

July 25, 2022
Springfield, Missouri

The City Council met in regular session July 25, 2022, in the Council Chambers at Historic City Hall. The meeting was called to order by Mayor Ken McClure. Mayor McClure acknowledged the passing of Ken Myers, Springfield broadcasting pioneer and philanthropist, and Dr. Tommy Macdonnell, Missouri State Representative and World War II hero.

Roll Call

Present: Mike Schilling, Matthew Simpson, Abe McGull, Craig Hosmer, Richard Ollis, Andrew Lear, Monica Horton, Heather Hardinger, and Ken McClure. Absent: None.

Minutes

The minutes of the July 11, 2022, City Council Meeting, July 12, 2022, Special City Council Meeting, and July 19, 2022, Special City Council Meeting were considered. Mayor Pro Tem Simpson moved to approve the minutes as presented. The motion was seconded by Councilwoman Horton and approved by the following vote: Ayes: Ollis, Lear, Hardinger, Horton, Hosmer, McGull, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

Consent Agenda

The consent agenda was approved as presented by the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

CEREMONIAL MATTERS.

City Manager Report

Jason Gage, City Manager, noted the City of Springfield communicated political signage rules from the City Code to the public. Numerous complaints have been received, and offending signs have been removed. Mr. Gage further noted communication provided to the public and the political parties included location and size restrictions, as well requirements for removal and the process for retrieving signs from the Public Works compound.

Mr. Gage provided an update for Forward SGF. He noted a kickoff event for the Comprehensive Plan was held last week at Hammons Field. The draft plan and video messages from the event are located on the plan website at forwardsgf.com. He further noted additional public sessions will take place in all four City Council zones during the month of August.

Mr. Gage noted the 75th Police Academy will graduate 24 members on July 29, 2022, at 7p.m. The graduation will take place at the East Sunshine Church of Christ.

Mr. Gage noted Maurice S. Jones, Deputy City Manager, recently received the Credentialed Manager designation from the International City/County Management Association (ICMA). To receive the prestigious ICMA credential, a member must have significant experience as a senior management executive in local government, have earned a degree, preferably in

public administration or a related field, and demonstrated a commitment to high standards of integrity and to lifelong learning and professional development.

Mr. Gage noted construction on the first section of the Grant Avenue Parkway near Parkview High School continues this summer and is expected to reopen to traffic on schedule by the start of the upcoming school year.

Mayor McClure thanked Mr. Jones for his hard work and congratulated him on the achievement of the ICMA credential.

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

**Amending the
Springfield Land
Development Code:
3018 West Battlefield
Road**

Sponsor: Schilling. Council Bill 2022-167

A general ordinance amending the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 6.36 acres of property generally located at 3018 West Battlefield Road from GR, General Retail District, and GM, General Manufacturing District, to IC, Industrial Commercial District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Schelle Development Co, LLC; 3018 W. Battlefield Road; Z-4-2022.)

Council Bill 2022-167. General Ordinance 6731 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

**Amending the
Springfield Land
Development Code:
3900 South Lone
Pine Avenue; 2955
and 2957 East Allen
Place**

Sponsor: Simpson. Council Bill 2022-168

A general ordinance amending the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 7.84 acres of property generally located at 3900 South Lone Pine Avenue and at 2955 and 2957 East Allen Place from R-MD, Medium-density Multifamily Residential District with Conditional Overlay District No. 17, and from R-SF, Single-family Residential District, to R-MD, Medium-density Multifamily Residential District, with Conditional Overlay District No. 212; establishing Conditional Overlay District No. 212; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: 3900 Lone Pine Apts LLC; 3900 South Lone Pine, 2955 and 2957 East Allen Place; Z-10-2022 w/COD #212.)

Council Bill 2022-168. General Ordinance 6732 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

**Amending the
Springfield Land
Development Code:
404, 420, 424 East
Sunshine Street**

Sponsor: Simpson. Council Bill 2022-169

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1 acre of property generally located at 404, 420, and 424 East Sunshine Street from R-SF, Single-Family Residential District, to LB, Limited Business District, with Conditional Overlay District No. 207; establishing Conditional Overlay District No. 207; and adopting an updated Official Zoning Map. (Planning and Zoning Commission recommends denial and staff recommends approval.) (By: Reding Management and Redec, LLCs; 404, 420, & 424 E. Sunshine Street; Z-1-2022 w/COD #207.)

Anita Cotter, City Clerk, noted the applicant requested the bill be tabled until the August 8, 2022, City Council meeting, and a motion was placed at each of the City Council member's places if they desired to make the motion to table the proposed.

Mayor McClure clarified the options for action are to table the bill at the request of the applicant or to act on the bill. He noted if Council Bill 2022-169 failed, the companion Council Bill 2022-170 would also fail. Mayor McClure provided an example of a similar bill, Council Bill 2016-120, which due to City Council action, still sits vacant. He expressed his belief the action was a mistake. Mayor McClure noted Limited Business District is the most limited business use.

Councilman Ollis expressed his concern over the land remaining vacant. He expressed his opinion the area is conducive to business.

Councilman McGull noted he spoke with citizens in the area, and they were not opposed to the limited business but were opposed to the companion bill, Council Bill 2022-170. He expressed his belief the request of the applicant should be heard.

Councilman Lear noted the applicant has appeared before the Planning and Zoning Commission twice.

Mayor Pro Tem Simpson expressed his belief most of the issues are caused by the conditional use permit in Council Bill 2022-170. He expressed his opinion the proposed is appropriate for Limited Business. Mayor Pro Tem Simpson expressed his intention would be to remand Council Bill 2022-169 to the Planning and Zoning Commission.

Mayor McClure asked what happens next with Council Bill 2022-169 and Council Bill 2022-170 if the motion to remand would pass. Rhonda Lewsader, City Attorney, noted both Council Bills could be remanded. She further noted Council Bill 2022-170 is tied to the Limited Business District so the conditional use permit cannot apply until the Limited Business District is in place. Ms. Lewsader added no action could be taken on Council Bill 2022-170 until a decision has been made on the Limited Business District.

Mayor McClure asked if Council Bill 2022-169 would be back before City Council if a motion to remand failed. Ms. Lewsader answered affirmatively.

Councilman Hosmer asked if the protest petition applied if the proposed is remanded. Ms. Lewsader responded it does not; the protest petition would apply to whether zoning is granted or not. Councilman Hosmer asked if City Council can direct the Planning and Zoning Commission to look at certain issues. Ms. Lewsader responded City Council can direct on specific issues and provide guidance.

Jason Gage, City Manager, asked for clarification on the intent to remand. Mayor Pro Tem Simpson responded the conditions would apply to the conditional overlay, and his intent would be to remand Council Bill 2022-169 to the Planning and Zoning Commission.

Councilman Ollis expressed his concern that there are too many restrictions being placed on the use of the property.

Councilman Hosmer expressed his belief it is important to listen to the neighborhoods and expressed his opinion the Limited Business use is wrong for this property.

Councilman McGull asked if drive-throughs are allowed in Limited Business. Susan Istenes, Director of Planning and Development, responded they are not.

Mayor Pro Tem Simpson moved to remand Council Bill 2022-169 to the Planning and Zoning Commission. The motion was seconded by Councilman Lear and failed with the following vote: Ayes: Simpson, Hardinger, and Lear. Nays: Ollis, McGull, Horton, Hosmer, Schilling, and McClure. Absent: None. Abstain: None.

Anita Cotter, City Clerk, noted a protest petition was received and was found to be sufficient at 32.4%. A copy of the supplemental explanation was provided at City Council member's places and a supermajority, or six votes, would be required for passage.

Mayor McClure expressed his support for the bill.

Council Bill 2022-169. General Ordinance 6733 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Schilling, Simpson, and McClure. Nays: Hosmer and Horton. Absent: None. Abstain: None.

Sponsor: Simpson. Council Bill 2022-170

A special ordinance granting Conditional Use Permit No. 461 for the purpose of permitting an eating and drinking establishment use group, including drive-in, pick-up window, or drive-through facilities, as a conditional use within the LB – Limited Business District, generally located at 404, 420, and 424 East Sunshine Street. (Planning and Zoning Commission recommends denial and staff recommends approval.) (By: Reding Management and Redec, LLCs; 404, 420, & 424 E. Sunshine Street; Conditional Use Permit 461.)

Anita Cotter, City Clerk, noted the applicant requested the item be tabled until the August 8, 2022, City Council meeting.

Councilman Lear asked if there would be a time limit to when the issue can be presented again in a different form if the proposed failed. Rhonda Lewsader, City Attorney responded

**Conditional Use
Permit No. 461: 404,
420, 424 East
Sunshine Street**

there is not a time limit for the conditional use permit. Councilman Lear expressed his belief the proposed is suitable for a Limited Business District but not for a drive-through.

Council Bill 2022-170 failed with the following vote: Ayes: Ollis. Nays: Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Absent: None. Abstain: None.

**Southwest
Wastewater
Treatment Plant and
Primary Treatment
Rehabilitation
Project**

Sponsor: Hosmer. Council Bill 2022-171

A special ordinance approving the plans and specifications for the Southwest Wastewater Treatment Plant: Plant 2 and Primary Treatment Rehabilitation Project; accepting the bid of Irvinbilt Constructors, Inc., in the amount of \$3,682,640 and authorizing the City Manager to enter into contracts necessary for completion of said Project; and approving a budget adjustment to amend the Fiscal Year 2022-2023 Budget for the Department of Environmental Services, in the amount of \$4,419,168, to appropriate retained earnings of the Clean Water Enterprise Fund.

Council Bill 2022-171. Special Ordinance 27725 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

**Amending the
budget: Springfield
Art Museum: North
Parking Lot**

Sponsor: Ollis. Council Bill 2022-172

A special ordinance amending the budget of the Springfield Art Museum for Fiscal Year 2022-2023 in the amount of \$150,000 to appropriate fund balance reserves from the Art Museum Special Project Fund to support construction of the Art Museum North Parking Improvements Project at the Springfield Art Museum.

Council Bill 2022-172. Special Ordinance 27726 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

**Amending the
budget: appropriate
Public Health Fund
balance**

Sponsor: Lear. Council Bill 2022-173

A special ordinance amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2021-2022 in the amount of \$3,300,000 to appropriate funds from the Public Health Fund balance for continued COVID-19 community response.

Council Bill 2022-173. Special Ordinance 27727 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

**Amending the
operating budget:
City of Springfield
General Fund:
reimbursements and
associated offsetting**

Sponsor: Lear. Council Bill 2022-174

A special ordinance amending the Fiscal Year 2021-2022 operating budget of the City of Springfield in the General Fund by increasing both revenue and expenses in the amount of \$108,409, for the purpose of adjusting for certain reimbursements and associated offsetting expenses as well as adjusting the salary budget for retirement payouts.

**expenses; adjusting
the salary budget for
retirement payouts**

Council Bill 2022-174. Special Ordinance 27728 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

**Amending the
operating budget:
City of Springfield;
Certain
Reimbursements
and associated
offsetting expense
items**

Sponsor: Ollis. Council Bill 2022-175

A special ordinance amending the Fiscal Year 2021-2022 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$129,739, in various Special Revenue and Capital Project Funds, for the purpose of accounting for certain reimbursements and associated offsetting expense items.

Council Bill 2022-175. Special Ordinance 27729 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

**Amending Special
Ordinance 27550
and 27640: ARPA**

Sponsor: Simpson, McGull, Lear, and Hardinger. Council Bill 2022-176

A special ordinance amending Special Ordinance 27550 to amend funding appropriated for continuing COVID-19 services; amending Special Ordinance 27640 to amend projected funds appropriated for retention payments; amending the budget for Fiscal Year 2022-2023 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for certain projects as recommended by the City Council ARPA Review Committee; and authorizing the City Manager to enter into funding agreements as necessary with recipients of such funds. (The City Council ARPA Review Committee voted to recommend this appropriation to City Council.)

Councilman Ollis recused himself due to his association with Restore SGF.

Mayor Pro Tem Simson expressed his support for the proposed. He thanked staff and the City Council ARPA Review Committee members for their work. He noted the committee worked to make sure they were best utilizing one-time funds and expressed his belief the funds can benefit all citizens.

Council Bill 2022-176. Special Ordinance 27730 was approved with the following vote:
Ayes: Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: Ollis. Abstain: None.

**Amending the
budget: ARPA**

Sponsor: McGull, Lear, and Hardinger. Council Bill 2022-177

A special ordinance amending the budget for Fiscal Year 2022-2023 to appropriate \$750,000 from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for an airframe and powerplant maintenance facility proposed by Ozarks Technical Community College and recommended for funding by the City Council ARPA Review Committee; and authorizing the City Manager to enter into a funding agreement with Ozarks Technical Community College regarding such funds. (The City Council ARPA Review Committee voted to recommend this appropriation to City Council.)

Mayor Pro Tem Simpson recused himself due to his employment with Ozarks Technical Community College.

Mayor McClure expressed his thanks to the City Council ARPA Review Committee for their work.

Council Bill 2022-177. Special Ordinance 27731 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, and McClure. Nays: None.
Absent: Simpson. Abstain: None.

The following item appeared on the agenda under Resolutions.

**Continuum of Care
Grant Funds: Notice
of Funding
Opportunity to
Address Unsheltered
and Rural
Homelessness**

Council Bill 2022-180 (Hardinger)

A resolution authorizing the City Manager, or his designee, to apply for Continuum of Care grant funds associated with the Notice of Funding Opportunity to Address Unsheltered and Rural Homelessness from the Department of Housing and Urban Development for the purpose of addressing unsheltered homelessness.

Bob Atchley, Senior City Planner, provided a brief overview of the proposed. Mr. Atchley noted the proposed would allow the City to apply for grant funds to address unsheltered homelessness in partnership with the Community Partnership of the Ozarks and on behalf of the Ozarks Alliance to End Homelessness. He further noted the grant is a U.S. Department of Housing and Urban Development (HUD) competitive grant of just over \$1 million. Mr. Atchley added this is a new funding opportunity featuring recaptured funds. The funding is based on a housing first model which could be used for permanent supportive housing, transitional housing, or supportive services.

Councilwoman Horton asked the amount of the grant and for an explanation of the housing first approach. Mr. Atchley responded the grant amount is \$1,087,968. He explained the housing first model strives to house individuals first before working on other issues that would help the individual sustain housing.

Mayor Pro Tem Simpson asked if the proposed allows for flexibility if regulations change, such as in House Bill 1606. Mr. Atchley responded House Bill 1606 would affect state funding and should not have an impact on this funding source.

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

Council Bill 2022-180. Resolution 10644 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

EMERGENCY BILLS.

PUBLIC IMPROVEMENTS.

The following items appeared on the agenda under Grants.

**Workforce
Innovation and
Opportunity Act**

Council Bill 2022-181 (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to accept \$18,000 from the Missouri Department of Higher Education for the purpose of supporting Workforce Innovation and Opportunity Act related programming and to enter into necessary agreements to carry out the acceptance of funds; amending the budget of the Department of Workforce Development for Fiscal Year 2022-2023 in the amount of \$18,000 to appropriate the funding; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted the proposed would allow discretionary funding to be used for various needs. Ms. Payne further noted the proposed would support the Workforce Innovation Opportunity Act programming for indirect costs.

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

Council Bill 2022-181. Special Ordinance 27734 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

**Apprenticeship
Building America
Grant Program**

Council Bill 2022-182 (Lear)

A special ordinance authorizing the City Manager, or his designee, to accept \$3,000,000 in grant funds from the U.S. Department of Labor Employment and Training Administration in order to perform grant activities as approved for the Apprenticeship Building America grant program and to enter into necessary agreements to carry out the grant; amending the budget of the Department of Workforce Development for Fiscal Year 2022-2023 in the amount of \$3,000,000 to appropriate the grant funds; and declaring that this bill qualifies for approval in one reading.

Sally Payne, Director of Workforce Development, provided a brief overview of the proposed. Ms. Payne noted the proposed grant would allow the department to perform grant activities as approved for the Apprenticeship Building America grant program. She further noted the department was the only awardee in the state for this grant. She added apprenticeships have a 94% retention rate and the proposed would also allow for supportive services. Apprenticeships for police and 911 would be included.

Mayor McClure congratulated Ms. Payne on the grant.

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

Council Bill 2022-182. Special Ordinance 27735 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

AMENDED BILLS.

PUBLIC HEARING.

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

Nordic Landing: 810 West Catalpa Street

Council Bill 2022-183 (Schilling)

A special ordinance authorizing the Department of Planning and Development to approve a \$300,000 loan, with a reduced interest rate from the rate established in the Comprehensive Housing Assistance Program Rules, for the Nordic Landing development generally located at 810 West Catalpa Street. (Staff and Loan Committee recommend approval.)

Brendan Griesemer, Assistant Director of Planning and Development, provided a brief overview of the proposed. Mr. Griesemer noted the proposed would approve a loan to provide affordable housing with 41, one-bedroom and two-bedroom units with seven units for youth aging out of foster care. He further noted the loan terms are for \$300,000 at .75% interest for twenty years. Mr. Griesemer added the U.S. Department of Housing and Urban Development (HUD) has conducted an environmental review.

Councilman Schilling asked what the \$300,000 would be used for. Mr. Griesemer responded the funds are for acquisition.

Councilwoman Horton asked the name of the developer and what happens when HUD does an environmental review. Mr. Griesemer responded HUD looks at all environmental factors and conducts a review. He further noted the phase 1 and 2 reviews have been completed.

Councilwoman Hardinger expressed her enthusiasm for the affordable housing project and asked if the project is mixed income based. Mr. Griesemer responded the project will have approximately five market rate units, seven for youth aging out of foster care, and the remaining for affordable housing.

An opportunity was given for citizens to express their views.

Keith Ray Mackie addressed City Council. Mr. Mackie thanked City Council and expressed his concern regarding sense of place. He expressed his belief there may be traffic issues with the project. He asked the City to consider the issues of off-street parking and traffic flow in the area.

Mayor McClure asked for clarification on the traffic concern. Mr. Mackie responded his concern is with traffic flow on Broadway Street.

Councilman Schilling expressed his concern with traffic in the area and noted a need to review the traffic flow.

Debbie Hart addressed City Council. Ms. Hart noted she is the applicant. She further noted the project is a \$9 million project and feels socioeconomic diversity is important. She added the HUD environmental release is ongoing. Ms. Hart noted the reason for asking for the loan was to provide a way for the City to show investment and support for the project.

Councilman Lear expressed his belief it is important for the City to be a partner in these types of projects. He noted cleaning up the blight near the parkway is important. Mr. Lear asked Ms. Hart if she has traffic concerns. Ms. Hart expressed her willingness to work with the City on any traffic concerns.

Councilman Ollis expressed his support for the affordable housing development. He expressed his belief the project will be a benefit to the area.

Councilman Schilling asked the acreage of the property. Ms. Hart responded the total property is six acres, the proposed development is on approximately two acres, and much of the acreage is in a flood plain.

Mayor Pro Tem Simpson expressed his support for the affordable and mixed-income project.

Councilman Hosmer asked the Average Median Income (AMI) for the area. Ms. Hart noted the proposed will allow for income of 30 to 80% AMI. Ms. Hart further noted the AMI is a sliding scale depending on family size. Councilman Hosmer expressed his belief the project is important as youth aging out of foster care are typically missing a support system.

With no further appearances, the public hearing was declared closed.

National Incident-Based Reporting System (“NIBRS”)

Council Bill 2022-184 (Ollis)

A general ordinance amending the Fiscal Year 2022-2023 budget of the City to adjust the authorized employee positions in the Police Department by adding one full-time equivalent position in order to transition the position of National Incident-Based Reporting System (“NIBRS”) Representative from a contract position to a full-time equivalent position.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted the proposed would transition one National Incident-Based Reporting System Representative from a contract to a full-time position. He further noted the position is necessary.

Mayor Pro Tem Simpson asked when the NIBRS program started. Chief Williams responded it started in 2020.

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

**Police Department
Quartermaster**

Council Bill 2022-185 (Ollis)

A general ordinance amending the Fiscal Year 2022-2023 budget of the City to adjust the authorized employee positions in the Police Department by adding one-half full-time equivalent position of Quartermaster in order to transition the position from a contract position to a part-time position.

Paul Williams, Police Chief, provided a brief overview of the proposed. Chief Williams noted the proposed would allow the department to transition one Quartermaster position from a contract to a part-time position.

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

**Residential Building
Code**

Council Bill 2022-186 (Hardinger)

A general ordinance amending Chapter 36, Article XIII of the Springfield City Code, known as the Land Development Code, by repealing Article XIII, 'Residential Building Code,' in its entirety, and enacting in lieu thereof a new Article XIII, 'International Residential Code.'

Brock Rowe, Interim Director of Building Development Services, provided a brief overview of the proposed. Mr. Rowe noted the proposed would allow the City to adopt the 2018 International Residential Code (IRC) effective January 1, 2023. Mr. Rowe further noted stakeholder input was considered. He provided data regarding what code has been adopted by nearby areas. Mr. Rowe noted Christian County adopted the 2012 IRC and Republic, Nixa, and Ozark adopted the 2018 IRC with modifications or various amendments for Chapter 11. Mr. Rowe further noted 50 cities have adopted the 2018 IRC, and no cities have adopted the 2021 IRC.

Mr. Rowe noted the following section modifications: Section R313 regarding Automatic Fire Sprinkler Systems was deleted and replaced; Insulation and Fenestration Requirements was revised to delete the Floor R-Value requirement as most heat loss is not through the floor, and floor insulation can exacerbate mold; Testing was revised to state a unit shall be tested and verified as having an air leakage rate of not exceeding five air changes per hour; Subsoil Drains Discharge notes the Subsoil drains, sumps, and pumps shall not be discharged to the building drain or sewer; Garage and Accessory Building Receptacles will have an exception that allows a single receptacle installed solely for electrical supply of a garage door opener; Arc-fault circuit-interrupter protection was revised to apply only to bedrooms; Tamper-resistant receptacles was modified to apply to bedrooms; Adoption of Appendices A, B, C, D, E, G, I, J, P, and Q was added.

Mayor McClure thanked Mr. Rowe for the presentation.

Councilman Ollis thanked Mr. Rowe for the presentation. He asked if there are provisions for remodeling older homes. Mr. Rowe responded those provisions fall under the existing building code, and the IRC applies only to new construction.

Councilman Lear asked if the Fire Department has reviewed the safety changes in the IRC. Mr. Rowe responded they have not, but safety changes have historically been adopted.

Councilwoman Horton asked where water would drain from a sump pump. Mr. Rowe responded the water would drain to the outside and eventually drain to the storm sewer.

Councilman Hosmer asked what code St. Louis, Kansas City, and Columbia have adopted. Mr. Rowe responded St. Louis and Columbia have adopted the 2018 IRC, and Kansas City adopted the 2012 IRC. Councilman Hosmer asked who recommended no insulation be used in flooring. Mr. Rowe responded he originally recommended the change due to mold issues. Councilman Hosmer asked for a description of an air exchange. Mr. Rowe responded air exchange shows how much leakage of air a house has through a blower test. Councilman Hosmer asked who is responsible for gaining a permit to remodel a home. Mr. Rowe responded builders are responsible for electrical, mechanical, and plumbing permits while the homeowner can pull other permits. Mr. Rowe further noted there are building inspectors that patrol and will stop work from being conducted if the homeowner/contractor does not have a permit.

Councilman McGull expressed appreciation to Mr. Rowe for recommending adjustments to keep home price increases modest. He asked what percentage of the City still has septic tanks. Mr. Gage responded the information will be provided.

An opportunity was given for citizens to express their views.

Stephanie Stenger addressed City Council. Ms. Stenger expressed her appreciation for the work done by Mr. Rowe to present the information to stakeholders and gather input. Ms. Stenger expressed her belief the compromise is acceptable.

Myra Scroggs addressed City Council. Ms. Scroggs presented a statement on behalf of the Sierra Club. Ms. Scroggs noted their concern is to make houses more energy efficient. Ms. Scroggs expressed her appreciation for adoption of the 2018 code to meet today's changing climate. Ms. Scroggs noted the White River Group of the Sierra Club is in support of adoption of the proposed. Ms. Scroggs expressed her appreciation for Mr. Rowe.

Ben Shantz addressed City Council. Mr. Shantz expressed his support for the proposed on behalf of the Homebuilder's Association. He expressed his appreciation for the collaboration and presentation of the information.

With no further appearances, the public hearing was declared closed.

The following items appeared on the agenda under Petitions, Remonstrances, and Communications.

Dale Turner did not appear to address City Council.

Furb Johnson did not appear to address City Council.

Danny Henderson addressed City Council. Mr. Henderson expressed his belief there is an issue at the corner of Madison and Market streets. He noted cars going north on Market Street have damaged the retaining wall, and a drunk driver ran into his living room wall. He asked City Council to review the intersection and install a guard rail. Mr. Henderson thanked City Council for their time. Mayor McClure noted staff will review the issue.

Summer Massey addressed City Council. Ms. Massey noted she is a Senior Vice President at Arvest Bank. She thanked the City Council ARPA Review Committee members for their time, review of requests, and collaboration with community partners. Ms. Massey expressed her enthusiasm for the future.

The following items appeared on the agenda under New Business.

The City Manager recommends the follow reappointment to the Art Museum Board: Calie Holden with term to expire June 1, 2025.

The City Manager recommends the following appointments to the Art Museum Board: Nora Cox and Mitzi Kirkland-Ives with terms to expire June 1, 2025.

The Public Involvement Committee recommends the following appointment to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Jonathan Winn with term to expire April 30, 2025.

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.

UNFINISHED BUSINESS.

MISCELLANEOUS.

CONSENT AGENDA – FIRST READING BILLS.

The following item appeared under Consent Agenda – One Reading bills.

Council Bill 2022-187 (Simpson)

A resolution confirming the appointment of Chip McGeehan and Jason Hill to the Southern Hills Community Improvement District Board of Directors.

Council Bill 2022-187. Resolution 10645 was approved with the following vote: Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure. Nays: None. Absent: None. Abstain: None.

**Southern Hills
Community
Improvement
District Board of
Directors**

The following items appeared under Consent Agenda – Second Reading bills.

**Municipal
Agreement: Cherry
Street**

Sponsor: McGull. Council Bill 2022-178

A special ordinance authorizing the City Manager or his designee to enter into a Municipal Agreement with the Missouri Highways and Transportation Commission to coordinate the construction and maintenance of improvements along Cherry Street.

Council Bill 2022-178. Special Ordinance 27732 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

**Municipal
Agreement: Route
60**

Sponsor: Simpson. Council Bill 2022-179

A special ordinance authorizing the City Manager or his designee to enter into a Municipal Agreement with the Missouri Highways and Transportation Commission to coordinate the construction and maintenance of improvements along Nature Center Way, the outer road of Route 60.

Council Bill 2022-179. Special Ordinance 27733 was approved with the following vote:
Ayes: Ollis, Lear, McGull, Hardinger, Horton, Hosmer, Schilling, Simpson, and McClure.
Nays: None. Absent: None. Abstain: None.

Confirm the following reappointment to the Board of Equalization: Janet Blair with term to expire April 1, 2025.

Confirm the following appointments to the Landmarks Board: Jamille Jones with term to expire November 1, 2023; Erik Kiser, with term to expire November 1, 2022.

Confirm the following appointment to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: John Davis with term to expire April 30, 2025.

END OF CONSENT AGENDA.

Motion to Adjourn

Mayor Pro Tem Simpson moved to adjourn. Councilwoman Hardinger seconded the motion, and it was approved by the following vote. Ayes: Lear, Hardinger, Horton, McGull, Schilling, Simpson, Ollis, and McClure. Nays: Hosmer. Absent: None. Abstain: None.


Anita J. Cotter, CMC/MRCC
City Clerk

Prepared by
Michelle Brown