



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

September 5, 2023

6:30 PM

City Council Chambers

1. ROLL CALL.

Present: Derek Lee, Brandon Jenson, Monica Horton, Abe McGull, Matthew Simpson, Craig Hosmer, Heather Hardinger, Callie Carroll, and Ken McClure.
Absent: None.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. August 21, 2023, City Council Meeting and August 22, 2023, Special City Council Meeting.

Approval of Minutes. August 21, 2023, City Council meeting and August 22, 2023, Special City Council meeting. Mayor Pro Tem Simpson moved to approve the minutes. Councilwoman Hardinger seconded the motion, and the minutes were approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: None. 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.

Councilman Lee recused himself from item 18.1, Council Bill 2023-221.

The Consent Agenda item 18.1, Council Bill 2023-221 was approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, and McClure. Nays: None. Absent: Lee. Abstain: None.

The Consent Agenda item 19.1, Council Bill 2023-222 was approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: None. Abstain: None.

4. CEREMONIAL MATTERS.

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

Mr. Gage noted the City of Springfield was seeking feedback from citizens in the form of a survey on a proposed list of improvement projects and potential programs to be considered for future funding through the City's tax funds. Voters approved the ¼-cent Capital Improvement and 1/8-cent Transportation Sales taxes in 2019 with a 20-year sunset. As promised, the City is bringing a proposed list of projects forward for public feedback. A survey is available online at springfieldmo.gov/infrastructure_survey. Paper copies of the survey are available at the Citizen Resource Center, inside the Busch Municipal Building Lobby, and at all Springfield-Greene County Library branches.

Mr. Gage noted a ribbon cutting and open house for the RestoreSGF program will take place at 4 p.m. on September 13 at the RestoreSGF office located at 1409 West Sunshine. Details about the program can be found at restoresgf.com.

Mr. Gage noted KY3 is partnering with the City of Springfield, the Neighborhood Advisory Council, Community Partnership of the Ozarks, and the Hatch Foundation to host a series of Good Neighbor Week Celebrations. The celebrations are in conjunction with National Good Neighbor Week which is held September 28 through October 4. KY3 is patterning these after the successful summer Weather Tours throughout the region. The events will take place in the following Springfield Parks: Chesterfield, Nichols, Smith, Fassnight, and Sequiota from 5:00 p.m. to 7:30 p.m. during that week.

Mr. Gage noted the consultant and City team will share ideas for the Lake Springfield Plan on October 6 at 8:00 p.m. at the Springfield Art Museum. The plan will include adaptive reuse planning for the decommissioned Power Station and a Plan for the Lake Springfield area encompassing approximately 1,000 acres of publicly owned land.

6. SECOND READING AND FINAL PASSAGE.

7. RESOLUTIONS. Citizens May Speak. May Be Voted On.

7.1. Council Bill 2023-212 (Simpson)

A resolution declaring the intent of the City of Springfield to utilize the Construction Manager At Risk project delivery method for the Springfield Art Museum Renovation and Expansion project; and setting forth selection criteria.

Jennifer Swan, Registered Architect, provided a brief overview of the proposed. Ms. Swan noted the resolution is a formal disclosure of the City's intent to use the Construction Manager At Risk (CMAR) project delivery method for the Springfield Art Museum renovation. The project is an extensive renovation and expansion to the Art Museum. Due to the timeline and complexity, the CMAR method will be beneficial to the project. If approved, a Request

For Qualifications (RFQ) will be posted the next day.

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

Council Bill 2023-212 (Simpson). Resolution 10723 was approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: None. Abstain: None.

8. EMERGENCY BILLS. Citizens May Speak. May Be Voted On.

8.1. Council Bill 2023-213 (McGull)

A special ordinance authorizing the Director of Finance, or his designee, to give written notice to UMB Bank, N.A., of the City's intent to optionally redeem and pay, the aggregate balance of the Public Building Corporation Taxable Variable Rate Demand Revenue Bonds, Series 2003 (City of Springfield, Jordan Valley Ice Park Project) currently outstanding in the amount of \$2,415,000 prior to maturity on October 12, 2023; irrevocably instructing UMB Bank, N.A., to redeem and pay in full said bonds, and to give notice of such redemption, in accordance with the terms and provisions of the Trust Indenture dated December 1, 2003; authorizing and approving the execution and delivery of documents and other actions in connection therewith; amending the Fiscal Year 2023-2024 budget of the City of Springfield for the purpose of appropriating \$1,170,000 in funds to pay said bonds; and declaring an emergency.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would authorize formal notice for call of Jordan Valley Ice Park Bonds, with an outstanding balance of approximately \$2.4 million, and adjusting the City's 2024 Fiscal Year budget by \$1,170,000, from the accumulated hotel/motel tax. He noted variable interest rates have gone up considerably in the past year, and the early redemption would save the City over \$200,000 in interest costs.

Mayor Pro Tem Simpson asked if the savings would be greater given that interest rates could increase more. Mr. Holtmann responded affirmatively.

Councilman McGull asked if there was a pre-payment penalty. Mr. Holtmann responded the redemptions were optional.

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

Council Bill 2023-213 (McGull). Special Ordinance 27898 was approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: None. Abstain: None.

9. PUBLIC IMPROVEMENTS.

10. GRANTS.

Citizens May Speak. May Be Voted On.

10.1. Council Bill 2023-214 (Horton)

A special ordinance authorizing the City Manager, or his designee, to execute a contract between the City of Springfield and the Missouri Highways and Transportation Commission, providing for a grant of funds under Section 305.230, RSMo, to the City, by and through the Springfield-Branson National Airport Board in the amount of \$250,000, for air service marketing and promotion of the Springfield-Branson National Airport, and requiring the Airport to provide matching funds in the amount of \$27,778; amending the budget of the Airport Board in the amount of \$277,778; and declaring that this Bill qualifies for approval in one reading.

Kent Boyd, Airport Marketing and Communications Coordinator, provided a brief overview of the proposed. The proposed would allow acceptance of the grant from the State. He noted the grant funds must be used to promote airlines and the airport. Mr. Boyd further noted the grant is for \$250,000 and requires matching funds of \$27,778 from the airport. He added the Airport Board recommends acceptance of the grant.

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

Council Bill 2023-214 (Horton). Special Ordinance 27899 was approved by the following vote:
Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure.
Nays: None. Absent: None. Abstain: None.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2023-215 (Hosmer)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Division 3, 'Administration, Enforcement, and Review,' Section 36-353, 'Landmarks board,' for the purpose of expanding membership eligibility. (Staff and Planning and Zoning Commission both recommend approval.)

Bob Hosmer, Planning Manager, provided a brief overview of the proposed. Mr. Hosmer noted the proposed expands eligibility requirements for representatives on the Landmarks Board. He added the expansion would apply to the Historic District representatives of Commercial Street, Walnut Street, and Mid-Town. This would include architects, real estate agents, and historians/architectural historians within the district. The proposed was approved by the Landmarks Board and the Planning and Zoning Commission.

Councilwoman Horton asked if the expansion would include engineers or property appraisers. Mr. Hosmer responded residents, merchants, and the listed occupations would be included.

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

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2023-216 (Carroll)

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 8 Public Sewer Rehabilitation – Open Cut Repairs; accepting the bid of Rosetta Construction, LLC, in the amount of \$3,773,894.00 for the project; authorizing the City Manager, or his designee, to enter into a contract 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 total amount of \$4,528,672.80.

Errin Kemper, Director of Environmental Services, provided a brief overview of the proposed. Mr. Kemper noted, if approved, the project would be awarded to Rosetta Construction, LLC, and a budget adjustment of the bid amount of \$3,773,894 plus a 20% contingency would be made. He added bids opened on August 8, 2023, and one bid was received. The plan will allow for needed sewer repairs across the city.

Councilman Lee asked if one bid for a project was standard practice. Mr. Kemper responded that is not always the norm; however, bids are reviewed.

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

13.2. Council Bill 2023-217 (McGull, Simpson, Jenson)

A special ordinance approving the plans and specifications for Americans with Disabilities Act Improvements for Battlefield Road, National Avenue, and Sunshine Street, Plan No. 2021PW0059; accepting the bid of KCI Construction Company for construction of the ADA improvements; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

Paula Brookshire, Principal Engineer, provided a brief overview of the proposed. Ms. Brookshire noted the proposed is a project for Americans with Disabilities Act (ADA) improvements, including curb-ramp and pedestrian signal improvements. The improvements are for various intersections at Sunshine Street, National Avenue, and Battlefield Road. The agreement utilizes 80% federal funds and 20% local funds. She added \$1.6 million was budgeted for right-of-way and easements. The remaining funds in the budget would be used for ADA improvements. Two bids were received. Ms. Brookshire noted the bids received were higher than the engineers' estimate. She further noted the concrete items were bid at a higher price due to construction costs, low volume of the concrete order, and the high demand for contractors.

Councilman Lee asked what data was reviewed for the estimate. Ms. Brookshire responded previous bids for the past two years were reviewed.

Councilman Lee asked if a rebid of the project was considered. Ms. Brookshire responded it was considered. Councilman Lee asked if there is a policy for rebidding work that comes in higher than the engineers' estimate. Dan Smith, Director of Public Works, responded it is a judgment call and is hard to anticipate the true cost given changing market conditions.

Councilman Jenson asked how City residents would be notified of the improvements. Ms. Brookshire responded through news releases and message boards. Councilman Jenson suggested notifying organizations that work with affected individuals.

Mayor Pro Tem Simpson asked if consideration was given to packaging the proposed with other projects to save money. Ms. Brookshire responded the project utilizes federal funds and includes signal improvements which make the project unique.

Councilman Hosmer asked if the State is responsible for any portion of the streets they maintain. Ms. Brookshire responded the City will make improvements to the City-maintained portions of the streets.

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

13.3. Council Bill 2023-219 (Lee)

A special ordinance approving the City Utilities' Fiscal Year 2024 Operating Budget for its Fiscal Year ending September 30, 2024.

Nancy Williams, Chair of the Board of Public Utilities, provided a brief overview of the proposed. Ms. Williams noted the budget supports the enhancement of quality of life in the community through investment in critical assets. The budget includes major maintenance of electric generating sources and prioritizes electric liability projects. She expressed the belief of the Board that the budget presented is responsible and meets the needs of the community.

Gary Gibson, Chief Executive Officer of City Utilities, expressed his belief the proposed offers a package that is affordable, reliable, and sustainable. He noted the electrification of America needs to be completed in a responsible way. He noted there is a request for large data centers, which can stress the system. He noted the importance of an investment in transmission. Mr. Gibson noted there have been supply chain issues and expressed his belief City Utilities has done a good job dealing with these issues to keep costs low.

Mayor McClure asked about the recent gas fire in the city. Mr. Gibson responded the gas fire was a result of compressors that had to be run more often to keep up with demand; compressor oil got into the pipeline due to a faulty valve. Mr. Gibson thanked the Springfield Fire Department, Police Department, and Emergency Management for their quick response.

Councilman Hosmer asked Mr. Gibson to explain the plan for renewables. Mr. Gibson responded the plan is long-term and is a concentrated look at the needs of customers. The goal is to be 70% renewable by 2025 and carbon neutral by 2050.

Mayor McClure noted City Utilities has the largest portfolio of renewables in the State.

Councilwoman Carroll thanked Mr. Gibson and City Utilities for their service.

Amy Derdall, Senior Vice President, Chief Financial and Supply Chain Officer, noted City Utilities (CU) Energy Efficiency programs helped residential customers reduce their consumption by 7% per year, and have benefited over 33,000 customers since the beginning of the programs. She noted the CU electric rate comparison to the national level is 27% less, and 12% less than paid in the state. Ms. Derdall noted receipts for the year were down. Electric and natural gas receipts were lower; water and SpringNet receipts were higher; and non-utility receipts, including wastewater remittances, were higher.

Ms. Derdall provided a description of the CU Infrastructure Initiatives as: Natural Gas Main Renewals, Water Main Renewals, and Pole Replacements and Substation Transformers. Ms. Derdall noted resiliency and reliability is a focus. She added there is a 100-year replacement cycle for gas and water mains, and a 50-year replacement cycle for poles and substation transformers.

Ms. Derdall noted budgeted expenditures remained at \$645 million for 2024, with the majority being fuels and operations. The request for disbursement authority in the 2024 budget requests \$642,894,270 in total expenditures plus a \$55,000,000 business volatility and fuels contingency, making the total disbursement \$697,894,270. Ms. Derdall noted the Impact on Community Services totals are \$45.6 million for the 2024 budget.

Mayor McClure asked what non-utility expenditures include. Ms. Derdall responded sales tax remittances, payment-in-lieu-of-taxes, and wastewater remittances.

Councilman Jenson asked if a 100-year lifecycle is the industry standard for infrastructure. Ms. Derdall responded funding is estimated depending on the type of materials utilized. Councilman Jenson asked if there is a subsidy for the transit system. Ms. Derdall responded the subsidy was approximately \$10 million. Councilman Jenson asked if most utility companies in Missouri are also responsible for the transit system. Ms. Derdall responded City Utilities is unique in this expenditure.

Mr. Gibson noted the transit system is an essential service to the community. He added it is a balancing act to keep rates low. City Utilities is part of a ConnectSGF study, and they hope to have a report ready in November. Mr. Gibson noted he anticipates the report will have a number of unfunded recommendations.

Councilwoman Horton asked if there is a cost benefit analysis for older homes in regard to the energy efficiency rebates that are offered to customers. Ms. Derdall responded the information noted a reduction of 7% overall for weatherization.

13.4. Council Bill 2023-218 (Hardinger)

A general ordinance authorizing revisions to electric rates charged by City Utilities of Springfield, Missouri, and related terms and conditions.

Austin Beshears, Acting Director of Rates and Fuels for City Utilities, provided a brief overview of the proposed. Mr. Beshears noted City Utilities' intent to have lower rate increases more frequently. He added the increase in electric rates for 2024 will be 4.8%, 4% in 2025, and approximately 3.9% in 2026. The cumulative monthly residential impact is

anticipated to be \$14.74.

Mr. Beshears noted the Fiscal Year 2024-2028 Operating Plan Major Expenditures as: pole maintenance and replacement, purchase and installation of distribution transformers, substation transformer and switchgear replacement, transmission line construction, vegetation management, and power generation resources major maintenance work.

The electrical rate comparison for City of Springfield Benchmark Cities shows Springfield, Missouri, at lower rates. He added contingency projects not funded in the operating plan financial solution include potential environmental compliance changes, future power generation needs, and turbine or generator repairs.

Councilman Hosmer asked if rates are the same for residential and commercial. Mr. Beshears noted the average increases vary per rate class.

Ron Mersch, Chief Operating Officer for Olsson, spoke in support of the proposed. Mr. Mersch noted lower utility rates encourage business growth. He added this is a great recruiting tool to encourage development and talent to come to and remain in Springfield.

13.5. Council Bill 2023-220 (Hosmer)

A special ordinance adopting and authorizing the Mayor to execute the Fourth Amendment to the Employment Agreement by and between the City of Springfield, Missouri, and Jason A. Gage; and authorizing payment of salary and benefits to Jason A. Gage in accordance with the provisions set forth therein.

Darla Morrison, Director of Human Resources, provided a brief overview of the proposed. Ms. Morrison noted the proposed would adopt the fourth amendment agreement between the City and City Manager Jason Gage.

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

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Jason Park wishes to address City Council. Did not appear.

14.2. Matthew Forrester wishes to address City Council. Did not appear.

15. NEW BUSINESS.

15.1. As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

15.2. Mayor Ken McClure will be the employer representative at the upcoming 2023 Missouri Local Government Employees Retirement System (LAGERS) Annual Meeting.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

18. CONSENT AGENDA – FIRST READING BILLS. See Item #3.

18.1. Council Bill 2023-221 (Horton)

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 renewal of the Preliminary Plat of Cresthaven Park, generally located at 3221 West Kearney 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.)

Councilman Lee recused himself from Council Bill 2023-221.

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

19.1. Council Bill 2023-222 (Hardinger)

A special ordinance authorizing the City Manager, or his designee, to accept grant funds in the amount of \$9,400 from a Show Me Zero Grant through the Missouri Highways and Transportation Commission to support the City's current pedestrian safety education program known as "SGF Yields" and enter into a Show Me Zero Program Agreement; amending the budget of the Department of Public Works for Fiscal Year 2023-2024 in the amount of \$9,400 upon award of the grant; and declaring that this bill qualifies as a one-reading bill.

Council Bill 2023-222 (Hardinger). Special Ordinance 27900 was approved by the following vote: Ayes: Jenson, Horton, McGull, Simpson, Hosmer, Hardinger, Carroll, Lee, and McClure. Nays: None. Absent: None. Abstain: None.

20. CONSENT AGENDA – SECOND READING BILLS.

21. END OF CONSENT AGENDA.

22. ADJOURN.

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

Prepared by : Michelle Brown


Anita J. Cotter, CMC/MRCC
City Clerk