



City of Springfield

Minutes

City Council

Ken McClure, Mayor

Zone Councilmembers

Monica Horton, Zone 1
Abe McGull, Zone 2
Brandon Jenson, Zone 3
Matthew Simpson, Zone 4

General Councilmembers

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

July 10, 2023

6:30 PM

City Council Chambers

1. ROLL CALL.

Present: Brandon Jenson, Monica Horton, Matthew Simpson, Heather Hardinger, Callie Carroll, Derek Lee, and Ken McClure. Absent: Abe McGull and Craig Hosmer.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. June 26, 2023, City Council Meeting.

Mayor Pro Tem Simpson moved to approve the minutes of the June 26, 2023, City Council Meeting. Councilwoman Hardinger seconded the motion, and the minutes were approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

Anita Cotter, City Clerk, noted a request was received to remove Council Bill 2023-181, item number 18.1, from the Consent Agenda - First Reading Bills. This became item number 13.4 under First Reading Bills.

The Consent Agenda was approved as amended by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

4. CEREMONIAL MATTERS.

4.1. Council Bill 2023-169 (City Council)

A resolution recognizing the dedicated public service of Kris Inman, Director of Springfield-Greene County 9-1-1, upon the occasion of his retirement.

Mayor Pro Tem Simpson read the resolution in its entirety.

Jason Gage, City Manager, noted Kris Inman has always had high energy and enthusiasm. Mr. Gage added Mr. Inman was great for the organization. Councilwoman Horton noted the 9-1-1 organization has consistently been a blue ribbon operation and congratulated Mr. Inman on his retirement.

Council Bill 2023-169 (City Council) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

Mayor McClure presented the presentation resolution to Mr. Inman.

Mr. Inman noted he is a true son of the City, and it has been an honor and a privilege to serve. He acknowledged the great work of the staff at 9-1-1.

Mayor McClure congratulated Mr. Inman.

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

Jason Gage, City Manager, noted two major City projects were funded by the State of Missouri: the Jefferson Avenue Footbridge and Hammons Field Improvements. The two items total \$12 million and would not have been possible without the help of Senator Lincoln Hough, chair of the Senate Appropriations Committee, and members of the Springfield delegation who are on the House Senate Appropriations Committee.

Mr. Gage provided a Forward SGF Community Development Code Update. Mr. Gage noted the City continues to move forward with the comprehensive planning process. The next phase is an implementation phase that will focus on the update to the Community Development Codes. He added an interest form for those wanting to be informed of the process can be located at Forwardsgf.com.

Mr. Gage noted the Lake Springfield visioning process continues, with recommendations for the plan expected this fall. He added a public engagement meeting will take place on October 12 at the Springfield Art Museum.

Mr. Gage noted the 11th Annual Birthplace of Route 66 Festival will take place August 10 through August 12. He added there are several events planned, including an event at the Expo Center lot provided by Springfield Area Rotary Clubs. The event will also

include the Springfield Regional Arts Council and a talent search in conjunction with America's Got Talent.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2023-161 (Hosmer)

A special ordinance authorizing the City Manager, or his designee, to accept funding in the amount of \$150,000 from the Community Partnership of the Ozarks, through the Community Foundation of the Ozarks Advancing Mental Wellness Program, to support strategies to improve men's mental health and to enter into necessary agreements to carry out the grant; and amending the Fiscal Year 2023-2024 budget of the Springfield-Greene County Health Department in the amount of \$150,000 to appropriate the grant funds.

Councilwoman Horton noted the 2022 Springfield Regional Health Assessment ranked mental health number one among needs. She added if the cannabis tax is approved, more local funds could become available for health needs.

Council Bill 2023-161 (Hosmer) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

6.2. Council Bill 2023-162 (Lee)

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 6 Public Sewer Rehabilitation – Sewer Main Cleaning, CCTV, and Cured-in-Place Pipe; accepting the bid of Insituform Technologies USA, LLC, in the amount of \$5,740,724.20 for the project; authorizing the City Manager, or his designee, to enter into an agreement for said project; and approving a budget adjustment in the amount of the bid, plus a contingency, to amend the Fiscal Year 2023-2024 budget of the Department of Environmental Services Clean Water Enterprise Fund by appropriating reserves of said fund in the amount of \$6,314,796.62.

Council Bill 2023-162 (Lee) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

6.3. Council Bill 2023-163 (Hosmer)

A special ordinance authorizing the issuance of not to exceed \$13,000,000 principal amount of Special Obligation Bonds (State Environmental Improvement and Energy Resources Authority – Energy Facilities Revenue Bonds), Series 2023 of the City of Springfield, Missouri, for the purpose of expanding and improving the City's landfill biogas recovery system; amending the Fiscal Year 2023-2024 budget of the City in the amount of not to exceed \$16,000,000; prescribing the form and details of the bonds and the agreements made by the City to facilitate and protect their payment; and prescribing other related matters; and declaring an emergency.

Council Bill 2023-163 (Hosmer) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

6.4. Council Bill 2023-164 (Hardinger)

A special ordinance authorizing the City Manager, or his designee, to enter into a Subsidy Escrow Agreement, by and among the City, the Missouri Department of Natural Resources, the State Environmental Improvement and Energy Resources Authority, UMB Bank, N.A., as escrow agent, for the purpose of receiving the benefit of certain investment earnings in connection with the expansion and improvement of the City's landfill biogas recovery system; and declaring an emergency.

Council Bill 2023-164 (Hardinger) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

6.5. Council Bill 2023-165 (Carroll)

A special ordinance amending Special Ordinance 27775, Section 5, to authorize the use of up to \$1,927,610 of the City's Coronavirus State and Local Recovery Funds which have been set aside for homelessness and housing projects and are to be used for the acquisition, construction, renovation, or rehabilitation of buildings to create one or more non-congregate shelters to be used to create either non-congregate or congregate shelters; and authorizing the City Manager to enter into funding agreements as necessary with recipients of such funds.

Councilwoman Horton noted the City has access to local data sources on homelessness to help make decisions regarding key homeless services. She added the sources make it clear family sheltering is a critical emergency shelter need and suggested transitional housing could be included.

Mr. Gage noted the proposed is set up to allow City Council to make decisions regarding the spending.

Council Bill 2023-165 (Carroll) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

7. RESOLUTIONS.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2023-170 (Jenson)

A special ordinance granting Conditional Use Permit No. 474 for the purpose of permitting an automobile service garage as a conditional use within the GR – General retail district, generally located at 4564 South Campbell Avenue. (Staff and Planning and Zoning Commission both recommend approval.) (By: Campbell - Buena Vista LLC, VantEdge Auto T5; 4564 S. Campbell Avenue; Conditional Use Permit No. 474).

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would allow for a conditional use permit for an automobile service garage at 4564 South Campbell Avenue. He added automobile service garages require a general retail designation. The property will have landscaping requirements.

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

12.2. Council Bill 2023-171 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 2.3 acres of property generally located at 1630 North Jefferson Avenue and 1635 North Benton Avenue from R-SF, Single-family residential district, and CC, Center city district, with UC – Urban conservation district No. 3, to Planned Development No. 386; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Titus Williams LLC & Historic Commercial Development LLC; 1630 N. Jefferson Avenue & 1635 N. Benton Avenue; Planned Development No. 386).

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would allow for the rezoning of 2.3 acres located at 1630 North Jefferson and 1635 North Benton to Planned Development No. 386. He added existing structures will be demolished to develop the land for multifamily dwellings in a townhouse style. The property is currently zoned Center City and is within the Mid-Town Urban Conservation District No. 3, Overlay District Area E. He added the proposed contains 72 residential units, and bufferyards would be required.

Councilwoman Horton asked if a traffic study had been conducted. Mr. Hosmer responded a traffic study would be conducted at the time of development.

An opportunity was given for citizens to express their views.

Ricky Haas, a representative of Olsson, spoke in support of the proposed. Mr. Haas noted parking was added, multiple meetings were held with the neighborhood, and the architecture was modified to fit the neighborhood. He added a traffic study was completed, and the recommendations were to adjust the street parking. Mr. Haas noted there is good pedestrian connection.

Councilwoman Horton asked if another traffic study will be conducted. Mr. Haas responded there will not be.

Councilman Lee asked how parking would be provided. Mr. Haas responded each unit will have

a parking garage.

Councilman Jenson noted his appreciation for the collaboration with the neighbors. He asked if the timing of traffic lights could be modified. Dan Smith, Director of Public Works, responded he would verify.

Nick Schurk, the project architect, spoke in support of the proposed. He noted the timeline included two weeks to address neighborhood concerns. He added the neighborhood support modifications included low-sloped roofs, roof dormers, reduction of structure height, brick wainscoting, and increased front porch areas.

Titus Williams spoke in support of the proposed. Mr. Williams noted the size of the development had been reduced.

Councilwoman Horton asked the intended timeline to complete the project. Mr. Williams noted it would move relatively quickly. He added the estimated completion date would be the end of 2024 as a best-case scenario.

Councilman Jenson noted comments received identified concerns with the maintenance of the property. He asked if the property management would be improved going forward. Mr. Williams responded that some of the buildings are offered for training while awaiting development.

Ran Cummings, President of the Midtown Neighborhood Association, spoke in support of the proposed. He expressed some of the neighborhood concerns have been met and added parking could be an issue given the development in the area. Mr. Cummings thanked the developers for working with the neighborhood.

Councilwoman Horton thanked Mr. Cummings for being a model neighborhood advocate.

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

12.3. Council Bill 2023-172 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 25.92 acres of property generally located at 1353, 1409, and 1421 North West Bypass and 3538, 3550, and 3616 West Division Street from HC, Highway Commercial District, and GM, General Manufacturing District, to HM, Heavy Manufacturing District, with Conditional Overlay District No. 230; establishing Conditional Overlay District No. 230; and adopting an updated Official Zoning Map. (Staff and the Planning and Zoning Commission recommend approval.) (By: Demore Interprises Inc. & James Demore; 1353, 1409, 1421 North West Bypass & 3538, 3550, 3616 West Division Street; Z-14-2023 w/ COD No. 230).

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow rezoning of approximately 25.92 acres located at North West Bypass and West Division Street to Heavy Manufacturing with Conditional Overlay District No. 230. The intent is to expand intended uses for the property. He added the conditional overlay notes the exterior must have less than 50% metal used on the facade of the building and enhanced landscaping.

An opportunity was given for citizens to express their views.

Lee Viorel, a representative of Moore Enterprises, spoke in support of the proposed. Mr. Viorel noted the request is to rezone the property to fully utilize the property. He added restrictions were put in place through the conditional overlay to address neighborhood concerns.

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

12.4. Council Bill 2023-173 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.1 acres of property generally located at 3518, 3526, and 3532 West Waddill Street from GM, General Manufacturing District, to HC, Highway Commercial District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Wilson Trust; 3518, 3526, & 3532 West Waddill Street; Z-2-2023).

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow for the rezoning of property located at 3518, 3526, and 3532 West Waddill Street with the intent to sell the property for use in commercial development.

An opportunity was given for citizens to express their views.

Nick Friend, a representative of the trust, appeared to answer any questions. There were no questions.

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

12.5. Council Bill 2023-174 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 1.1 acres of property generally located at 2035 West Kearney Street from HC, Highway Commercial District, to IC, Industrial Commercial District, with Conditional Overlay District No. 231; establishing Conditional Overlay District No. 231; and adopting an updated Official Zoning Map. (Staff and the Planning and Zoning Commission recommend approval.) (By: Craig and Lori Slater; 2035 W. Kearney Street; Z-15-2023 w/COD #231).

Daniel Neal, Senior City Planner, provided a brief overview of the proposed. Mr. Neal noted the proposed would allow for rezoning of 1.1 acres at 2035 West Kearney. He added the property would be used as a cabinet shop. Manufacturing would be restricted to indoors.

An opportunity was given for citizens to express their views.

Lori Slater, the applicant, spoke in support of the proposed. Ms. Slater noted the property is used as a cabinet and countertop business. The rezoning would allow the applicant to operate the countertop portion of their business.

Councilwoman Horton noted the applicant provided the necessary information to the Planning and Zoning Commission, and expressed her appreciation for this business in Zone 1.

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

12.6. Council Bill 2023-175 (McGull)

A special ordinance granting Conditional Use Permit No. 475 for the purpose of permitting residential uses on the first-floor frontage within the GR – General retail district, generally located at 2000 North National Avenue. (Planning and Zoning Commission and staff recommend approval.) (By: 3 Best Friends, LLC; 2000 N. National Avenue; Conditional Use Permit No. 475).

Daniel Neal, Senior City Planner, provided a brief overview of the proposed. Mr. Neal noted the proposed would allow for a conditional use permit for the purpose of permitting residential uses on first floor frontage at 2000 North National. Mr. Neal added the proposed would be for the restoration of an old fire station to be used as a residential use. He noted new additions would be allowed, and a bufferyard would be required to the east of the property.

Councilman Lee asked for clarification regarding the necessity of the bufferyard. Mr. Neal responded the bufferyard is required for the property.

An opportunity was given for citizens to express their views.

Brady Ghan, a representative of the applicant, noted the property owner wanted the permit to open up the uses for the property. He added local investors were not interested in the development.

Councilwoman Horton expressed her support for development and improvements to this blighted area.

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

12.7. Council Bill 2023-176 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 6.5 acres of property generally located at 6401 South Farmers Branch Avenue from Planned Development No. 201 to GR, General Retail District, with Conditional Overlay District No. 232; establishing Conditional Overlay District No. 232; and adopting an updated Official Zoning Map. (Staff and the Planning and Zoning Commission recommend approval.) (By: William F. Walz Jr. Etal Trust; 6401 South Farmers Branch Avenue; Z-16-2023 w/COD No. 232).

Councilman Lee recused himself from Council Bill 2023-176.

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow rezoning of 6.5 acres of property with the intent of developing a medical office facility. He added healthcare is the primary use for this placetype.

An opportunity was given for citizens to express their views.

Norbert Laengrick spoke in support of the proposed. Mr. Laengrick noted the engineering group has worked with the homeowner's association to address concerns.

Daniel Richards, a representative of Lee Engineering, asked that the proposed be remanded to the Planning and Zoning Commission so the Conditional Overlay District language could be amended. He noted the language for the landscaping requirements was incorrect.

Mayor McClure asked if staff was notified of the error. Mr. Richards responded that staff were notified on Friday.

Mayor Pro Tem Simpson asked if this was a scrivener's error, and if so, could the error be corrected without remand. Mr. Sparlin responded that legal advice received from the City's Law Department recommended the proposed be remanded so the changes could be made.

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

Mayor Pro Tem Simpson moved to remand Council Bill 2023-176 to the Planning and Zoning Commission. Councilwoman Horton seconded the motion, and it was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, and McClure. Nays: None. Absent: Lee, McGull, and Hosmer. Abstain: None.

Councilman Lee returned to the dais.

12.8. Council Bill 2023-177 (Horton)

A special ordinance granting Conditional Use Permit No. 471 for the purpose of permitting a development project greater than 10,000 square feet of total building floor area and a building greater than three stories in height as a conditional use within the COM-1 – Commercial Street District, generally located at 411 West Commercial Street. (Planning and Zoning Commission recommends denial; staff recommends approval.) (By: Dan Johnson & Associates, LLC; 411 West Commercial Street; Conditional Use Permit No. 471).

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would grant a conditional use permit to permit a development of greater than 10,000 square feet of floor area and a building height of greater than three stories in height at 411 West Commercial Street. He added the building would be a multi-use development. The proposed is located within the Commercial Street Historic District. Mr. Sparlin noted the Landmarks Board approved the development under the rules of an architectural review. Mr. Sparlin further noted the parking plan includes parking located behind buildings to maximize shared parking. He added there are public parking lots near the development, and a parking permit can be obtained through the City.

Councilwoman Horton asked if Landmarks Board Meeting minutes are accessible and if parking was discussed. Mr. Sparlin responded the Landmarks Board minutes have been uploaded to the City's website. He added there were speakers at the meeting that were concerned with parking. He noted the Landmarks Board focuses on the architecture and materials used. Councilwoman Horton asked if any tax dollars are being used on the development and asked how the proposed plan conforms to the ForwardSGF plan. Mr. Sparlin responded that the theory is to utilize off-street parking. Density would be increased through not requiring parking for the development.

Councilman Jenson asked what brought the proposed to City Council. He noted the proposal would be denser if each lot were developed individually. Councilman Jenson expressed his belief the development is slightly taller than surrounding buildings. Mr. Sparlin responded guidelines for new construction were used for the proposed. He added the challenge of adding parking is that the site is small. Mr. Sparlin noted the applicant is required to submit a parking plan, which was provided.

Councilman Lee asked how much traffic is anticipated to be generated by the development. Mr. Sparlin responded the parking demand is anticipated to be 62 vehicles. Councilman Lee asked if the housing had to be low-income housing. Mr. Sparlin responded the conditional use permit does not require low-income housing. Mr. Smith noted parking generation numbers used were for a mid-rise development, and if they were for low-income housing only, the number anticipated would be less.

An opportunity was given for citizens to express their views.

Bruce Adib-Yazdi, the applicant, spoke in support of the proposed. Mr. Adib-Yazdi noted the Sankofa project will provide 42 units of affordable housing. He added the proposed will extend Commercial Street to the west, and the development has received support letters from State Senator Lincoln Hough, a not adverse effect letter from the State Preservation Office, and clearance from the Osage Nation for archeological research. Mr. Adib-Yazdi noted he audited the public parking lots over a month, and on average there was a 75% vacancy.

Mayor Pro Tem Simspon asked if the development received County American Rescue Plan Act (ARPA) funds through Greene County and if affordable housing was a requirement. Mr. Adib-Yazdi responded affirmatively. Mr. Adib-Yazdi noted the long-range plan includes a review of parking in the area.

Councilwoman Horton expressed her opinion she sees the development as workforce based. She asked what affordable housing means. Mr. Adib-Yazdi responded a one-bedroom is in the \$500-\$600 range and for 50%-60% Average Median Income.

Councilman Jenson expressed his belief housing is needed, and surface parking lots are one of the least productive uses for property. He asked if transit fare assistance has been considered. Mr. Adib-Yazdi responded they have used this for other projects. He added they are having discussions regarding long-term parking solutions.

Councilwoman Carroll asked if conversations had been had with neighboring businesses. Mr. Adib-Yazdi responded affirmatively.

Councilman Lee asked if on-site parking had been considered. Mr. Adib-Yazdi responded they have not due to the size of the development. Mr. Lee expressed his belief there would be more support if some parking were provided. Mr. Adib-Yazdi noted parking is not required in the district and feels the area should work together to discuss long-term solutions.

Irene Schaefer spoke in opposition to the proposed. Ms. Schaefer expressed her belief the number one issue on the street is parking. She added the demand will increase over time. Ms. Schaefer asked why a developer would depend on public parking to support their projects. She expressed her opposition to the height of the building.

Joseph Gidman spoke in support of the proposed. Mr. Gidman noted he is a business owner on Commercial Street, and his business has increased over the years. He noted his number one issue is affordable workforce housing. Mr. Gidman expressed his belief the development is needed.

Councilman Horton asked Mr. Gidman for his opinion on a walkable neighborhood. Mr. Gidman responded he has lived in larger cities, and walkable neighborhoods are key in urban areas. He noted there are individuals who cannot afford cars and need workforce housing and walkable neighborhoods.

Michael Muench spoke in opposition to the proposed. Mr. Muench expressed his concern that the proposed could create parking issues for those who already live in the neighborhood. He added that some public parking lots have restricted overnight hours. He noted he would like to see the development be set up for success and would like to see Commercial Street grow.

John Oke-Thomas spoke in support of the proposed. Mr. Oke-Thomas noted not requiring parking can encourage development on the street. He expressed his belief Commercial Street is an ideal place to encourage walkable neighborhoods. He expressed his opinion parking is a larger issue to be discussed by the neighborhood.

Councilwoman Horton asked if there is anything regarding angled parking that has not been covered. Mr. Oke-Thomas responded parking has been discussed regarding one block but there is available parking readily available outside of the block. He suggested addressing parking as a long-term solution. Councilwoman Horton asked if the developer would be clear regarding the parking issues with renters. Mr. Oke-Thomas responded affirmatively. He noted other developments have had waiting lists for occupancy even in the absence of parking.

Christine Schilling spoke in opposition to the proposed. Ms. Schilling noted she has developed five properties on the street, each one with parking. She expressed her belief the developer should give back. Ms. Schilling expressed her opinion the density should require more parking. Councilman Lee asked if she would support the project if the City provided parking. Ms. Schilling responded it would not be enough, and the developer should be responsible.

Becky Volz spoke in support of the proposed. Ms. Volz noted her appreciation for development in North Springfield. She added the growth would be welcomed.

Danny Crisp spoke in opposition to the proposed. Mr. Crisp expressed his belief the development team should carefully consider the parking issue. He noted that Springfield is dependent on cars and the development should be refined to address any issues.

Cindy Ussery spoke in support of the proposed. Ms. Ussery, a business owner on Commercial Street, noted the need for updated affordable housing and expressed her belief the development will improve the neighborhood.

Mary Collette spoke in opposition to the proposed. Ms. Collette noted according to the conditional use permit, the applicant must submit plans to provide parking. She added workforce housing would be beneficial to the neighborhood. Ms. Collette expressed her belief the parking issue should be further reviewed.

Councilman Lee noted the language asks an applicant to submit plans to provide parking. Ms. Collette expressed her belief larger developments should not be within the historical register.

Councilman Jenson thanked Ms. Collette for her service to the City. He asked if some concerns would be alleviated if there were an offset for the parking. Ms. Collette responded that would be helpful. She added the parking issue should be addressed.

Councilwoman Horton thanked Ms. Collette for her service on City Council. She noted the language regarding parking could be waived by City Council if parking is deemed unnecessary.

Tyler Hellweg spoke in support of the proposed. Mr. Hellweg noted the appropriateness for

the development was determined by the Landmarks Board. He added the parking stalls are appropriate for the development.

Connie Rhoades-Hinds spoke in support of the proposed. Ms. Hinds read statements from Commercial Street merchants in support of the development. She noted they expressed parking is not as big of an issue as it is made to be; tenants of the development will be vetted and will be customers. More residents will increase safety and business.

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

Councilman Lee asked if it would be possible for staff to formalize what they would do to address parking. Mr. Smith responded the additional changes will be made to add parking around the time of the development's opening.

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2023-178 (Jenson)

A special ordinance relinquishing certain sanitary sewer easements located at 3745 South Broadway Avenue for the purpose of accommodating construction of improvements at said location. (Planning and Zoning Commission and staff recommend approval.)

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed would allow for the relinquishment of certain sanitary sewer easements located at 3745 South Broadway Avenue to accommodate construction of improvements at the location.

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

Anita Cotter, City Clerk, read Council Bills 2023-179 and 2023-180 together. The two bills were presented together.

13.2. Council Bill 2023-179 (Hosmer)

A special ordinance amending the Fiscal Year 2022-2023 operating budget of the City of Springfield in the General Fund by increasing both revenue and expenses in the amount of \$143,679, for the purpose of adjusting for certain reimbursements and associated offsetting expenses, adjusting the salary budget for retirement payouts, and adjusting interdepartmental budgets.

13.3. Council Bill 2023-180 (Hardinger)

A special ordinance amending the Fiscal Year 2022-2023 operating budget of the City of Springfield by increasing both revenue and expenses in the amount of \$663,807, in various Special Revenue and Capital Project Funds, for the purpose of accounting for certain reimbursements and associated offsetting expense items.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed bills are the annual year end budget adjustments to account for items in Fiscal Year 2023 that were not anticipated or known of during the budget process. He added Council Bill 2023-179 would increase both revenue and expenses in the amount of \$143,679

to adjust the salary budget for retirement payouts and interdepartmental budgets. This includes insurance reimbursements and retirement payouts. Council Bill 2023-180 would increase both revenue and expenses in the amount of \$663,807 to account for certain reimbursements and associated offsetting expense items for Special Revenue and Capital Project Funds. This includes Fire and escrow payments and travel reimbursements.

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

- 13.4. Council Bill 2023-181 (Simpson) This item was removed from the Consent Agenda – First Reading Bills and became item 13.4 under First Reading Bills.

A special ordinance accepting new right-of-way and an extension of South Florence Avenue, generally located at 1131 East Washita Street, connecting South Florence Avenue to East Washita Street. (Planning and Zoning Commission and staff recommend approval.)

Dan Smith, Director of Public Works, provided a brief overview of the proposed. He noted at the corner of Sunshine and National, Cox Hospital built a clinic and wishes to dedicate the right-of-way access to the City of Springfield, with the intent of enhancing safety and improving access for emergency vehicles. He noted there was a request to pull the item from the consent agenda.

Councilman Jenson acknowledged the need for the improvement. He asked why the right-of-way was not dedicated at the same time as the other right-of-way. Mr. Smith responded Cox Hospital bought another property that was not part of the original plat so the dedication of this right-of-way was not able to be done at that time.

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

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

Christina Angle, a representative of the Erlen Group, addressed City Council. Ms. Angle thanked City Council for their efforts regarding ForwardSGF. She acknowledged her appreciation for the work thus far and looks forward to future work on the Community Development Code.

Councilwoman Carroll thanked Ms. Angle for attending.

15. NEW BUSINESS.

The following items were all recommended.

- 15.1. The City Manager recommends the following appointments to the Art Museum Board: Chante Falcon and Debra Mergen with terms to expire June 1, 2026.
- 15.2. The City Manager recommends the following appointment to the Art Museum Board: Dr. Tracy McGrady with term to expire June 1, 2024.
- 15.3. The City Manager recommends the following reappointment to the Art Museum Board: Cheryl Hom with term to expire June 1, 2026.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

18. CONSENT AGENDA – FIRST READING BILLS.

- 18.1. Council Bill 2023-181 (Simpson) This item was removed from Consent Agenda – First Reading Bills and became item 13.4 under First Reading Bills.

A special ordinance accepting new right-of-way and an extension of South Florence Avenue, generally located at 1131 East Washita Street, connecting South Florence Avenue to East Washita Street. (Planning and Zoning Commission and staff recommend approval.)

- 18.2. Council Bill 2023-182 (Lee)

A special ordinance authorizing the City Manager, or his designee, to enter into a contract with the City of Republic, Missouri, for the sale of a programming interface that conveys citations from the Springfield Police Niche Records Management System to the Prosecuting Attorney Management System to the City of Republic.

It is anticipated that City Council will vote on this bill at the July 24, 2023, City Council Meeting.

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

- 19.1. Council Bill 2023-183 (Carroll)

A special ordinance authorizing the City Manager, or his designee, to accept a Section 402 State and Community Highway Safety Grant in the amount of \$29,100 from the Missouri Department of Transportation to continue supporting the City's current pedestrian safety education program, known as 'SGF Yields,' and its sharable version, 'SafeAcross'; amending the budget of the Department of Public Works for Fiscal Year 2023-2024 in the amount of \$29,100 upon award of the grant; and declaring that this bill qualifies as a one-reading bill.

Council Bill 2023-183 (Carroll) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

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

- 20.1. Council Bill 2023-166 (Carroll)

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with the Missouri Highways and Transportation Commission and NEXSTAR Media Group, Inc., dba KSNF-TV/KODE-TV, for the purpose of sharing video from the closed-circuit television traffic monitoring cameras owned and operated by Missouri Department of Transportation and the City of Springfield throughout the regional roadway network.

Council Bill 2023-166 (Carroll) was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

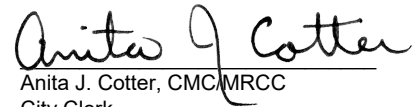
Confirm the following appointments to the Springfield-Greene County Public Library Board: Melanie Weiler and Robert Stephens with terms to expire July 1, 2026. Confirmed.

21. END OF CONSENT AGENDA.

22. ADJOURN.

Mayor Pro Tem Simpson moved that City Council adjourn. Councilman Jenson seconded the motion, and it was approved by the following vote: Ayes: Jenson, Horton, Simpson, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: McGull and Hosmer. Abstain: None.

Prepared by: Michelle Brown


Anita J. Cotter, CMC/MRCC
City Clerk