Mr. Williams would be building water retention areas.

Mr. Williams answered affirmatively and noted the curb cut would be evaluated at the time of development with the City and could possibly be moved to the east to mitigate the severity of the hill and the blind spot.

Councilman Schilling noted one of the citizens mentioned the property is land locked and asked if any other safer entrance had been considered.

Mr. Williams noted he met with County Planning and Zoning for a roundtable meeting. His interpretation of information included an entrance at the north would be the easiest relief point to the property, but there is also an area to the east of the property that would allow access, but would require negotiation with that property owner.

Councilman Schilling clarified Mr. Williams noted there would be increased property value and therefore increased property taxes and asked if Mr. Williams knew the proposed generation of increased property taxes.

Mr. Williams answered he did have the figure in front of him.

Shawn Whitney, from Whitney, Spencer and Fane Real Estate group for the applicant, spoke in favor of the proposed. He expressed his approximation of generated property taxes to be $114,000-$115,000 in real property tax. He also expressed his opinion the developer will be enriched, but so will the school district and other taxing jurisdictions. He expressed his belief that "somebody's view" should not be a concern and is anti-renter. Mr. Whitney noted there is a market study to back up the demand for high-density housing and the City land use plan recommends medium to high density-housing for this property. He shared his belief his client has listened to the neighbors by cutting the number of housing units in half. Mr. Whitney expressed his opinion the development is a great transition between the existing homes as it is lower density, it is a high-end development, and the architect and the developer have invested millions of dollars in the Springfield community.

LeeAnne Wallace submitted comments via email in opposition of the proposed. She expressed concerns regarding traffic, eminent domain, overcrowding in the local schools, storm runoff, property value depreciation and "riff raff" associated with rental units.

Jake and Tisha Joplin submitted comments via email in opposition of the proposed. They noted Greene County Planning and Zoning voted unanimously against rezoning the proposed. The Joplins expressed concern for putting further strain on already overcrowded schools, negative impact on property values, water runoff issues and increased traffic and congested road systems. They also expressed their opinion there is not a need for additional multifamily housing in the area, citing well over 650 apartment units within ¼ mile of the property listed.

Missi and BJ Joplin submitted comments via email in opposition of the proposed. They expressed concern for increased traffic, overcrowded schools, water runoff issues and decreased property value.

Andrew Tasset submitted comments via email in opposition of the proposed. He expressed concern for property value, traffic, schools and spot zoning. Mr. Tasset expressed his main concern was for safety noting a blind hill and speeding traffic. He urged Council to drive out to the property to look for themselves.

Ron Greenway submitted comments via email in opposition of the proposed. He expressed concern for public safety, declining property values, trespassing and stormwater runoff. Mr. Greenway specifically noted traffic making left turn exits from the property onto Plainview Road, current traffic congestion and increased congestion if 110 units are added and concern for pedestrians due to narrow roads caused by on-street parking.

Ted and Randee Barlows submitted comments via email in opposition of the proposed. Mr. Barlows expressed concern for traffic and increased congestion. He noted it currently may take three to four traffic signal cycles in order to turn left onto Plainview Road. Mr. Barlows also expressed concern for overcrowding at local schools, storm water runoff, negative impact on property values and possible increased vandalism. Additionally, Mr. Barlows noted the Planning Commission has twice denied the developer's proposal.

David and Stephanie Fessenden submitted comments via email in opposition of the proposed. They expressed concern over decreased property value, increased traffic and overwhelming already overcrowded schools.

Ron and Lori Morgan submitted comments via email in opposition of the proposed. They expressed concern over problems with multifamily dwellings build to the east and the adverse effect on the neighborhood, increased traffic congestion, safety concerns for pedestrians and children walking to school due to increased traffic, decline in property values and a negative impact of their quality of living.

Steve Whisler submitted comments via email in opposition of the proposed. He noted as a former councilman in a neighboring city he has witnessed the negative impact of multifamily housing being developed near pre-existing single-family homes without adequate consideration of impacts upon traffic, infrastructure, watershed, property values and noise levels. Mr. Whisler expressed concern over future impacts to the neighborhood from the development of The Ridge (currently under construction). He also noted the Planning and Zoning Committee voted in opposition of the rezoning and urged Council to do the same.

There being no additional speakers the public hearing was declared closed.

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

Council Bill 2020-120 and Council Bill 121 were read together.

Preliminary Tax Levy

Sponsor: McClure. Council Bill 2020-120.

A Special Ordinance setting a preliminary tax levy on real and personal property for current expenses and debt retirement of the City of Springfield, Missouri, and its boards and agencies for Fiscal Year 2020-2021; and declaring an emergency.

2020-2021 City Budget

Sponsor: McClure. Council Bill 2020-121.

A Special Ordinance adopting a budget for the City of Springfield, Missouri, for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021; providing that certain amounts shown in the budget document are appropriated for the various departments specified in said budget; and declaring an emergency.

David Holtmann, Director of Finance, provided a brief overview of the proposed. He noted the proposed are used to set annual property tax rates for the City's next fiscal year. Mr. Holtmann noted there is an expected 1% increase in property taxes. He reviewed budget meeting dates and the impact of COVI-19 on the budget. Mr. Holtmann noted requirements for the City budget as provided for by the City Charter. He discussed revenue sources and appropriations, as well as highlights and takeaways.

Jason Gage, City Manager, noted Mr. Holtmann and his staff have worked diligently on the budget during this difficult time and noted a contingency plan will be coming before Council soon. He explained the deficit is close to $6 million for the upcoming fiscal year and based on the situation(s) existing at the time each quarter will determine how to address the $1.5 million deficit each quarter.

Councilman Simpson asked if a separate study session for the Parks Department will be conducted for revenue plans.

Mayor McClure answered affirmatively.

Councilman Hosmer expressed his gratitude to Mr. Holtmann for his work on the budget and asked for clarification of pothole funds.

Mr. Holtmann answered it is part of the ¼ cent capital improvement fund and he would get specific amounts to the Council.

Councilman Hosmer asked if there was a specific line item which addressed these funds.

Mr. Holtmann answered in the details, yes, but he does not have the numbers in front of him.

Councilman Hosmer answered he would like that information because he would like to amend the information, as pothole funding is an easy item to eliminate.

Councilman Lear expressed his gratitude to Mr. Holtmann and the City Manager for their hard work. He expressed his interest in viewing the contingency plan and noted creating the budget during these uncertain times is difficult.

Councilman McGull expressed his opinion pothole funds should be used to purchase body cameras for the police department.

Councilman Schilling noted he had been contacted by citizens asking about the purchase of body cameras for police department and he suggested Councilman McGull has a point that Council may need to discuss the purchase of body cameras.

Councilman Simpson expressed his agreement in using pothole funds to purchase body cameras for the police department.

Mayor McClure expressed his gratitude to Mr. Holtmann and his staff for their hard work during these difficult times and noted the budget will have to continue to be monitored and adjusted if necessary.

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

Deletion of References to Special Business District in City Code

Sponsor: Ollis. Council Bill 2020-122.

A General Ordinance amending Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XIII, 'Special Business District,' and Chapter 106, 'Traffic and Vehicles,' Article II, 'Administration and Enforcement,' Division 2, 'Violations and Procedure Upon Arrest,' Section 106-96, 'Authority of persons appointed as conservators of the peace,' to delete all references to the now-terminated Downtown Springfield Special Business District.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She reviewed the history of the Springfield Special Business District (SBD) and noted the SBD was dissolved in March 2020. Ms. Smith noted the proposed request is to clean up language referring to SBD in the City code.

Councilman Schilling asked if the proposed was related to more public parking lots becoming private parking lots.
Ms. Smith answered the proposed referred to public parking lots when SBD was originally created. She noted many parking lots have now become private developments and the proposed frees the lots of encumbrances.

Councilman Schilling expressed his concern as he has been contacted by citizens complaining tow posses coming in and taking cars away and then charge high fines for cars to be returned.

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

Council Bill 2020-123 and Council Bill 2020-124 were read together.

Comprehensive Housing Assistance Program Rules and Regulations During a Declared Emergency

Sponsor: Fisk. Council Bill 2020-123.

A Special Ordinance adopting an amendment to the City's Comprehensive Housing Assistance Program Rules and Regulations by adding Chapter 12, 'Program Rules During a Declared Emergency,' which authorizes the City Manager to modify loan terms in response to certain federal, state and/or local emergency declarations. (Planning staff recommends approval.)

Amendment to City's Commercial Loan Program Rules and Regulations During a Declared Emergency

Sponsor: Lear. Council Bill 2020-124.

A Special Ordinance adopting an addition to the City's Commercial Loan Program Rules and Regulations by adding Chapter 10, 'Program Rules During a Declared Emergency.' (Planning staff recommends approval.)

Brendan Griesemer, Assistant Director of Planning and Development, provided a brief overview of the proposed. He noted the city has operated an emergency loan fund since the 1980's and several disasters have received an emergency declaration. Mr. Griesemer noted COVID-19 is a current example he noted a quick response is required in order to stabilize the economy and augment resources. He noted the proposed bills would allow the City Manager to adjust loan terms and deferments and would only apply during emergency declarations.

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

Intergovernmental Agreement with Missouri State University and Springfield Police Department

Sponsor: Hosmer. Council Bill 2020-125.

A Special Ordinance authorizing the City Manager, or his designee, to enter into an Intergovernmental Agreement with the Board of Governors of Missouri State University for the purpose of continuing to provide enhanced law enforcement services within and around the Missouri State University campus.

Paul Williams, Police Chief, provided a brief overview of the proposed. He noted the City has provided police services to Missouri State University (MSU) for 25 years through an annual contract and this is a renewal of the contract. Chief Williams noted the costs are fairly consistent with the previous year. He noted five electric bicycles were added to the fleet of 10 regular bicycles, bringing the total to approximately $824,00 over the next year. Chief Williams noted an addition to the contract is the option for MSU to add another officer if they choose to do so.

Mayor McClure noted he has had the opportunity of administering this contract from the other side and expressed his opinion of how valuable the service is to MSU and the community.

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

Memorandum of Understanding with Willard R-II School District and Springfield Police Department

Sponsor: Lear. Council Bill 2020-126.

A Special Ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with Willard R-II School District regarding law enforcement services on Willard R-II School District properties located within the City of Springfield.

Paul Williams, Police Chief, provided a brief overview of the proposed. He noted the proposed is something new as Willard now has two buildings within the city of Springfield. Chief Williams noted Willard is working on creating their own Willard School Police Department. He noted this is a Memorandum of Understanding for Springfield to provide policing services in cooperation with Willard and is similar to the services currently provided to the Springfield Public Schools. Chief Williams noted the situation is unique as it incorporates portions of Springfield, Willard and unincorporated areas of Greene County.

Councilman Hosmer asked if the City received the full cost of the officer and if there is an emergency near the Willard school will the officers respond.

Chief Williams answered there is not money involved. He noted the school will handle any minor incidents on campus and any situations requiring investigations or more than a school resource officer can handle the Springfield Police Department will respond.

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

Infrastructure Reimbursement Agreement with Costco

Sponsor: Ollis. Council Bill 2020-132.

Authorizing the City Manager, on behalf of the City of Springfield, to enter into an Infrastructure Reimbursement Agreement with Costco Wholesale Corporation, for improvements to South Eastgate Avenue and East Olive Street to facilitate the development of the property for the Costco development.

Mary Lilly Smith, Director of Planning and Development, provided a brief overview of the proposed. She noted the Costco Infrastructure Agreement would reimburse Costco for improvements necessary to facilitate development of a 160,000 square foot facility. Ms. Smith noted the following public improvements: Eastgate relocation, Olive Street construction, Chestnut and Eastgate signal modification and turn late extension, Eastgate and Olive new traffic signal, stormwater improvements and demolition of existing Eastgate. She noted the costs and terms associated with the Infrastructure Agreement. Ms. Smith noted general policies of the Economic Development Incentives adopted by Council applicable to the proposed. She presented a map of the development site and explained demolition, construction and road and traffic conditions.

Mayor McClure expressed his gratitude and congratulations to Ms. Smith and her staff for dedication to the proposed.

An opportunity was given for citizens to express their views.

Mike Stratis, Costco Site Selector, spoke in favor of the proposed. He reviewed the history of Costco, economic standing and number of stores. Mr. Stratis noted Costco has been seeking to build a facility in Springfield for over five years. He then shared information related how Costco determines developments and asks for incentives, wages, number of people employed, benefits and Costco's purposeful involvement in communities.

Mayor McClure expressed his gratitude to Mr. Stratis.

Jim Hutcheson, developer, spoke in favor of the proposed. He expressed his opinion Costco will be coming to a very supportive community and will have an impact on Springfield and moving the city forward. Mr. Hutcheson expressed his belief the types of jobs Costco provides are life changing. He commended Mayor McClure, Council and city staff on the hard work and dedication to bring Costco to our region. He expressed his opinion bringing Costco to our community is a positive and will bring sales tax dollars in.

Councilman Simpson asked how soon will Costco open.

Mr. Stratis answered they are looking to close in September/October, complete construction by March/April and be open by August 2021.

There being no additional speakers the public hearing was declared closed.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Theresa Bagwell wishes to address Council. Ms. Bagwell did not appear.

Kevin VanStory wishes to address Council. He noted he is a candidate for the U.S. House of Representatives for Seventh District of Southwest Missouri. Mr. VanStory noted he does not live in Springfield or Greene County, but is appearing on behalf of constituents who do reside in Springfield and Greene County area. He noted he is addressing Council regarding COVID-19 and the recent shut down. Mr. VanStory expressed concern for citizens who did not qualify for unemployment benefits and explained forbearance options under the Coronavirus Aid, Relief, and Economic Security (CARES) Act. He then demanded the county and business be reopened and expressed his belief Council does not realize the daily revenue loss.

The following items appeared on the agenda under New Business.

Springfield-Greene County Public Library Board

The Mayor recommends the following reappointment the Springfield-Greene County Public Library Board: Cindy Waites and Emily Denniston with terms to expire July 1, 2023.

Airport Board

The City Manager recommends the following appointment the Airport Board: Felicia Morgan and Jamie Holstein with terms to expire June 1, 2023; the reappointment of: Jaimie Trussell and Michael Hoppman with terms to expire June 1, 2022; and, the reappointment of: Joe Carmichael and Catherine Moore with terms to expire June 1, 2023.

UNFINISHED BUSINESS

MISCELLANEOUS

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

Preliminary Plat of East Sunshine Property Group

Sponsor: Schilling. Council Bill 2020-127.

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 East Sunshine Property Group, generally located at 1750 South Campbell Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Preliminary Plat of Degraffenreid-Wood Subdivision

Sponsor: Schilling. Council Bill 2020-128.

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 Degraffenreid-Wood Subdivision, generally located at 2001 West Walnut Lawn Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

Preliminary Plat of Troy Acres

Sponsor: Ferguson. Council Bill 2020-129.

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 Troy Acres 1st Addition, generally located at 500 block of South Troy Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (Staff recommends that City Council accept the public streets and easements.)

CONSENT AGENDA ONE READING BILLS

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

Cost Apportionment Agreement with MoDOT

Sponsor: Ferguson. Council Bill 2020-107.

A Special Ordinance authorizing the City Manager or his designee to enter into a First Supplemental Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to modify the payment schedule between the City of Springfield and the Missouri Highways and Transportation Commission.

Council Bill 2020-107. Special Ordinance 27327 was approved by the following roll call vote: Ayes: Hosmer, Ollis, Lear, McGull, Simpson, Schilling, Ferguson, Fisk and McClure. Nays: None. Absent: None. Abstain: None.

Springfield-Greene County Public Library Board

Confirm the following appointment the Springfield-Greene County Public Library Board: Michelle Moulder with term to expire July 2, 2021.

END OF CONSENT AGENDA.

Motion to Adjourn

Councilman Simpson moved to Adjourn. Councilman Lear seconded the motion, and it was approved by the following vote. Ayes. Simpson, Schilling, Ferguson, Fisk, Ollis, Lear, McGull and McClure. Nays. Hosmer. Absent. None. Abstain. None. The meeting adjourned at 11:45 p.m.

Anita J. Cotter

Prepared by
Monica Paxton

Anita J. Cotter, CMC/MRCC
City Clerk