



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
Craig Hosmer, General B
Callie Carroll, General C
Derek Lee, General D

February 26, 2024

6:30 PM

**Regional Police-Fire Training Center
2620 West Battlefield Road
Room 101, 102, and 103**

1. ROLL CALL.

Present: Councilmember McGull, Councilmember Carroll, Mayor Pro Tem Simpson, Councilmember Hardinger, Councilmember Hosmer, Councilmember Jenson, Councilmember Horton, Councilmember Lee, and Mayor McClure. Absent: None.

2. APPROVAL OF MINUTES.

2.1. The February 12, 2024, City Council Meeting minutes will be presented for approval at the March 11, 2024, City Council Meeting.

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.

The consent agenda was approved as presented by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

4. CEREMONIAL MATTERS.

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

Mr. Gage noted there would be engagements this week and next regarding the Community Development Code update. He added a meeting with the Planning and Zoning Commission would be held at 11:30 a.m. on Thursday, February 29, in the Councilman Denny Whayne 4th floor conference room. Thursday evening from 6:00 to 8:00 p.m. on February 29, speaker Joe Minicozzi would be back for a part two of his discussion about the economics of community design at the Springfield Art Museum. Mr. Gage noted the Community Development Code update would be further discussed at the March 5 City Council Lunch Workshop.

Mr. Gage noted the City would host a public open house and construction preview for the Galloway Street Widening Project from 4:30 to 6:30 p.m. on Tuesday, March 5, at All Saints Anglican Church located at 2751 East Galloway Street. The public was invited to learn about the project and what to expect as construction was anticipated to begin this summer.

Mr. Gage noted the Police Department's new comfort K9, named Lieutenant Dan through public input, was sworn in on Friday. Lieutenant Dan is an 8-week-old chocolate lab. His name won with more than 52 percent of the 4,167 votes cast. A portion of the \$35,000 grant from the Gary Sinise Foundation was used to purchase Lieutenant Dan. The remainder of the grant will be used for future officer wellness initiatives.

Councilmember Hosmer asked if notice for Growth and Development Advisory Council meetings could be given to City Council as early as possible. Mr. Gage responded City Council was notified as soon the information was received.

Police Chief Paul Williams provided a quarterly update.

Chief Williams provided an update on Crimes Against Persons, Crimes Against Property, and Crimes Against Society for 2023 as compared to 2022. Chief Williams noted overall Crimes Against Persons decreased by .08 percent. He added simple assaults increased by 16.9 percent. Chief Williams further noted Crimes Against Property decreased by 15.9 percent and Crimes Against Society decreased overall. Chief Williams noted there was an approximately 9.5 percent decrease in crime overall for 2023 with notable decreases in sexual assaults and aggravated assaults. He added simple assaults increased.

Chief Williams provided an update for the National Incident Based Reporting System (NIBRS). He noted crime had trended down for 2023. Chief Williams added in 2023, the department had a quarterly focus on crime through public service announcements and a focus on certain crimes. The focused crime decreased for 2023. Domestic Violence, the focus in quarter 4 of 2023, showed a decrease in the first two months of the quarter, with an increase in the last month of that quarter, creating an overall minimal change.

Chief Williams noted there would not be a quarterly focus for 2024. Instead, there will be a

focus on gun violence for the year. He added education, trending crime videos, and media would be utilized to promote gun safety. Chief Williams noted shots fired calls continue to increase and decrease, with an overall decrease in injuries. Chief Williams further noted guns stolen from vehicles decreased after the Department's education efforts.

Chief Williams noted the last six months of 2023 in traffic stops compared to 2022 showed increased officer activity with a decrease in traffic crashes. He added 14 percent more citations were issued in 2023 than in 2022. Chief Williams noted working on pedestrian safety issues by citing those failing to yield to pedestrians and pedestrians who violate safety measures.

Chief Williams provided an update on the Mental health Co-Response Program. He noted this was in partnership with Burrell. He added in 2023 there were 751 total incidents involving co-responders.

Chief Williams further noted there was a decrease in opioid overdoses, fatalities, and less Narcan was administered in 2023.

Chief Williams provided an update on the impact of marijuana legalization. He noted there were 383 DUI arrests in 2023 from January 1 through November 3. He added there were 7,684 ounces of illegal marijuana seized in 2023, which was an increase from 2022, but an overall decrease from 2021.

Chief Williams provided a recruiting update. He noted there are currently 57 vacant Sworn Officer positions. Chief Williams further noted there are currently 9 Police Service Representative vacancies. Chief Williams added a new 2024 Recruitment Campaign will include video for paid marketing and social media. There will be a 30-second spot featuring department drone technology and in progress is a 30-second spot featuring K9 and patrol assignments.

Chief Williams noted the Sworn Police Recruitment Strategy for 2024 will include a hiring incentive beginning March 1, 2024, student loan reimbursement program, update to the testing process, an increase in internship opportunities, a career path for high school students to become Police Recruits and researching daycare options.

Mayor McClure asked what is being seen with fentanyl in the community. Chief Williams responded fentanyl is a dangerous threat in the community. He added availability is not as prevalent as other locations, however, there are accidental overdoses from other drugs laced with fentanyl.

Councilmember McGull asked if there was enough bed space in the jail given the increase in arrests. Chief Williams responded there had been no issue with sufficient space.

Councilmember McGull asked if the department was marketing outside of Missouri. Chief Williams responded there was nationwide outreach for recruitment. Councilmember McGull expressed his support for hiring incentives and student loan reimbursement.

Councilmember Hosmer asked if there would be incentive pay for officers that reinstate. Chief Williams responded the incentive pay would apply to new recruits and laterals. He added pay for current officers was a negotiation with the Springfield Police Officers Association (SPOA). Councilmember Hosmer expressed his belief it would be beneficial to keep current officers. Chief Williams noted officers who return within one year can now retain seniority which is a benefit.

Councilmember Hosmer asked if the 62 traffic stops in June were an average per officer. Chief Williams responded affirmatively and noted there are approximately 140 traffic officers with 112 patrol officers. Councilmember Hosmer asked how many Drug Recognition Expert (DRE) certified officers there are. Chief Williams responded after training there will be six with a need for more. Councilmember Hosmer asked if there is movement toward a per se limit for marijuana. Chief Williams responded there is movement toward a definition. Councilmember Hosmer asked for an update on recent vandalism in University Heights. Chief Williams responded affirmatively.

Councilmember Jenson thanked Chief Williams for the report. He asked if there were any take-aways from a recent meeting regarding how the court system and public safety system interact with individuals with mental health, substance issue, or physical disabilities. Chief Williams responded it was encouraging that the first steps were to divert away from the system first and into treatment. He added encouraging individuals to continue treatment was also encouraging. Councilmember Jenson noted other topics of the meeting were housing and transportation. Councilmember Jenson asked about the decrease in clearance rates for crime. Chief Williams responded the rates are a fluid number. He added the decline in clearance rates was also due to staffing.

Mayor Pro Tem Simpson noted the importance of retaining officers as the vacancy gap is filled. Chief Williams noted there is interest from officers who were preparing for retirement.

Councilmember Horton noted she was encouraged that there would be an increase in education regarding gun violence. She asked why the pedestrian citations were a higher number than the fail to yield citation. Chief Williams noted the number includes those who create a safety hazard by camping in the median as well as those who are jaywalking. Councilmember Horton noted there was community engagement around the Nuisance Property Workgroup, which yielded a recommendation for employer-assisted grants related to housing. She expressed her belief the sight of a police car in a neighborhood can create a deterrent to crime and a sense of safety in the neighborhood. Councilmember Horton expressed her belief the Police Department could benefit from having recruits live in the neighborhoods they would be serving. Chief Williams responded this item was added to the recruitment strategy and the car take home program has been a part of negotiations for the past three years, which would be limited to Patrol Officers who live within the City and drive a marked car.

Mayor McClure asked what percentage of Officers the car take home program would apply to. Chief Williams responded approximately 5 percent of total officers live in the City and he would research what percent this would be for Patrol Officers.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2024-007 (Carroll) **This item was postponed from the January 22, 2024, City Council Meeting until the February 26, 2024, City Council Meeting.**

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Division 7, Sections 36-363, Conditional use permits and 36-368, Publication and Posting of Notices for the purpose of allowing City Council to add, modify, or remove conditions to a Conditional Use Permit. (Staff recommends approval; the Planning and Zoning Commission recommends denial.)

Councilmember Carroll moved to substitute Council Bill 2024-007 with Substitute Council Bill 2024-007. Mayor Pro Tem Simpson seconded the motion.

Mayor McClure noted the substitute dealt with the actions of the Planning and Zoning Commission as well as the actions of City Council particularly when dealing with Conditional Use Permits. He noted meeting with the Planning and Zoning Commission Chair to discuss concerns. The substitute, if adopted, would allow City Council to accept or reduce conditions to pass a bill. If City Council wished to add conditions, the bill would be remanded to the Planning and Zoning Commission for review. City Council would then be able to accept or deny the recommendations from the Planning and Zoning Commission.

City Council discussed the proposed substitute.

Councilmember Hosmer asked staff if a conditional use permit was a limitation on a development and if protections were added would the issue be remanded to the Planning and Zoning Commission. Jordan Paul, City Attorney, responded the issue was a City Council decision. Mr. Gage responded the substitute bill would give the Planning and Zoning Commission an opportunity to provide feedback. The final decision would ultimately rest with City Council. Mr. Paul noted an addition or deletion could be either positive or negative.

Councilmember Jenson noted the impact to developers and neighbors could have equal weight when adding, modifying, or deleting a condition. He added there were other communities in which the conditional use permit process begins and ends with the Planning and Zoning Commission. Councilmember Jenson expressed his belief the proposed may not make the process work better for all. Councilmember Jenson suggested the process revision be incorporated into the code revision update if the proposed should fail. Councilmember Jenson expressed his belief the Planning and Zoning Commission should be the decision makers for these cases.

Mr. Gage noted there was an appeal process for applicants if needed.

Councilmember McGull asked if there had been a conditional use permit presented to City Council, has that already been vetted by City Council. Mr. Paul responded affirmatively. Councilmember McGull asked for clarification between the original bill and the substitute. Mr. Paul responded the original bill did not require remand to the Planning and Zoning Commission. He added the substitute bill would allow the Planning and Zoning Commission to review and provide feedback to any conditions changed by City Council. Councilmember McGull noted, as elected officials, City Council was directly accountable to the citizens of the community.

Mayor Pro Tem Simpson asked if the substitute would still allow for non-substantive changes to be made without remand. Mr. Paul responded affirmatively for scrivener's errors.

Councilmember Horton noted there were cities that leave these decisions to the Planning and Zoning Commission and if this were the case, would there be an appeal process for citizens. Mr. Gage responded there would be an appeal process or protest petition opportunity for citizens. Councilmember Horton asked if public hearings would still be utilized. Mr. Paul responded affirmatively. Mr. Gage noted initial conditions were brought forth by the Planning and Zoning Commission which were approved or sent to City Council with recommendations. Mr. Paul noted he was not aware of any Planning and Zoning Commission in the State which had the final authority. Mr. Gage noted the substitute was meant to adjust the process slightly and not change the roles drastically.

Councilmember Jenson asked how many conditional use permits were processed in a year. Steve Childers, Director of Planning and Development, responded approximately 400 requests had been received from the 1980's to today. He added conditions were used when a straight rezoning may not fit. Councilmember Jenson expressed his opinion the proposed would not improve the process as it would only apply to approximately 5 percent of cases. Councilmember Jenson asked for some common conditions asked for through the conditional use permit process. Mr. Childers responded many times they were landscaping, buffering, set-backs, driveway locations, time of operations, and lighting.

Councilmember McGull expressed his belief the process would not weaken the Planning and Zoning Commission as it gave citizens two opportunities to engage in the process. He added the substitute bill removed time wasted for all involved.

Councilmember Hosmer asked if City Council currently could amend a conditional use permit. Mr. Paul responded affirmatively. Mayor McClure noted adding a condition would be a substantive change. He asked if currently City Council adding a condition would have to be remanded to the Planning and Zoning Commission. Mr. Paul responded affirmatively. Mayor McClure asked what would happen if the Planning and Zoning rejected a condition that City Council added. Mr. Gage responded City Council would currently either approve, remand, or deny the conditions recommended by the Planning and Zoning Commission. Mr. Paul added under the proposed, City Council would have the ability to add conditions for consideration.

Councilmember Carroll withdrew her motion to substitute, and Mayor Pro Tem Simpson withdrew the second.

Councilmember Hosmer moved to postpone the proposed until the March 25, 2024, City Council Meeting. Mayor McClure seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.2. Council Bill 2024-027 (Simpson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 38.5 acres of property generally located at 2730 East Farm Road 188 from Planned Development No. 288 to R-SF, Residential Single Family; and adopting an updated Official Zoning Map. (By: Center Court, LLC; 2730 E. Farm Road 188; Z-3-2024).

Councilmember Lee recused himself from Council Bill 2024-027 and Council Bill 2024-028. Councilmember Lee left the dais.

Mayor Pro Tem Simpson moved Council Bill 2024-027 be postponed until the April 22, 2024, City Council Meeting at the request of the applicant. Councilmember Hosmer seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Mayor McClure. Nays: None. Absent: Councilmember Lee. Abstain: None.

6.3. Council Bill 2024-028 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.4 acres of property generally located at 3961 South Campbell Avenue from GR, General Retail to HC, Highway Commercial with Conditional Overlay District No. 248, and adopting an updated Official Zoning Map. (By: CONSPO, LLC; 3961 S. Campbell Avenue; Z-4-2024 w/ Conditional Overlay District No. 248).

Councilmember Lee recused himself from Council Bill 2024-028.

Ordinance 6837. Council Bill 2024-028 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Mayor McClure. Nays: None. Absent: Councilmember Lee. Abstain: None.

Mayor McClure called for a recess until 8:35 p.m.

The recess ended, and the meeting was called to order at 8:35 p.m.

Councilmember Lee returned to the dais.

6.4. Council Bill 2024-029 (Horton)

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 701 West Wall Street from HM, Heavy Manufacturing to CC, Center City District; and adopting an updated Official Zoning Map. (By: City of Springfield; 701 W. Wall Street; Z-5-2024).

Ordinance 6838. Council Bill 2024-029 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.5. Council Bill 2024-030 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.36 acres of property generally located at 1137 and 1141 East Delmar Street from R-SF, Residential Single-family district, within Phelps Grove Urban Conservation District No. 4, to Planned Development No. 387; and adopting an updated Official Zoning Map. (By: MSU Housing, LLC & Faucett & Bates Properties, LLC; 1137 and 1141 East Delmar Street; Planned Development No. 387).

Ordinance 6839. Council Bill 2024-030 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.6. Council Bill 2024-031 (McGull)

A general ordinance vacating a portion of public right-of-way located in the 1000 block of South Florence Avenue upon the occurrence of certain conditions. (By: Faucett & Bates Properties, LLC; 1000 block of South Florence Avenue, directly east of 1141 E. Delmar Street; Vacation No. 833).

Ordinance 6840. Council Bill 2024-031 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.7. Council Bill 2024-032 (Hardinger)

A special ordinance amending the General Fund budget for the City of Springfield, Missouri, for Fiscal Year 2023-2024, by appropriating the remaining, accumulated carryover funds from Fiscal Year 2022-2023 and increasing expenses in the amount of \$6,485,810.

Councilmember Lee noted one of the items listed in the proposed was funding for greenway trail design in the amount of approximately \$180,000. He further noted the trail is mainly in the County. Councilmember Lee asked for clarification regarding this item. He noted the trails may be able to obtain funding through the Ozarks Transportation Organization.

Mayor Pro Tem Simpson asked for clarification regarding the process that led to this trail being selected as opposed to trails inside the city limits.

David Holtmann, Director of Finance, provided clarification regarding the item. Mr. Holtmann noted the gap in the trail abuts City property on the north and the west sides. He added it was not clear at the time the request was made that the segment was not in the city limits. Mr. Holtmann added there could be an alternate funding source. Mayor Pro Tem Simpson asked if the segment of the trail was covered by consent annexation on file. Mr. Holtmann responded there was currently a sewer easement on the property, and the Ozarks Greenways had a trail easement.

Councilmember McGull expressed his agreement that City Council should be made aware of the locations where dollars are expended. He noted the purpose of the trail was to be connected. Mr. Holtmann noted the trail provided a connection to the Wilson's Creek Trail. Councilmember McGull expressed his belief it was important to be mindful of expansion of the city limits. Mr. Gage responded there were gaps in the city limits and the trail should be able to obtain other funding.

Councilmember Lee noted being mindful of gaps inside the city limits that could be connected.

Councilmember Hosmer asked how sure the City was that alternate funding could be obtained for the trail. Dan Smith, Director of Public Works, responded there was a good likelihood the trail could obtain alternative funding.

Mayor Pro Tem Simpson asked if trail gaps within the city could be identified. Mr. Gage responded this was a policy funding question and there were most likely gaps inside the city.

Councilmember Lee moved to substitute Council Bill 2024-032 (Hardinger). Councilmember Hosmer seconded the motion, and it was approved with the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.8. Council Bill 2024-033 (Lee)

A special ordinance authorizing a budget adjustment amending the budget of the Police Department for Fiscal Year 2023-2024 in the amount of \$1,802,250 to appropriate reserves from the Law Enforcement Sales Tax Fund for replacement of the roof of the Police annex, replacement of windows at the Police headquarters, and providing additional funding for the Police firing range.

Ordinance 27962. Council Bill 2024-033 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.9. Council Bill 2024-034 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into a Contract of Obligation with the Missouri Department of Natural Resources whereby the City agrees to financially secure the future closure and post-closure care of all currently active and previously completed portions of the City's Noble Hill Sanitary Landfill.

Ordinance 27963. Council Bill 2024-034 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.10. Council Bill 2024-035 (Hosmer)

A general ordinance authorizing the City Manager, or designee, to execute utility easement(s) to Southwest Electric Cooperative as needed for expansion and relocation of transmission and distribution systems required for operation of the City's landfill; and to enter into a service agreement with Southwest Electric Cooperative for electric service.

Ordinance 6841. Council Bill 2024-035 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

6.11. Council Bill 2024-036 (Simpson, Carroll, McGull, Hardinger)

A special ordinance amending Special Ordinance 27834 to revise funding appropriated for continuing COVID-19 services; amending the budget for Fiscal Year 2023-2024 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for the Council of Churches of the Ozarks, Inc., congregate shelter proposal in the amount of \$1,100,000 as recommended by the City Council American Rescue Plan Act of 2021 Review Committee; authorizing the City Manager, or designee, to enter into a funding agreement with the Council of Churches of the Ozarks, Inc; and authorizing the City Manager, or designee, to enter into an amended agreement with Forvis, LLP, for the purpose of providing grant compliance services and subrecipient monitoring services.

Mayor McClure recused himself from Council Bill 2024-036 and left the dais.

Councilmember Carroll disclosed she was a former Council of Churches Board member.

Ordinance 27964. Council Bill 2024-036 (Simpson, Carroll, McGull, Hardinger) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Councilmember Lee. Nays: None. Absent: Mayor McClure. Abstain: None.

Mayor McClure returned to the dais.

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 2024-039 (Jenson)

A special ordinance approving a Petition to Establish the Sunshine Towne Centre Community Improvement District; authorizing the City Manager, or designee, to execute a Cooperative Agreement between the City of Springfield, the Sunshine Towne Centre Community Improvement District, and Springfield West Partners, LLC; and directing the City Clerk to notify the Missouri Department of Economic Development and the Missouri State Auditor of the creation of the District.

Anita Cotter, City Clerk, noted the sponsorship was corrected to reflect Councilmember Jenson as the sponsor.

Amanda Ohlensehlen, Director of Economic Vitality, provided a brief overview of the proposed. Ms. Ohlensehlen noted the Sunshine Towne Centre was an approximately 23 acre retail development on the southeast corner of Sunshine Street and West Bypass. Ms. Ohlensehlen further noted the Centre features six lots with a 156,000 square-foot anchor tenant which is Target. She added the most recent agreement approved was an infrastructure reimbursement agreement. Ms. Ohlensehlen noted the overall incentive structure includes a total of \$6 million of reimbursable public improvements. She added the Community Improvement District (CID) excluded the anchor tenant property. It would include a new 1-cent sales and use tax on goods within the district. Ms. Ohlensehlen noted a CID could be a non-profit corporation or political subdivision that is governed by a board of directors and may fund public services or public improvements. A CID can impose sales taxes, property tax, license tax, or specialist tax. The proposed project requested a sales and use tax. She added the CID would be a political subdivision of the State with a five-member board of directors that would be appointed by the Mayor with the consent of City Council. The CID would have a maximum life of twenty-seven years. An up to 1-cent sales and use tax would be charged and is dependent upon the approval of qualified voters within the district.

Mayor Pro Tem Simpson complimented Ms. Ohlensehlen and her team for their work on the proposed.

Councilmember Hosmer asked if the costs were all within the CID. Ms. Ohlensehlen responded affirmatively and noted these would be internal improvements within the district.

Councilmember Hosmer asked who would be responsible for maintenance of the streets. Mr. Paul responded the City would only be responsible if the streets were dedicated.

An opportunity was given for citizens to express their views.

Thomas Walker, a representative of the development, spoke in support of the proposed. Mr. Walker noted the project was dependent on having access off of West Bypass. He added to gain access, the Missouri Department of Transportation (MoDOT) required it to connect to another street. The connection was a public access easement. The streets would be built with heavy duty asphalt, but the CID would be obligated to maintain the streets.

Councilmember Hosmer asked who would be responsible for maintaining the streets after the twenty-seven years had passed. Mr. Walker responded it would not be the City, and the life expectancy of the streets would be twenty-years. There was a mechanism in the agreement

that required the CID to maintain the streets. The covenant runs with the land and would be maintained by private entities.

Councilmember Jenson thanked Mr. Walker for bringing the development to the city. Mr. Walker noted there has been overwhelming positive response to the development.

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

13. FIRST READING BILLS.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Christopher Cross wishes to address City Council.

Christopher Cross addressed City Council. Mr. Cross noted he provided City Council and the Missouri Attorney General's Office with a revised investigative report on those appointed to the Mayor's Commission of Human Rights. He further noted receiving a letter from the Attorney General's Office that noted City Council as a point of contact for the issue. Mr. Cross noted he was filing his petition with the City Council to impeach the commissioners.

14.2. Michael A. Jenkins wishes to address City Council. Did Not Appear.

14.3. Sean Carrell wishes to address City Council. Did Not Appear.

14.4. Katie Anderson wishes to address City Council.

Katie Anderson addressed City Council. Ms. Anderson, Executive Director of the Housing Authority of Springfield (HAS), provided an overview of the work done at HAS. Ms. Anderson noted they currently had four senior developments that they were looking forward to redeveloping. Ms. Anderson further noted HAS was fully within the City limits. She added Stillwell Columns was a 142-unit property centered around seniors and disabled individuals. Ms. Anderson gave a brief overview of other HAS projects for affordable housing in the City. She noted HAS serves approximately 2,000 families in the City of Springfield.

14.5. Isabelle Jimenez Walker wishes to address City Council.

Isabelle Jimenez Walker addressed City Council. Ms. Walker, a commissioner for the Housing Authority, noted a friend asked her for help regarding the Jenny Lind Apartments. She added the Account Executive for the Jenny Lind Apartments received a complaint regarding the elevator at the apartments. Ms. Walker expressed her belief that housing should be a City Council priority.

14.6. Todd Thomas wishes to address City Council.

Todd Thomas addressed City Council. Mr. Thomas expressed his belief that Americans with Disabilities Act (ADA) requirements for buildings prior to 1988 don't fall under the same requirements. He added 2 percent of these United States Department of Housing and Urban Development (HUD) funded properties had to be reserved for visual and auditory impairments. Mr. Thomas noted his research showed 5 percent of the HUD properties needed to be available for fully-disabled individuals. Mr. Thomas expressed his belief that most landlords do

not seek to evict tenants. He added due to a shortage of housing, landlords have employed stricter standards for renters.

14.7. Jai Byrd wishes to address City Council.

Jai Byrd addressed City Council. Mr. Byrd, an organizer with Springfield Tenants Unite, thanked City Council for their time. He added there were elderly and injured homeless individuals in Springfield. Mr. Byrd shared testimony from one individual. He expressed his belief there should be rental inspections. Mr. Byrd noted the testimony expressed the belief that individuals have to choose between substandard housing and homelessness. He further noted complaints to landlords that result in eviction create a barrier to the renter finding other housing. He urged City Council to pass a rental licensing program requirement.

14.8. Rusty Worley wishes to address City Council.

Rusty Worley addressed City Council. Mr. Worley expressed his belief there have been gains on the housing issue. He added there had been work toward increasing the number of homeowners in Springfield. Mr. Worley noted the down-payment assistance program was getting started. He added the blighted property work group worked over a year to meet with individuals to determine improvements that could be made. Mr. Worley noted there were great tools that would aid in improving housing in the city. Mr. Worley noted the affordable housing crisis and thanked City Council for their work.

14.9. Sharon Lawson wishes to address City Council.

Sharon Lawson addressed City Council. Ms. Lawson, a resident of Jenny Lind Apartments, noted the elevator in the building was recently out of order for nine days. She noted there are rodents and bugs in the building. Ms. Lawson noted her window was broken, and she has neighbors who could not leave the building. She added the owners should be held accountable for properties they own and rent out. Ms. Lawson asked for rental inspections and licensing.

Councilmember Hosmer expressed his belief the City needs to investigate the issue at Jenny Lind.

14.10. Jordan Hensley wishes to address City Council.

Jordan Hensley addressed City Council. Ms. Hensley, a caretaker at Jenny Lind Apartments, noted the Jenny Lind Apartments were infested with mold, and bugs, and have broken appliances and a broken elevator. She added the elevator had been broken five times in the past year.

Ms. Hensley asked City Council to ask that HUD and the owners of Jenny Lind Apartments do their jobs. Ms. Hensley asked that City Council pass a rental licensing and inspection program, make housing a City Council priority, and that they advocate for residents at Jenny Lind Hall.

Councilmember Jenson thanked Ms. Hensley for speaking. He noted if the building were deemed dangerous, they would have to be vacated. Mr. Gage noted this typically applies to building framing, etc.

Councilmember Hosmer asked if the property maintenance code would apply to the issues at Jenny Lind Apartments. Mr. Gage responded it could be.

14.11. Sarah Barnts wishes to address City Council.

Sarah Barnts addressed City Council. Ms. Barnts, an organizer with Springfield Tenants Unite, expressed her solidarity with all Springfield renters. Ms. Barnts expressed her belief the City needs rental licensing and inspections. She added ForwardSGF stated residents have a right to safe and livable home environments.

14.12. Alice Barber wishes to address City Council.

Alice Barber addressed City Council. Ms. Barber, a leader with Springfield Tenants Unite, noted the issues with renting in Springfield. She further noted the housing survey conducted showed 1 in 5 homes are in need of repair. Ms. Barber asked City Council to require rental inspections and licensing programs to ensure landlords maintain habitable properties.

14.13. Daniel Gore wishes to address City Council.

Daniel Gore addressed City Council. Mr. Gore expressed his support for residents of the Jenny Lind Apartments. He expressed his belief City Council should pass a rental licensing and inspection ordinance to ensure repairs are made in a timely manner.

14.14. Andrew Nolen wishes to address City Council. Did Not Appear.

15. NEW BUSINESS.

15.1. Refer Review of Short-Term Rental Policies to the Plans and Policies Committee. Referred.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

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

18.1. Council Bill 2024-040 (Hardinger)

A special ordinance authorizing an agreement between the City of Springfield, City Utilities, Greene County, and Jasper County Emergency Services for the purpose of providing law enforcement and public safety communications through the Trunked Radio System; and authorizing the City Manager, or designee, to execute said Agreement.

19. CONSENT AGENDA – ONE READING BILLS.

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

20.1. Council Bill 2024-037 (McClure)

A special ordinance authorizing the City Manager, or designee, to accept a grant from the Community Foundation of the Ozarks to cover the costs of decor and furnishings for Santa's House at Park Central Square in the amount of \$2,500.

Ordinance 27965. Council Bill 2024-037 (McClure) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

20.2. Council Bill 2024-038 (Carroll)

A special ordinance authorizing the City Manager, or designee, to accept a grant from the Gary Sinise Foundation, in the amount of \$35,000, to be used by the Springfield Police Department for officer wellness initiatives; and amending the budget of the Police Department.

Ordinance 27966. Council Bill 2024-038 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

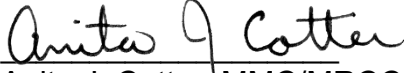
- 20.3. Confirm the following appointment to the Mayor's Commission for Children: Christen Davis with term to expire November 29, 2025. Confirmed.
- 20.4. Confirm the following appointment to the Land Clearance for Redevelopment Authority: Steven Jackson with term to expire March 1, 2027. Confirmed.
- 20.5. Confirm the following appointment to the Board of Equalization: Kaeli Burkett with term to expire April 1, 2026. Confirmed.
- 20.6. Confirm the following appointment to the Landmarks Board: Wanda Quintana with term to expire November 1, 2026. Confirmed.
- 20.7. Confirm the following appointments to the Personnel Board: Robert Brown and Michael Jarvis with terms to expire March 1, 2026. Confirmed.
- 20.8. Confirm the following appointment to the Personnel Board: David Coonis with term to expire March 1, 2025. Confirmed.
- 20.9. Confirm the following appointment to the Personnel Board: Lyn McKenzie with term to expire March 1, 2027. Confirmed.
- 20.10. Confirm the following appointment to the Planning and Zoning Commission: Randall Doennig with term to expire January 1, 2025. Confirmed.

21. END OF CONSENT AGENDA.

22. ADJOURN.

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

Prepared by: Michelle Brown


Anita J. Cotter, MMC/MRCC
City Clerk