



City of Springfield

Agenda

Planning and Zoning Commission

Natalie Broekhoven, Chair

Bill Knuckles, Vice Chair

Helen Gunther

Christopher Lebeck

Betty Ridge

Bruce Colony

Eric Pauly

Dan Scott

Randall Doennig

April 11, 2024

6:30 PM

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

1. ROLL CALL.

2. APPROVAL OF MINUTES.

2.1. March 14, 2024

3. COMMUNICATIONS.

3.1. March 2024

4. CONSENT ITEMS.

5. UNFINISHED BUSINESS.

5.1. Vacation 832
300 blk of West Chestnut Street (Applicant: City of Springfield)

6. PUBLIC HEARINGS.

6.1. Z-10-2024
2331, 2333, 2335 & 2337 East Bennett Street (Applicant: Lou Ann Kennedy)

6.2. Preliminary Plat of Shirley's Subdivision
425 East Trafficway Street (Applicant: City of Springfield)

6.3. Vacation 836
3246, 3248, 3250 & 3256 West Division Street (Applicant: Division St. Paving, LLC)

7. OTHER BUSINESS.

- 7.1. Upper James River Urban Service Area (USA)
Citywide (Applicant: City of Springfield)
- 7.2. USA Boundary Amendment - Boundary Agreement Clean-up
Citywide (Applicant: City of Springfield)
- 7.3. 2024 Capital Improvements Program
Citywide (Applicant: City of Springfield)
- 7.4. Redevelopment Plan for The Sisters Mill Redevelopment Area
610 North Prospect Avenue (Applicant: The Sisters Mill Redevelopment Corporation)

8. ADJOURN.

In accordance with ADA guidelines, if you need special accommodations when attending this meeting, please notify the Planning and Development office at 417-864-1611 as soon as possible to accommodate your needs.

**City of Springfield
Minutes
Planning and Zoning Commission**

Bill Knuckles, Vice Chair
Helen Gunther
Christopher Lebeck
Betty Ridge

Natalie Broekhoven, Chair

Bruce Colony
Eric Pauly
Dan Scott
Randall Doennig

March 14, 2024

6:30pm

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

ROLL CALL.

Present: Commissioner Knuckles, Commissioner Colony, Commissioner Gunther, Commissioner Pauly, Commissioner Doennig, Commissioner Scott, and Commissioner Lebeck. Absent: Natalie Broekhoven and Betty Ridge.

Staff in attendance: Bob Hosmer, Planning Manager, Laura Vales, Assistant City Attorney, Daniel Neal and Michael Sparlin, Senior Planners.

APPROVAL OF MINUTES.

The minutes of February 15, 2024, were approved.

COMMUNICATIONS.

City Council summary for February 2024.

CONSENT ITEMS.

UNFINISHED BUSINESS.

Vacation 832
300 blk of Chestnut Street
Applicant: City of Springfield

Request to postpone to the April 11, 2024, Planning and Zoning meeting, received 48 hours in advance of the public hearing.

PUBLIC HEARINGS.

Z-6-2024 COD 250
220 blk North Belcrest Avenue
Applicant: 3G Investment Group, LLC

Mr. Neal stated that this is a request to rezone approximately 9.45 acres of property from HC, Highway Commercial District with Conditional Overlay District No. 226 to HM, Heavy Manufacturing District and establishing a new Conditional Overlay District No. 250.

Mr. Scott asked if the Conditional Overlay District (COD) was a stopgap until the rewriting of the zoning code.

Mr. Hosmer noted that it is an interim as the Planning Department moves forward to the new code rewrite.

No speakers (applicant did not appear).

Mr. Knuckles closed the public hearing.

Commission asked if the applicant is required to be present and whether they can proceed. Laura Vales, Assistant Attorney noted that they can temporarily waive a requirement in the operating procedure.

COMMISSION ACTION: (Proceed with applicant absent.)

Planning and Zoning Commission Board Member Colony moved to proceed with applicant absent for Z-6-2024 COD 250, Commissioner Lebeck seconded the motion. It **Proceeded** with the following vote: Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-6-2024 COD 250, Commissioner Pauly seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

Z-8-2024

1501 & 1505 West College Street and 201 North Nettleton Avenue

Applicant: Lorisa Kirkpatrick, LLC

Mr. Sparlin stated that this is a request to rezone approximately 0.42 acres of property from HC, Highway Commercial to IC, Industrial Commercial.

Mr. Andy Bennett, 2805 S. Ingram Mill Road and here as the applicant representative and here to answer any questions.

Mr. Pauly asked if the current building will be repurposed, and Mr. Bennett noted that it will be.

Mr. Knuckles closed the public hearing.

Mr. Pauly noted that this proposal is right on Route 66 and sees it as a positive.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Z-8-2024, Commissioner Lebeck seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

Z-9-2024

2646 West Walnut Street

Applicant: Seth Holdings, LLC

Mr. Neal stated that this is a request to rezone approximately 0.09 acre of property from R-SF, Single-Family Residential District to HC, Highway Commercial District and establishing Conditional Overlay District No. 251.

Mr. Colony asked if it was split into its own lot. Mr. Neal noted that it can be a split zoned lot and that it may have occurred during the annexation.

Discussion on the lot and rezoning with the additional 25 feet being dedicated for the buffer zone.

Mr. Rick Wilson, 1835 S. Stewart stated that they don't want to buffer against their own property and the plan is to redevelop the land for an area food eating establishment and want to protect the neighborhood.

Mr. Colony believes this would be a great idea.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Scott moved to approve Z-9-2024 COD 251, Commissioner Colony seconded the motion. It **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

OTHER BUSINESS.

Planned Development 303 Final Development Plan
1735 East Valley Water Mill Road
Applicant: Triple S Properties, Inc.

Mr. Sparlin stated that this is a request to approve the final development plan of Planned Development No. 303, on approximately 3.48 acres of property for a multi-family development.

Mr. Tim Schowe, 2804 N. Biagio Street, Ozark here on behalf of the developer and this meets the density allowed in the existing Planned Development (allows 28 du/ac).

Mr. Scott asked about the northeast and northwest corners.

Mr. Schowe stated that the northeast corner will be a swimming pool and northwest corner is an existing sink hole that they will avoid.

Mr. Pauly asked about the building height and was told it will be a three-story building and each building will have 24 units for three buildings total.

Mr. Scott asked about the bulk plane requirements on the east side.

Mr. Sparlin noted that he believes it will be a 30-degree bulk plane but does not have the language present to review.

Discussion of the bulk plane requirements (45-degree or 30-degree bulk plan). Planned Development 303 notes it as 30-degree bulk plane.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Colony moved to approve Preliminary Plat of Valley Water Mill Estates, Commissioner Lebeck seconded the motion. It was **Passed** with the following vote. Ayes:

Commissioner Gunther, Commissioner Pauly, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles, Commissioner Doennig. Nays: None. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

Retail Liquor Sales Text Amendment
Citywide

Applicant: City of Springfield

Mr. Neal stated that this is a request to amend Section 36-459, Special Regulations for Retail Liquor Sales. The purpose of the amendments is to allow for occupants/renters/tenants to be informed if uses with the sale of retail liquor will be allowed within 200 feet of their property and enable them to protest the sale of retail liquor sales in the vicinity of where they reside.

Mr. Colony asked how they had decided on the 200 feet for sending out mailers. Mr. Neal noted that it is consistent with state requirements and rezoning.

Ms. Coover, Licensing Supervisor noted that state statute for schools, churches, and parks states 100 feet and the city had extended it to 200 feet. She also noted that the code is vague on the posting of signs (4 signs to be posted in vicinity of location) and will need to be posted for 21 consecutive days.

Mr. Scott asked about legal standing to tenancy instead of strictly ownership.

Ms. Vales noted that she said cannot find anything written, but this was direct request from City Council.

Further discussion on who would prevail, tenant or property owner and it was noted that the property owner would prevail and what percentage would cause it to go forward to council.

Mr. Knuckles closed the public hearing.

COMMISSION ACTION:

Planning and Zoning Commission Board Member Scott moved to approve Retail Liquor Sales Text Amendment, Commissioner Colony seconded the motion. It was **Passed** with the following vote. Ayes: Commissioner Gunther, Commissioner Scott, Commissioner Lebeck, Commissioner Colony, Commissioner Knuckles. Nays: Commissioner Pauly and Commissioner Doennig. Absent: Commissioner Ridge and Commissioner Broekhoven. Abstain: None.

ADJOURN.

PNZ City Council Results

Meeting Dates From: 03/01/2024 **To:** 03/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Vacation 832 300 blk of W Chestnut Street	3/14/2024 Tabled		
Retail Liquor Sales Text Amendment Citywide	3/14/2024 Approved		
Z-6-2024 COD 250 2202 N BELCREST AVE	3/14/2024 Approved		
Z-8-2024 1501 W COLLEGE ST	3/14/2024 Approved		
Z-9-2024 COD 251 2646 W WALNUT ST	3/14/2024 Approved		
PD 303 FDP 1735 E VALLEY WATER MILL RD	3/14/2024 Approved		
Z-25-2023 COD 235 1115 E PYTHIAN ST 1004 N HAMPTON AVE 1020 N HAMPTON AVE 1032 N HAMPTON AVE 1001 N NATIONAL AVE 1013 N NATIONAL AVE 1017 N NATIONAL AVE 1033 N NATIONAL AVE 1117 E PYTHIAN ST 1125 E PYTHIAN ST 1118 E SCOTT ST 1140 E SCOTT ST 1146 E SCOTT ST	2/15/2024 Approved	3/11/2024 Complete	3/25/2024 Approved
PPlat of Valley Water Mill Estates 1735 E VALLEY WATER MILL RD	2/15/2024 Approved	3/11/2024 Complete	3/25/2024 Approved
PPlat of MHC Kenworth Addition 5500 E FARM ROAD 104	2/15/2024 Approved	3/11/2024 Complete	3/25/2024 Approved
Z-7-2024 COD 249 3333 W BATTLEFIELD RD	2/15/2024 Approved	3/11/2024 Complete	3/25/2024 Approved
Z-1-2024 COD 246 1330 S KANSAS AVE	2/15/2024 Approved	3/25/2024 Complete	

PNZ City Council Results

Meeting Dates From: 03/01/2024 To: 03/31/2024

Project Info	PNZ Hearing Date / Result	1st City Council Hearing Date / Result	2nd City Council Hearing Date / Result
Commercial-Pacific Street Redevelopment Area	2/15/2024	3/25/2024	
536 E COMMERCIAL ST	Approved	Complete	
1635 N BENTON AVE			
1703 N BENTON AVE			
1717 N BENTON AVE			
420 E BLAINE ST			
410 E COMMERCIAL ST			
412 E COMMERCIAL ST			
424 E COMMERCIAL ST			
434 E COMMERCIAL ST			
438 E COMMERCIAL ST 1/2			
500 E COMMERCIAL ST			
530 E COMMERCIAL ST			
540 E COMMERCIAL ST			
1630 N JEFFERSON AVE			
1706 N JEFFERSON AVE			
1720 N JEFFERSON AVE			
1727 N WASHINGTON AVE			

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: March 28, 2024

TO: Planning and Zoning Commission

FROM: Andrew Menke
Senior Planner

SUBJECT: Vacation 832

This case has been postponed to the Planning and Zoning Commission meeting on May 9, 2024.

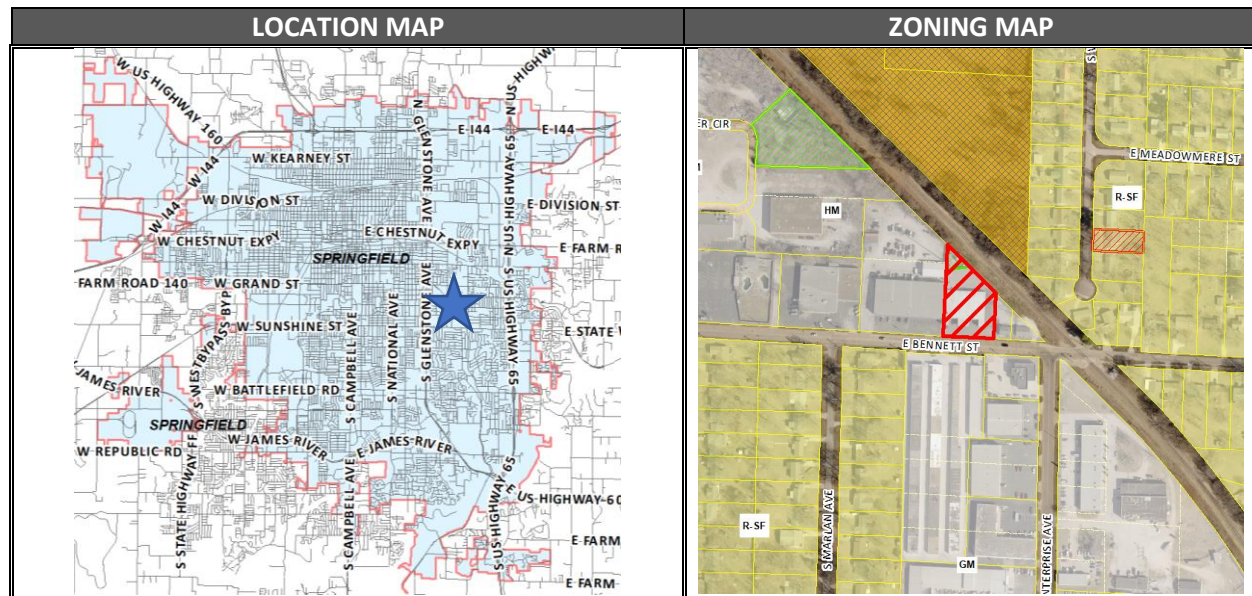
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Z-10-2024
Location:	2331, 2333, 2335, 2337 East Bennett Street
Total Acres:	0.76 acres
Applicant:	Bennett Building LLC
Existing Land Use:	Commercial use
Neighborhood Meeting:	March 21, 2024
Planning and Zoning Commission:	April 11, 2024
City Council:	May 6, 2024
Public Notification:	Mail, posted property, and legal in Daily Events
Staff:	Michael Sparlin, Senior Planner
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of rezoning case Z-10-2024 (All commission motions are made in the affirmative).
Required Vote:	A majority of those present (5 members are a quorum).

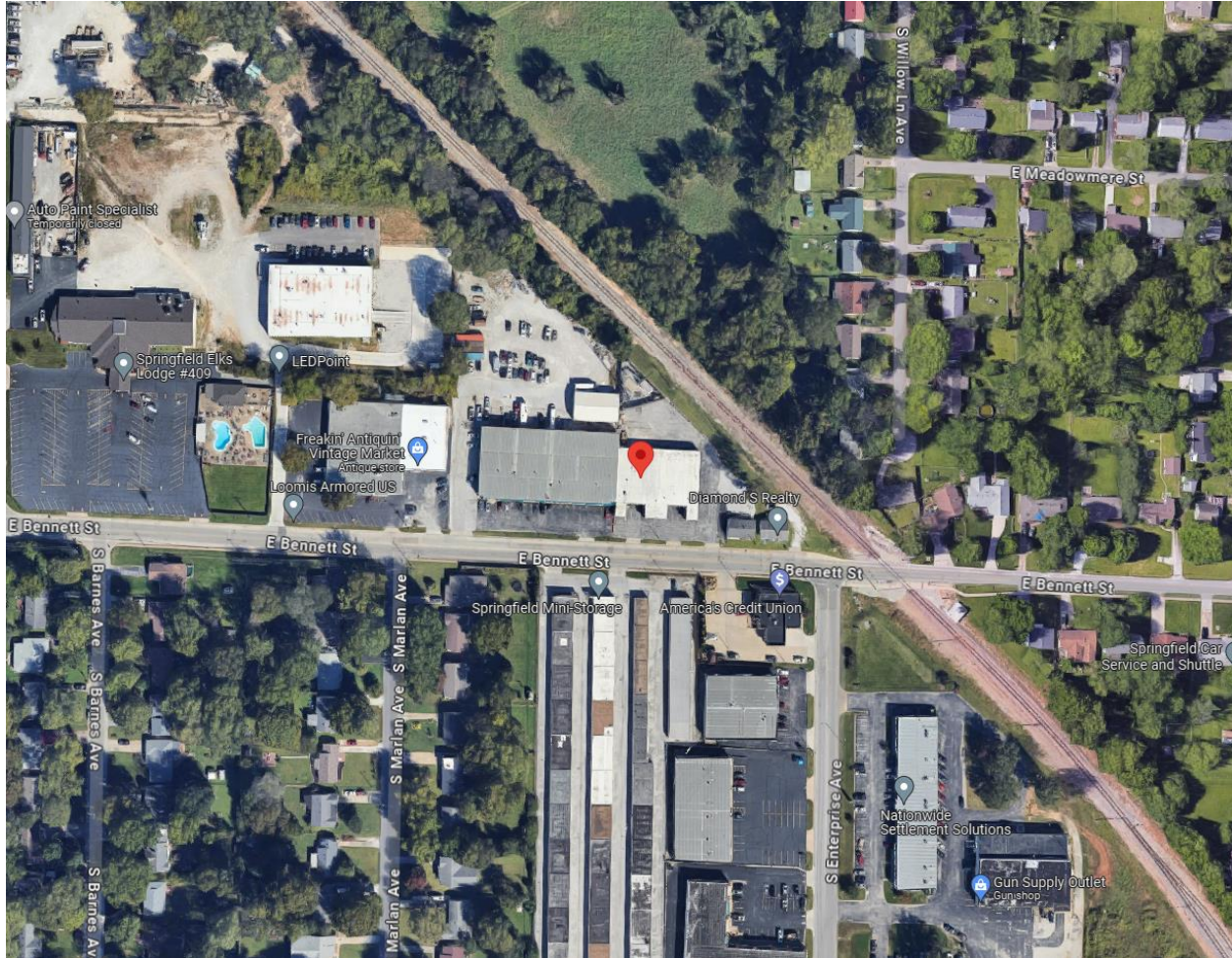
PROJECT SUMMARY:

Request to rezone approximately 0.76 acres of property generally located at 2331, 2333, 2335, 2337 East Bennett Street from HM, Heavy Manufacturing to IC, Industrial Commercial.



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GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



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PROPERTY HISTORY:

The subject property was zoned HM in the 1995 city-wide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-367. – Amendments

(7) Findings by the commission.

(a) Rezoning. If the application is for a reclassification of property to a different zoning district classification on the zoning map, the report of the planning and zoning commission may consider:

1. Whether the proposed zoning district classification is consistent with the Springfield Comprehensive Plan;
2. Whether there are any changed or changing conditions in the area affected that make the proposed rezoning necessary;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether adequate utility and sewer and water facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned;
5. The impact the uses, which would be permitted if the property were rezoned, will have upon the volume of vehicular and pedestrian traffic and traffic safety in the vicinity;
6. Whether the proposed rezoning would correct an error in the application of this article as applied to the subject property;
7. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied; and
8. Information submitted at the public hearing.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR IC DISTRICT
Use Limitations	(a) No dust, particulate matter, or noxious or toxic matter of any sort shall be emitted or discharged at any time. (b) All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards. (c) All industrial operations and activities, except off-street parking and loading facilities and storage, shall be conducted wholly inside a building, or buildings. (d) Storage may be maintained outside a building inside yards or rear yards if such storage area is screened from public streets, designated arterials, or greater street classifications, and from other property, except property located in an IC, LI, GM, or HM district.

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	(e) All outdoor storage shall be at least 100 feet from any residential district boundary. (f) No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code. (g) No building shall be used for residential purposes except that a watchman or custodian may reside on the premises. (h) Uses on parcels not served by public water and public sewer shall meet the requirements of subsection 36-303(22).
Minimum Lot Size	Not applicable to the IC District
Maximum Height	Not applicable to the IC District
Bulk Plane	None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
Minimum Yard Requirements	1. <i>Front yard:</i> a. Twenty-five feet along a street classified as a collector or higher classification street or as required by section 36-453, supplemental open space, and yard regulations. b. Fifteen feet along a street classified as a local street or as required by section 36-453, supplemental open space, and yard regulations. 2. <i>Side yards:</i> None, except as required by section 36-453, supplemental open space, and yard regulations, and the bufferyard requirements in subsection (8). 3. <i>Rear yards:</i> None, except as required by the bufferyard requirements in subsection (8)).
Minimum Open Space	Not less than 15 percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with subsection 36-482(15). Open space shall not include areas covered by buildings, structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover and other landscaping materials.
Design Requirements	(a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved. (b) A landscape plan meeting the requirements of section 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted, and approved.

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	(c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening, and fencing. (d) All outdoor storage and refuse storage areas shall be screened from view in accordance with section 36-480, screening, and fencing. (e) Mechanical and electrical equipment, including air conditioning units, shall be screened from view in accordance with section 36-480, screening, and fencing. (f) Lighting shall be designed to reflect away from any adjacent or nearby residential area and in accordance with section 36-484, lighting standards. (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
Buffering and Landscaping	Whenever any development in an IC industrial commercial district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening, and fencing, and 36-482, landscaping and bufferyards.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE:

The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property within the Business Flex placetype.

This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. Business Flex areas are located on secondary roadways, where good street connectivity and access to major roadways and distribution routes can be easily accessed. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. Planning for this placetype focuses on ensuring Business Flex operations have sufficient land available to expand and grow, while not dominating corridors where high visibility, retail frontage is prioritized.

Placetypes are not as rigid as zoning districts and allow for supporting or ancillary uses which complement and enhance its sense of place; as an extension of this, a single placetype is not likely to be defined by a single zoning district or even a collection of closely related zoning districts (e.g. industrial districts), but rather a mix of tangentially related zoning districts which

DEVELOPMENT REVIEW STAFF REPORT

together form a cohesive sense of place when developed with similar character, scale, and form.

Primary Land Uses:

- Maker spaces, artisan, and innovation spaces
- Personal and outdoor storage
- Light industry
- Warehousing and distribution facilities

Supporting Land Uses:

- Parks, greenways and open space
- Sports complexes and recreational facilities
- Urban agriculture
- Office, hospitality, retail sales and service
- Universities, colleges, and vocational schools Government, healthcare and institutional facilities
- Airport, railroad, and freight facilities

Characteristics

Transportation and Infrastructure

- Access management is improved for vehicles through curb cut consolidation and cross-access between commercial properties, reducing traffic conflicts and backups.
- Electric vehicle charging facilities are integrated and incentivized into development plans.
- As technology, trends, and funds permit, utilities are buried or consolidated along rear property lines, reducing conflicts with street trees, pedestrian infrastructure, and viewsheds.
- Best management practices for stormwater management are required in development projects and within public rights-of-way, such as permeable paving, rain gardens, green roofs, native landscaping, and other low impact design strategies.
- Pedestrian and bicycle infrastructure, and micro-mobility are integrated.

Urban Design- Building and Site Typology

- Perimeter landscaping screens surface parking lots that accommodate the high number of employees, vehicles, delivery, and large truck traffic.
- Outside storage, auto oriented, or light industrial uses are screened from view from the right-of-way.
- Use of quality materials, construction methods, workmanship, and design should be incorporated into new development and redevelopment.
- A mix of building heights is supported through structured site and building design strategies to soften the impact on adjacent lower intensity residential development.
- Lighting, landscaping, signage, mail, and delivery accommodations should also be proactively incorporated into the site design.

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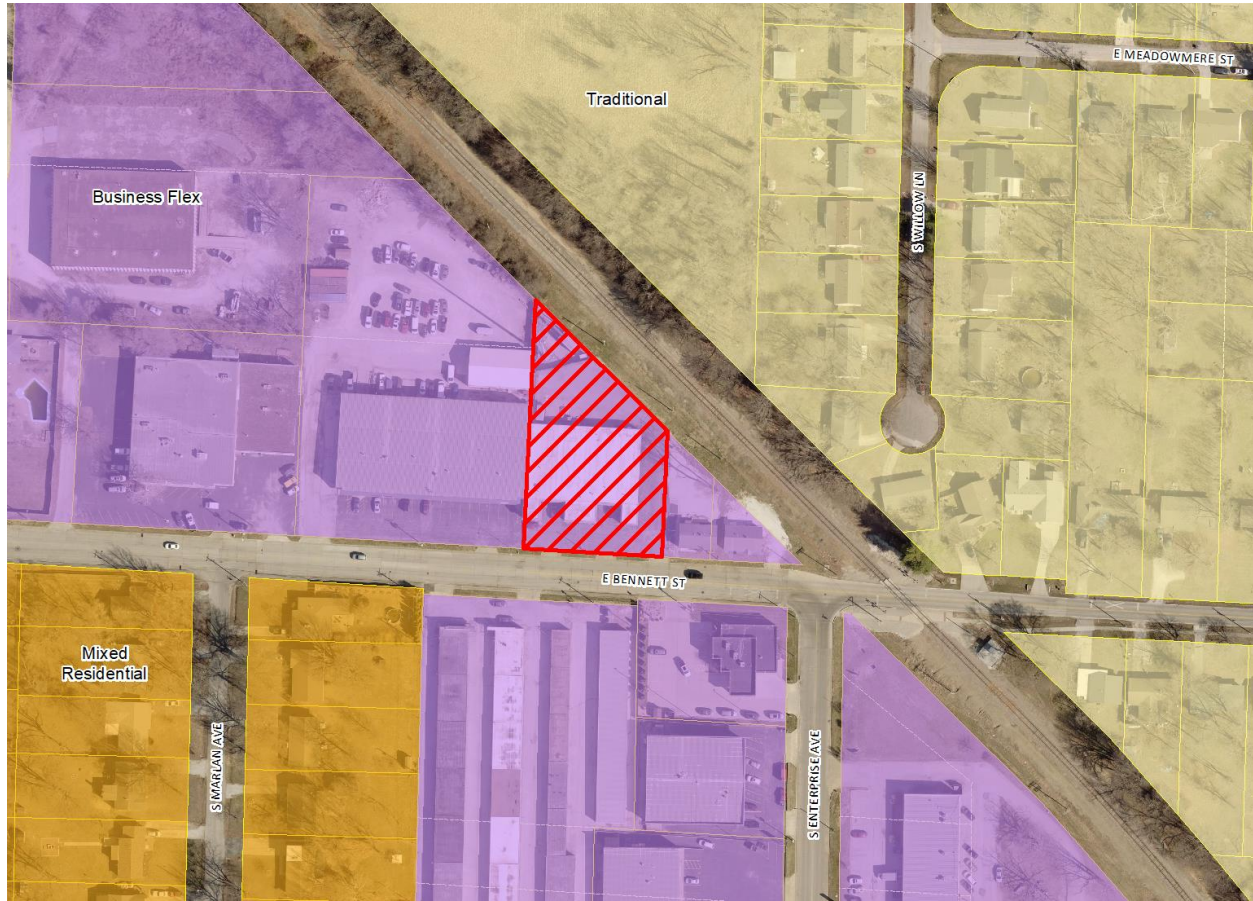
- Design should discourage the placement of mechanical equipment along major roadways or should be completely screened, along with trash receptacles, and recycling bins.

Transitions

- Appropriate site design, parking access, massing, building orientation, screening, buffering, and separation standards are adopted and used to mitigate adjacent incompatible uses.
- Commercial and smaller office uses within the placetype are directed to its perimeter to provide a gradual transition into surrounding placetypes.

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FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES													
	Single Family Detached	Single Family Attached	Mixed Family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Arsenic & Innovation Spores	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Health Care & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry
Residential Neighborhood	●	○	◇	○	◇	◇	○							
Mixed Residential	●	●	○	◇	◇	◇	○							
Downtown	●	●	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center			○	○	○	○	○	○	○	○	○	○	○	○
Business Flex			○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics			○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation			○	○	○	○	○	○	○	○	○	○	○	○

- **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype
- **Supporting Land Use:**
Less prevalent and serve to support the primary land use.
- ◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

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MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	Railroad right-of-way, R-LD COD 223	GM	HM	HM
LAND USE	Railroad, multi-family	Personal storage	Offices/commercial	Commercial warehouse
PLACETYPES	Traditional neighborhood	Business flex	Business flex	Business flex

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

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No issues

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No issues. Tract has access to public sewer.

FIRE DEPARTMENT:

No objections to rezoning.

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	E. Bennett Street	Collector	City	30	30	NA	No	Yes	No

ACCESS - All new or modified driveway approaches shall comply with current City of Springfield standards for the street classification.

TRAILS, BUS STOPS, AND ADDITIONAL INFORMATION - There are no Greenway Trails near the property. There are no bus stops near the property.

IMPROVEMENTS - No improvements are required for this rezoning. A traffic study is not required for this rezoning.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

PW-Stormwater has no concerns for the rezoning of the existing property. Preliminary Plats, Subdivision, and Zoning Cases require the dedication of Stream Buffer Easements when applicable per Chapter 8 Sec 4.1. No Stream Buffer on property.

Next Developers Steps:

All chapter and section references above are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to rezone approximately 0.76 acres of property generally located at 2331, 2333, 2335, 2337 East Bennett Street from HM, Heavy Manufacturing to IC, Industrial Commercial. The applicant is requesting to the IC district to establish a personal service business which the current HM zoning does not allow.
2. The *Comprehensive Plan's Land Use & Development* chapter identifies the subject property as the Business Flex placetype. This placetype includes areas with an eclectic mix of light industrial, office, storage, warehouse, and distribution centers, complemented by the occasional commercial sales and services. The property is proposed to allow IC uses which would allow more commercial sales and services that is intended to complement the existing uses in the area.
3. Located in expanded areas adjacent to higher, more intense industrial uses and city corridors, Business Flex provide support services, sales, service, and supply of goods to consumers and contractors, where high visibility road frontage is not a priority. The IC uses have the ability to support the uses in this area while not dominating or needing high visibility.
4. The IC district is intended to allow industrial operations and activities in combination with commercial uses in those areas where the combination of such uses is consistent with adopted policies and plans.
5. The subject property has access to City Utilities infrastructure, and any necessary extension of such services can be provided via City Utilities' extension policy, though new easements may be necessary to accommodate this.
6. There are few changing conditions in the area affected that make the proposed rezoning necessary. Minor development of property within the vicinity has been occurring.
7. The range of uses in the proposed IC district is compatible with the uses permitted on other property in the immediate vicinity. There is IC zoning to the south of the subject property. It is also located in an area of industrial and manufacturing uses.
8. There are adequate utility and sewer and water facilities existing or can be provided to serve the uses that would be permitted on the property if it were rezoned.
9. The impact of the uses, which would be permitted if the property were rezoned, is not expected to significantly increase the volume of vehicular and pedestrian traffic or reduce traffic safety in the vicinity.
10. The proposed zoning will not correct an error in the application of this article, but rather will provide a viable use of the property subject to the provisions of the zoning district.

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11. A reasonably viable economic use of the subject property will not be precluded if the proposed rezoning is denied.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal's general conformance to the Comprehensive Plan's Business Flex placetype and on the finding of facts above.

PLANNING AND ZONING OPTIONS:

The planning and zoning commission shall make one of the following recommendations in connection with each proposed change in zoning district classification of this article:

1. Recommend against the proposed change in the zoning district classification.
2. Recommend a change in the zoning district classification.
3. Recommend a change in the zoning district classification together with recommendations which, in the judgment of the planning and zoning commission, will protect adjacent property and ensure that the proposed amendment is consistent with the purpose and intent of this article.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: heavy manufacturing ~~industrial commercial~~ to industrial commercial
(existing zoning) (proposed zoning)
2. Meeting Date & Time: 03/21/24 4:00 - 6:30
3. Meeting Location: 2333 E Bennett St
4. Number of invitations that were sent: 14
5. How the mailing list was generated: generated by Planning Department
6. Number of neighbors in attendance (attach a sign-in sheet): _____
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved).

I received three phone calls with each caller asking why I wanted to change the zoning. I told them that it was to accommodate tenants now and in the future. Also that it would allow for more flexibility.

8. List or attach the written comments and how you plan to address any issues:

PROJECT LOCATION: 2333 E Bennett St
PROPOSED CHANGES: Change from industrial commercial to heavy manufacturing

1. Lou Ann Kennedy (print name), attest that the neighborhood meeting was held on 03/21/2024 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Lou Ann Kennedy
Signature of person completing affidavit

Lou Ann Kennedy
Printed name of person completing affidavit

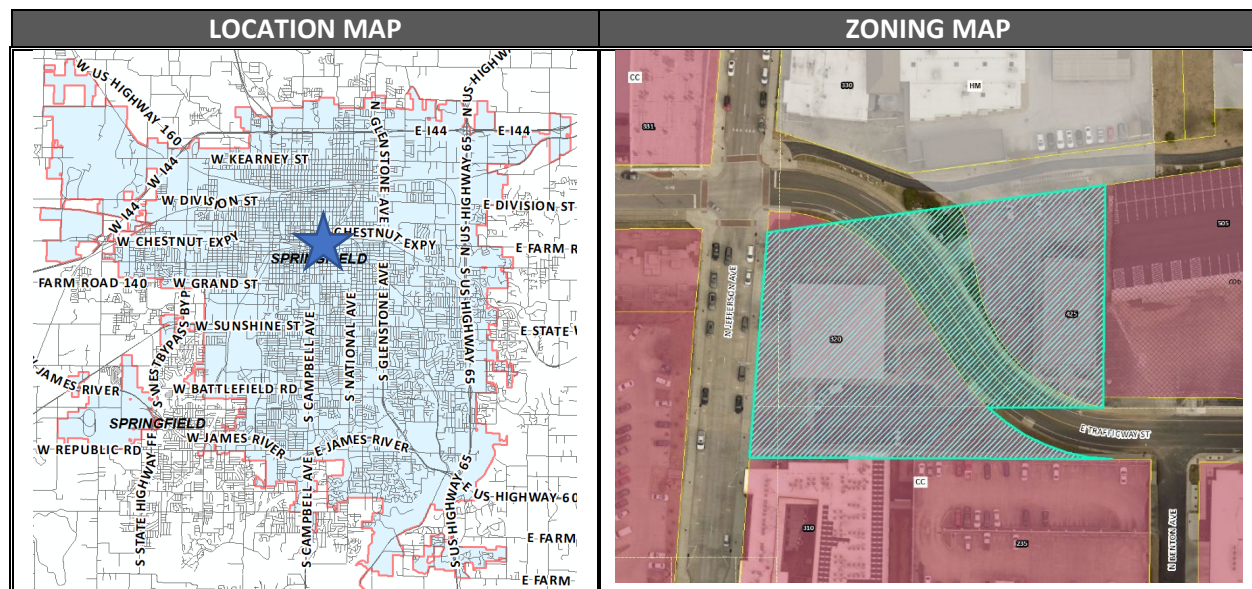
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION	
Case Number:	Preliminary Plat of Shirley's Subdivision
Location:	425 East Trafficway & 320 North Jefferson Avenue
Total Acres:	1.64 acres
Applicant:	City of Springfield
Existing Land Use:	Offices
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	April 11, 2024
City Council:	May 6, 2024
Public Notification:	Posted property
Staff:	Andrew Menke, Senior Planner, (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	Move to approve the preliminary plat of Shirley's Subdivision subject to the conditions listed in Attachment 2 of the staff report. (All commission motions are made in the affirmative.)
Required Vote:	A majority of those present (5 members are a quorum).

PROJECT SUMMARY:

Request to subdivide approximately 1.64 acres of property generally located at 425 East Trafficway and 320 North Jefferson Avenue into two (2) commercial lots to facilitate the development of the site.

The purpose of this plat is to dedicate additional right-of-way, dedicate easements on City property, establish legal lots of record, and simplify the legal descriptions.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE MAPS STREET VIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

The subject property was within the original limits of the City of Springfield when the City was established in 1838. The property was split into two in 1974 when the western terminus of Trafficway (formerly Mitchell Street) was vacated and rerouted to align with Water Street.

The property at 425 East Trafficway was certified as a tract of record in 2005. It was rezoned to HM, Heavy Manufacturing district during the citywide remapping in 1995. The parcel was rezoned in 2005 to CC, Center City district.

The south 50 feet of 320 North Jefferson Avenue became a part of the property because of Vacation No. 271 in 1974. The whole parcel was rezoned to CC, Center City district in 1995 as part of the citywide remapping.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.

DEVELOPMENT REVIEW STAFF REPORT

- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 - 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 - 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

DEVELOPMENT REVIEW STAFF REPORT

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR CENTER CITY
Minimum lot dimension requirements	36 feet of frontage along a public street
Maximum structure height	None
Front yard setback	None
Side yard setback	None
Rear yard setback	None
Street Classification	E Trafficway – Secondary Arterial N Jefferson Avenue – Secondary Arterial
Sidewalks	There are existing sidewalks for public use along the north side of Trafficway, east side of Jefferson Avenue, and south property line of Lot 1. No additional sidewalks are required.
Open Space Requirements	None

COMPATIBILITY WITH COMPREHENSIVE PLAN:

PLACETYPE: DOWNTOWN

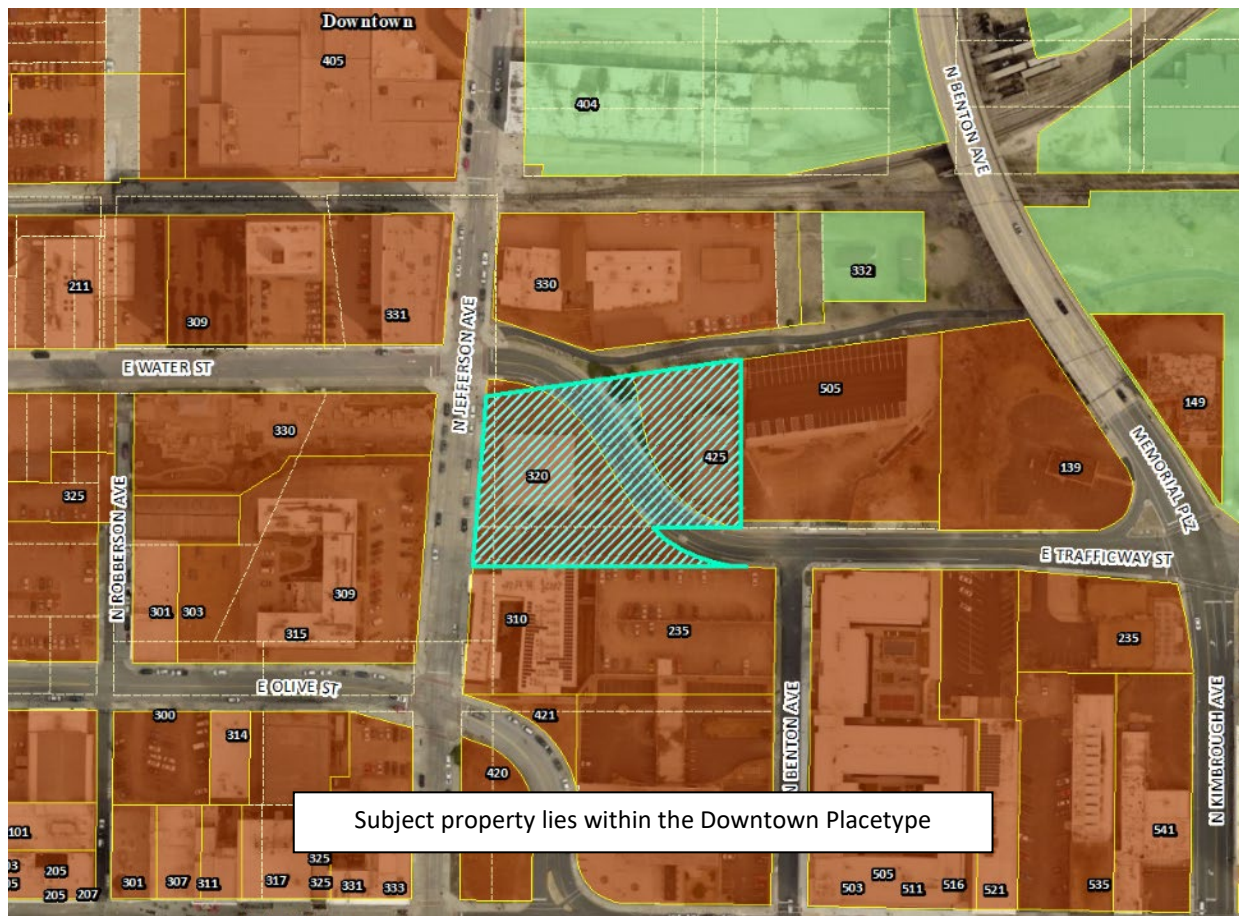
The *Comprehensive Plan's Land Use & Development* chapter classifies this area as being within the Downtown Placetype. This placetype serves as the primary activity center of Springfield, containing a wide variety of uses, such as retail, entertainment, office, institutional, multi-family residential, and public gathering spaces. The pedestrian environment is accentuated with ample streetscaping elements, offering a unique and attractive place to live, work, shop, dine, and socialize. This placetype contains the densest areas within the city with higher building heights encouraged. Vertical mixed-use buildings with residential or office located above active ground floor uses, oriented to streets and sidewalks, are the predominant development type as well as some supporting stand-alone commercial or multifamily uses. Integrated multi-family housing increases foot-traffic in the area, helping to create a lively, thriving environment. (p. 42, *Chapter 5: Land Use & Development*)

The proposed subdivision establishes both properties as lots of record. A building permit is not able to be issued unless a property has this status, so this will allow for the opportunity for a building addition or redevelopment when the time comes. The current zoning allows for mixed use developments, as well as standalone residential, office, and retail uses, all of which are primary or supporting uses for the Downtown placetype.

Additional right-of-way is to be dedicated as part of the subdivision at the southeast corner of Jefferson Avenue and Trafficway, as well as the southeast corner of Lot 2. This new right-of-way accommodates the built street where it needs more room and (in one section) was built outside the right-of-way. The dedication also provides flexibility and opportunity for potential areas of pedestrian engagement, street design changes, or sidewalk connectivity.

DEVELOPMENT REVIEW STAFF REPORT

FUTURE PLACETYPE MAP:



PLACETYPES	LAND USES															
	Single-Family Detached	Single-Family Attached	Multi-family	Parks & Open Space	Sports Complexes & Recreational Facilities	Urban Agriculture	Office, Hospitality, Retail Sales & Service	Neighborhood Commercial	Major, Artisan & Innovation Spaces	Public & Private Schools & Places of Worship	Universities, Colleges & Vocational Schools	Government, Healthcare & Institutional Facilities	Personal Storage, Outdoor Sales & Service	Light Industry	Warehousing & Distribution Facilities	Heavy Industry & Manufacturing
Residential Neighborhood	●	○	◇	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Mixed Residential	●	●	○	○	◇	◇	○	○	○	○	○	○	○	○	○	○
Downtown	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Mixed-Use	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
City Corridor	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Institutional & Employment Center	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Business Flex	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Industry & Logistics	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Urban Green Space & Recreation	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

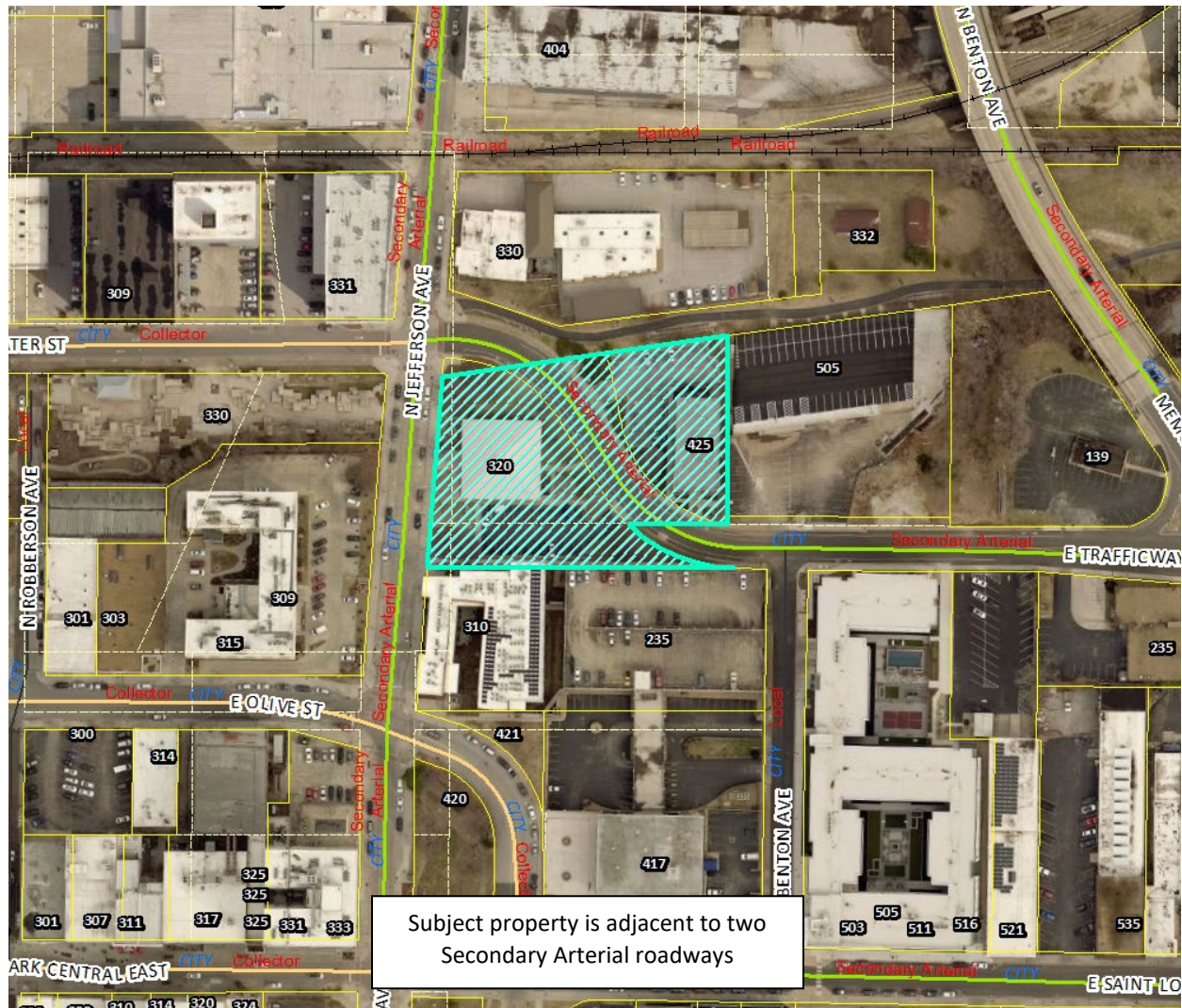
● **Primary Land Use:**
More prominent and play a pivotal role in characterizing that placetype

○ **Supporting Land Use:**
Less prevalent and serve to support the primary land use.

◇ **Low Intensity Supporting Land Use:**
Less prevalent and serve to support the primary use at neighborhood scale

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	CC	CC w/ COD #95	CC
LAND USE	Office	Multifamily Residential & Parking Garage	Parking Lot	Park & Multifamily Residential
PLACETYPES	Downtown	Downtown	Downtown	Downtown

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is proposing to subdivide approximately 1.64 acres into a two (2) lot subdivision named "Shirley's Subdivision".
2. The subject property was split into two in 1974 when the western terminus of Trafficway (formerly Mitchell Street) was vacated and rerouted to align with Water Street.
3. The existing properties are metes and bounds (unplatted) and only one is currently recognized as a tract of record. A building permit cannot be issued unless a property is identified as a tract of record.
4. Recent survey work conducted by Public Works has determined a portion of Trafficway has been built outside of public right-of-way.
5. The purpose of this plat is to dedicate additional right-of-way, dedicate easements on City property, establish legal lots of record, and simplify the legal descriptions.
6. All lots meet the minimum dimension requirements of the City's subdivision regulations and for the Center City district.
7. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years.
8. The proposed preliminary plat was reviewed by City departments and comments are contained in **Attachment 1**. Conditions of Approval are provided in **Attachment 2**. The Preliminary Plat drawing can be found in **Attachment 3**.

STAFF RECOMMENDATION:

1. The proposed subdivision is consistent with the *Land Use and Development Element of the Comprehensive Plan* and all proposed lots meet the subdivision regulations and the Center City district.
2. Staff recommends approval as submitted in the staff report.

PLANNING AND ZONING COMMISSION OPTIONS:

The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing.

1. The commission shall approve the preliminary plat.
2. The commission shall conditionally approve the preliminary plat.
3. The commission shall disapprove the preliminary plat.

DEVELOPMENT REVIEW STAFF REPORT

PUBLIC NOTIFICATION AND COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing.

No comments were received by citizens for this case at the time of publication.

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

ATTACHMENT 1

1. AT&T:

Did not respond in allotted review time.

2. CITY UTILITIES:

No issues with preliminary plat.

3. DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION:

Approved.

4. DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

Approved.

5. FIRE DEPARTMENT:

No comments.

6. PARKS & GREENWAYS:

Did not respond in allotted review time.

7. DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

8. DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description and Drainage Pattern

The property is in the **Jordan Creek Lower Branch** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is not** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site.**

A fee in lieu of on-site stormwater detention **is not applicable because the site is built out.**

Plat meets PW-Stormwater Requirements. Please note that development of the property will be subject to the following conditions at the time of development:

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

DEVELOPMENT REVIEW STAFF REPORT

Detention and Discharge Requirements

1. The properties located within the plat are existing impervious area. Any redevelopment likely not to add new impervious area.

Water Quality Requirements

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.
3. Water Quality Credits are available to use in design for preserved trees and new planted trees. Landscaping and Bufferyards trees required by planning cannot be used for the water quality credits unless it is part of a SCM. Chapter 10, Section 3.1.

Floodplain

1. The Jordan Creek Lower Branch floodplain is present to the North of the plat border. No floodplain is present on the properties contained in the plat.

Natural Channels and Stream Buffers

N/A

Sinkholes and Karst Features

N/A

Additional Stormwater Requirements

1. Stormwater Control Measures are the responsibility of the property owner or property owners' association to maintain, repair, and update unless the agreement is made with the City to operate. Operation and maintenance agreements are required for any permanent stormwater control measures.
9. DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:
- Approved.

DEVELOPMENT REVIEW STAFF REPORT

CONDITIONS FOR APPROVAL:

ATTACHMENT 2

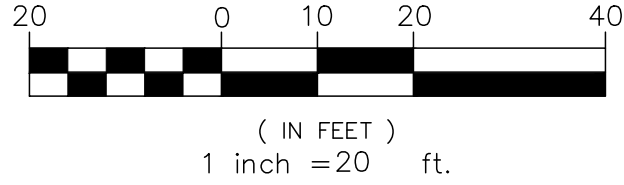
Staff recommends the Planning and Zoning Commission approve the Preliminary Plat, with the conditions listed below:

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk, and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush, and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

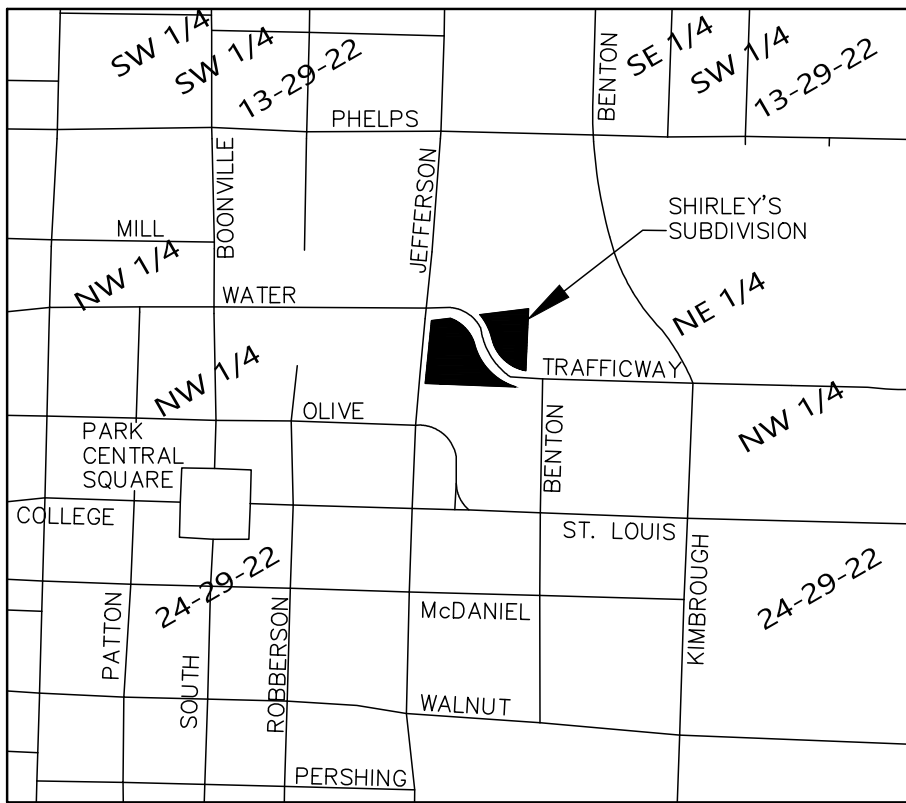
If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

PRELIMINARY PLAT OF
SHIRLEY'S SUBDIVISION

A PART OF THE NE 1/4 NW 1/4
SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST,
IN THE CITY OF SPRINGFIELD, MISSOURI



GRID NORTH
MISSOURI COORDINATE
SYSTEM 1983
CENTRAL ZONE



LOCATION MAP
NOT TO SCALE

OWNER/SUBDIVIDER

City of Springfield
840 Boonville
P.O. Box 1687
Springfield, Missouri 65801

STATE PLANE COORDINATE TIE MISSOURI COORDINATE SYSTEM 1983		
CONTROL STATION: COS BM 089		
NORTHING: 503,130.82 ft		
EASTING: 1,406,543.48 ft		
GRID FACTOR: 0.99994334		
POINT	NORTHING	EASTING
A	502,417.1152 ft	1,410,620.2984 ft
B	502,436.6685 ft	1,410,780.1558 ft

LEGEND

- IRON PIN
- CUT CROSS
- SET IRON PIN
- SIGN
- LIGHT POLE
- OHE OVERHEAD ELECTRIC LINE
- ELECTRIC METER
- POWER POLE
- UTILITY POLE W/LIGHT
- GUY POLE
- GUY ANCHOR
- JUNCTION ENCLOSURE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- GAS VALVE
- IRRIGATION CONTROL BOX
- COMMUNICATION PULLBOX
- SAN SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- RCP REINFORCED CONCRETE PIPE
- STORM SEWER MANHOLE
- DECIDUOUS TREE WITH SIZE
- EVERGREEN TREE WITH SIZE
- BUSH
- HEDGEROW
- C/P CONCRETE PAD
- C/W CONCRETE WALK
- L/S LANDSCAPING

NOTES

- The property described does not lie within a flood zone, per FEMA Flood Map Panel 29077C0333E, effective date of 12/17/2010.
- Vacation of Mitchell Street - Per Vacation No. 271 in Ordinance No. 16663, the vacated corridor of Mitchell Street is "retained as a permanent utility easement and sidewalk easement with no permanent structures erected thereon without prior written approval of City Utilities and the Director of Public Works."
- The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.
- All drainage easements are to be maintained by the property owner.
- The area is zoned "CC, Center City District"
- Source of title : bk. 1643 pg. 552

PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST POINT OF INTERSECTION OF JEFFERSON AVENUE AND TRAFFICWAY STREET, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DEEDED AS RIGHT-OF-WAY IN BOOK 2333 AT PAGE 213 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH 83 DEGREES 01 MINUTES 35 SECONDS EAST, A DISTANCE OF 322.73 FEET TO A POINT DESCRIBED AS THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY ALBERT D. SQUIRES AND LOIS SQUIRES, TO ANNE ELIZABETH ROUTH BY WARRANTY DEED DATED JANUARY 13, 1955, RECORDED IN DEED RECORD BOOK 1018, PAGE 273 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE SOUTH 02 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 209.25 FEET, TO A POINT ON THE NORTHEASTLY RIGHT-OF-WAY LINE OF TRAFFICWAY STREET AS DEDICATED IN BOOK 1610 AT PAGE 1537 OF THE GREENE COUNTY RECORDER'S OFFICE; THENCE NORTH 87 DEGREES 46 MINUTES 45 SECONDS WEST, ALONG THE SOUTH LINE OF TRAFFICWAY STREET AS DEDICATED IN BOOK 1610 AT PAGE 1537 OF THE GREENE COUNTY RECORDER'S OFFICE, A DISTANCE OF 119.91 FEET TO THE EASTERLY LINE OF VACATED MITCHELL STREET AS DESCRIBED IN ORDINANCE NO. 16663 DATED MAY 28, 1974; THENCE SOUTHEASTERLY, ALONG SAID EASTERLY LINE AND A NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 31 MINUTES 27 SECONDS WITH A RADIUS OF 200.00 FEET AND A 101.92 FEET LONG CHORD WHICH BEARS SOUTH 58 DEGREES 27 MINUTES 41 SECONDS EAST, AN ARC DISTANCE OF 103.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF TRAFFICWAY STREET; THENCE NORTH 87 DEGREES 46 MINUTES 45 SECONDS WEST, A DISTANCE OF 298.93 FEET TO THE EAST RIGHT-OF-WAY LINE OF JEFFERSON AVENUE; THENCE NORTH 05 DEGREES 41 MINUTES 48 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 207.97 FEET TO THE POINT OF BEGINNING. BEARINGS BASED ON MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE.

CURVE DATA					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CH. BEARING
C1	57°39'04"	140.00'	140.87'	135.00'	N42°43'29"W
C2	25°08'59"	200.00'	87.79'	87.09'	N226°28'26"W
C3	10°28'36"	299.51'	54.77'	54.69'	S34°56'29"E
C4	59°19'34"	200.00'	207.09'	197.96'	S43°33'44"E
C5	29°31'27"	200.00'	103.06'	101.92'	S58°27'47"E

SURVEYOR'S DECLARATION:

I HEREBY DECLARE TO THE CITY OF SPRINGFIELD, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE PROPERTY SHOWN. THIS SURVEY WAS PERFORMED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND MEETS THE "TYPE URBAN PROPERTY" ACCURACY STANDARD THEREOF. LOCATION OF IMPROVEMENTS ON THE PROPERTY IS NOT INCLUDED IN THIS SURVEY. EASEMENTS SHOWN ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT CONSTITUTE ALL EASEMENTS AFFECTING THIS PROPERTY.

JAMES D. GRAY - PLS

03/04/2024



**Transportation Engineering
Survey Section - Building M
827 N Franklin**

Date: 02/29/2024 Job # 1200
Drawing: 1200_Prelim_Plat



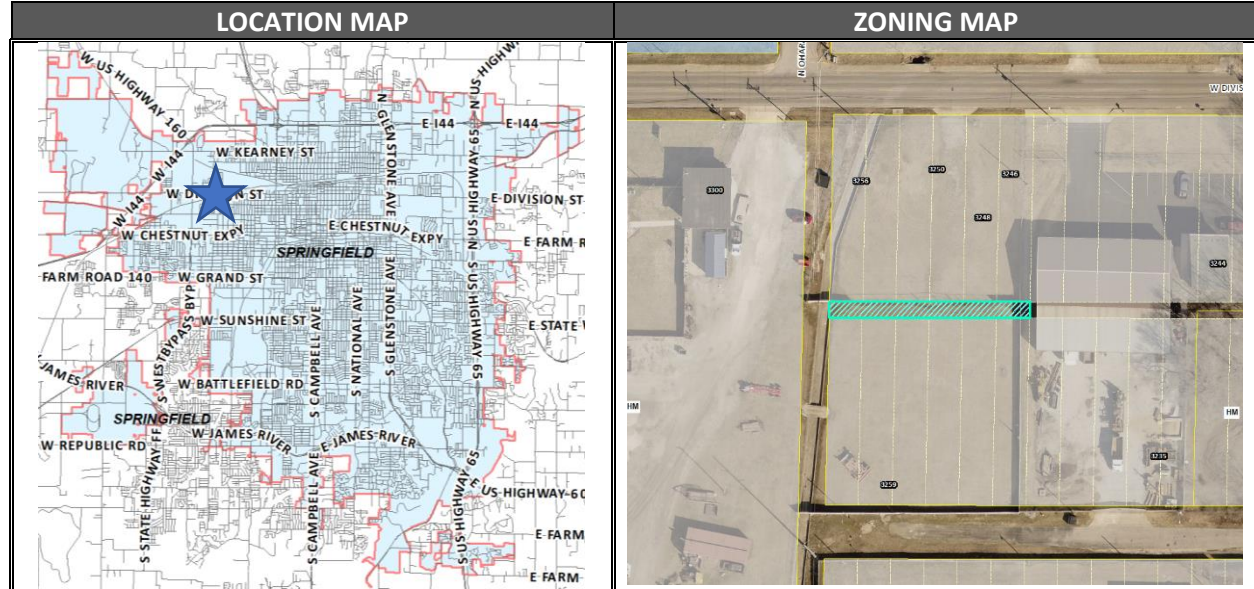
DEVELOPMENT REVIEW STAFF REPORT

PROJECT INFORMATION

Case Number:	Vacation No. 836
Location:	3200 block of West Division Street (3246, 3248, 3250 & 3256 West Division Street)
Total Acres:	0.04
Applicant:	Division St. Paving, LLC
Existing Land Use:	Alley right-of-way
Neighborhood Meeting:	N/A
Planning and Zoning Commission:	April 11, 2024
City Council:	N/A
Public Notification:	Mail, posted property, and legal in <i>Springfield News-Leader</i>
Staff:	Andrew Menke, Senior Planner – (417) 864-1613
Staff recommendation:	Staff recommends approval
Proposed motion:	I move to recommend approval of Vacation case No. 836 (All commission motions are made in the affirmative).
Required Vote:	A majority of five (5) voting members shall be required.

PROJECT SUMMARY:

Request to vacate a portion of alley right-of-way in the 3200 block of West Division Street.



DEVELOPMENT REVIEW STAFF REPORT

GOOGLE AERIAL OF LANDMARKS, BUSINESSES, AND ATTRACTIONS:



GOOGLE STREETVIEW:



DEVELOPMENT REVIEW STAFF REPORT



PROPERTY HISTORY:

This portion of public alley right-of-way was originally dedicated as part of Hancock Place in 1909. This same alley originally extended eastwards to Golden Avenue, but portions of the alley were vacated in 1987 and 1989 by Vacation No. 463 and Vacation No. 499, respectively.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other

DEVELOPMENT REVIEW STAFF REPORT

advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

Sec. 98-152. - Consent of property owners to vacation.

A street or alley shall not be vacated unless the consent of the persons owning two-thirds of the front feet abutting on the portion of the street or alley to be vacated shall be obtained therefor, nor shall any subdivision or part thereof be vacated unless the consent of all the owners thereof shall be obtained therefor, which consent, whether for vacation of a street or alley or a subdivision, shall be in writing and acknowledged and proof of such consent furnished to the executive secretary of the planning and zoning commission.

Sec. 98-153. - Forwarding of petition for vacation to planning and zoning commission.

Upon receipt of a petition for vacation, the executive secretary of the planning and zoning commission shall forward a copy of the petition to the planning and zoning commission for its approval or disapproval of the proposed vacation as required by section 11.7 of article XI of the Charter. The city shall not vacate any area until the planning and zoning commission shall have acted thereon in accordance with the provisions of section 11.7 of the Charter.

Sec. 98-154. - Action on petition for vacation; protests.

- (a) An area shall not be vacated for at least 15 days following the posting of notice or the first publication thereof as provided in section 98-151. After the 15-day period, the planning and zoning commission may proceed to vacate the area sought to be vacated with such restrictions and reservations as it may deem for the public good, provided the conditions set forth in this article have been satisfied, unless written opposition shall have been filed with the city clerk by a person owning property abutting on any alley, street, common or public square, or part thereof, proposed to be vacated, within the 15-day period. If an objection is filed within the 15-day period, the planning and zoning commission shall not act to vacate any such area until an additional period of 30 days shall have passed, when, if the objector shall consent to the vacation, in which case the planning and zoning commission may vacate the area as provided in this article.
- (b) Prior to vacating the land, the planning and zoning commission shall make the following determinations:
 - (1) All property owners adjacent to the street, alley or public way or within the subdivision have access to another street, alley or public way.
 - (2) Two-thirds of the property owners adjacent to the street, alley or public way to be vacated have given their consent to the vacation, or, if the request is for the vacation of a subdivision, all of the property owners have given their consent.
 - (3) The retention of the street, alley, public way or subdivision serves no useful purpose.
 - (4) The vacation will not affect the ability to use utilities, public or private.

DEVELOPMENT REVIEW STAFF REPORT

- (c) If the planning and zoning commission finds that all conditions set forth in subsection (b) of this section have been met, then the planning and zoning commission may adopt a resolution vacating the area. If the planning and zoning commission does not adopt a resolution vacating the area, the applicant may request that the city council hear the request for vacation, provided a request for review is filed within 15 days with the city clerk from the date the planning and zoning commission denies the request. If the planning and zoning commission approves the request to vacate, any person objecting thereto may petition the city council to review the request to vacate by filing an appeal within 15 days with the city clerk from the date the resolution was passed by the planning and zoning commission. If the objector shall not have consented, the city council may approve the vacation, as provided in this section, only upon a finding that the public interest requires such vacation despite the objections thereto. Any person aggrieved by a decision of the city council shall appeal to the county circuit court within 30 days after a decision is rendered by the city council in accordance with the procedures set forth in RSMo ch. 536.

Editor's note(s)—As to subsection (b)(4) of the preceding section, it is the city's policy to require replacement utility and sewer easements prior to vacating streets or subdivisions where appropriate.

Sec. 98-157. - Ownership of vacated property.

That part of any alley, street or subdivision vacated shall vest in the person who has title thereto according to law. Whenever any public square or common shall be vacated, the property shall be disposed of as the city council may direct.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

Not applicable to vacation request.

DEVELOPMENT REVIEW STAFF REPORT

MAJOR THOROUGHFARE MAP:



SURROUNDING ZONING, LAND USES AND PLACETYPES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM	HM	HM	HM
LAND USE	Undeveloped land	Undeveloped land	Office w/ outdoor storage	Right-of-way
PLACETYPES	Industry & Logistics	Industry & Logistics	Industry & Logistics	Industry & Logistics

DEVELOPMENT REVIEW STAFF REPORT

DEPARTMENT COMMENTS:

CITY UTILITIES:

No issues with the proposed vacation. No apparent impact to CU facilities.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

The existing sewer easement was not shown however this vacation is for the alley only. The sewer easement at bk 1547 pg 2038 will remain valid until the new sewer easement and relocated sewer have been accepted.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION

Approved.

FIRE DEPARTMENT:

Approved.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Site Description & Drainage Pattern

The property is in the **Upper Wilsons Creek** drainage basin. The property **is not** located in a FEMA designated floodplain. Staff **is** aware of flooding problems in the local or downstream area. The city **is not** aware of a sinkhole or other Karst feature at this location. The property **does not have a stream buffer on site**.

A fee in lieu of on-site stormwater detention **will not be allowed and detention is required**.

The vacation of the alleyway will not affect the Stormwater drainage channel or cause issues with access to the channel. The vacation does not require or give permission for the property owner to make changes or disrupt the flow in the drainage channel. Please note that development of the property will be subject to the following conditions at the time of development:

All chapter and section references below are to the City's Flood Control and Water Quality Protection Manual Version April 2022.

Detention And Discharge Requirements

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. The only exception to building detention is a Fee in Lieu of detention application per the City of Springfield Code and the manual dependent on approvable by the Director of Public Works.
2. The City of Springfield Public Works has started the Capital Improvement Project for Division and Ohara. This project will improve the drainage channels along the north side of Division St and the drainage culverts along the 3330 W Division St property. This vacation will not impact the project.

Water Quality Requirements

DEVELOPMENT REVIEW STAFF REPORT

1. Water Quality is required for new development projects or redevelopment projects, with new or increased impervious surfacing, within the city limits of Springfield that disturb 1 acre or greater. Including projects less than 1 acre that are part of a larger common plan of development or sale that will disturb 1 or more acres over the life of the project. Chapter 10 Sec. 2.0.
2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City's Flood Control and Water Quality Protection Manual.

Floodplain

N/A

Natural Channel & Stream Buffers

N/A

Sinkholes & Karst Features

N/A

Additional Stormwater Requirements

N/A

DEPARTMENT OF PUBLIC WORKS TRAFFIC ENGINEERING DIVISION:

Traffic Report

	Street Name	Street Classification	Jurisdiction	ROW from Centerline (ft.)		Traffic Count (vehicles per day)	On-Street Parking	Sidewalk	
				Required	Existing			Required	Existing
Street 1	W. Division Street	Primary Arterial	City	50	20	NA	No	Yes	No
Street 2	W. Mulroy Street	Local	City	25	20	NA	No	No	No

Access

All access to the development shall be per Subdivision Variance 357 approved by the Planning and Zoning Commission on 02/15/2024.

Trails, Bus Stops, And Additional Information

There are no Greenway Trails near the property. There are no bus stops near the property.

Improvements

No improvements are required for this development. A traffic study is not required for this development.

DEVELOPMENT REVIEW STAFF REPORT

STAFF ANALYSIS AND RECOMMENDATION:

1. The applicant is requesting to vacate a portion of public alley right-of-way located between the West 3200 block of Division and Mulroy streets.
2. This portion of public alley right-of-way was originally dedicated as part of Hancock Place in 1909. This same alley originally extended eastwards to Golden Avenue, but portions of the alley were vacated in 1987 and 1989 by Vacation No. 463 and Vacation No. 499, respectively.
3. This project is in conjunction with an application to combine 3259 West Mulroy Street and 3246, 3248, 3250, and 3256 West Division Street. The lot combination will be processed administratively.
4. The requested vacation meets the approval criteria listed in Attachment 1.
5. The alley is not improved, does not provide access to the adjacent properties, and is no longer needed.
6. A neighborhood meeting was conducted, and a summary of that meeting is attached to this report.

STAFF RECOMMENDATION:

1. Staff recommends approval based on the proposal meeting the approval criteria listed in Attachment 1.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 1

VACATION APPROVAL CRITERIA

To approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	All property owners adjacent to the street, alley or public way have access to another street, alley, or public way.	All adjacent properties have access to other public streets.
2.	The owners of two-thirds of the property adjacent to the street, alley, or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the right-of-way.
3.	That the retention of the street, alley, public way, or subdivision serves no useful purpose.	It has been determined that the retention of the public right-of-way is unnecessary.
4.	That the vacation will not affect the ability to use utilities, public or private.	There is a proposed sanitary sewer relocation planned within the area to be vacated. The existing sewer easement will remain valid until the new sewer easement and relocated sewer have been accepted.

DEVELOPMENT REVIEW STAFF REPORT

ATTACHMENT 2

LEGAL DESCRIPTION

THAT PORTION OF THE PLATTED ALLEYWAY LYING BETWEEN LOT 423 THROUGH AND INCLUDING LOT 434 OF HANCOCK PLACE, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 429 OF SAID HANCOCK PLACE;

THENCE, N02°12'33"E, ALONG THE PLATTED WEST LINE OF SAID LOT 429, A DISTANCE OF 148.37 FEET TO THE POINT OF BEGINNING;

THENCE, CONTINUING N02°12'33"E, A DISTANCE OF 12.00 FEET TO THE PLATTED SOUTHWEST CORNER OF LOT 428 OF AFORESAID HANCOCK PLACE; THENCE, S88°57'14"E, ALONG THE PLATTED SOUTH LINES OF LOT 428, LOT 427, LOT 426, LOT 425, LOT 424 AND LOT 423, OF SAID HANCOCK PLACE, A DISTANCE OF 149.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 423; THENCE, S01°58'37"W, A DISTANCE OF 12.00 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 434; THENCE, N88°57'14"W, ALONG THE NORTH LINES OF LOT 434, LOT 433, LOT 432, LOT 431, LOT 430 AND LOT 429, A DISTANCE OF 149.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,797.0 SQUARE FEET, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

ATTACHMENT 3

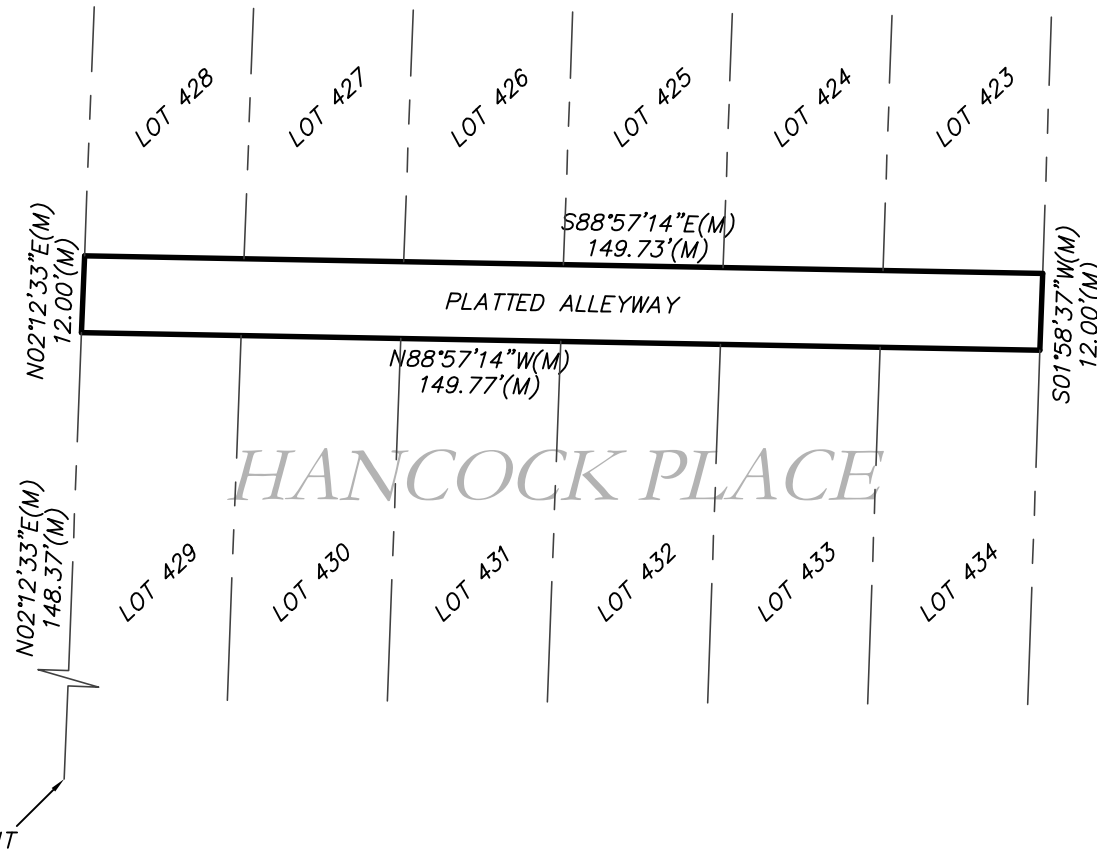
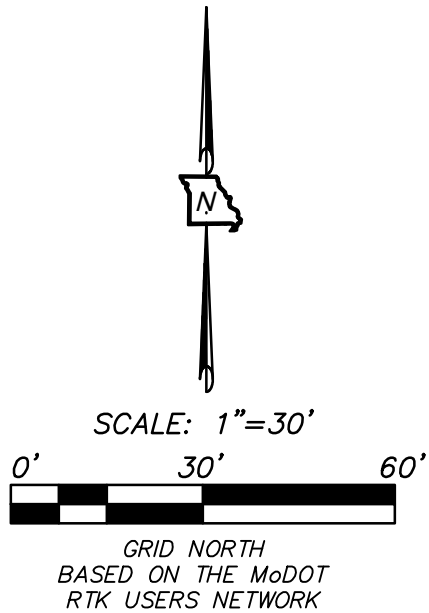
NEIGHBORHOOD MEETING SUMMARY

1. Request to vacate: Alley at 3244 W. Division St.
(subject address)
2. Meeting Date & Time: 3/21/24 4:00 - 6:30 pm
3. Meeting Location: 3244 W. Division St.
4. Number of invitations that were sent: 29
5. How was the mailing list generated: Springfield Planning and Zoning
6. Number of neighbors in attendance (attach a sign-in sheet): 0
7. List the verbal comments and how you plan to address any issues:

N/A

8. List or attach the written comments and how you plan to address any issues:

N/A



02/01/2024

VACATION EXHIBIT
PREPARED FOR THE
CITY OF SPRINGFIELD
PROJECT LOCATION: 3250 W. DIVISION STREET
SPRINGFIELD, GREENE COUNTY, MISSOURI



222 OLD TOWN RD.
BILLINGS, MISSOURI

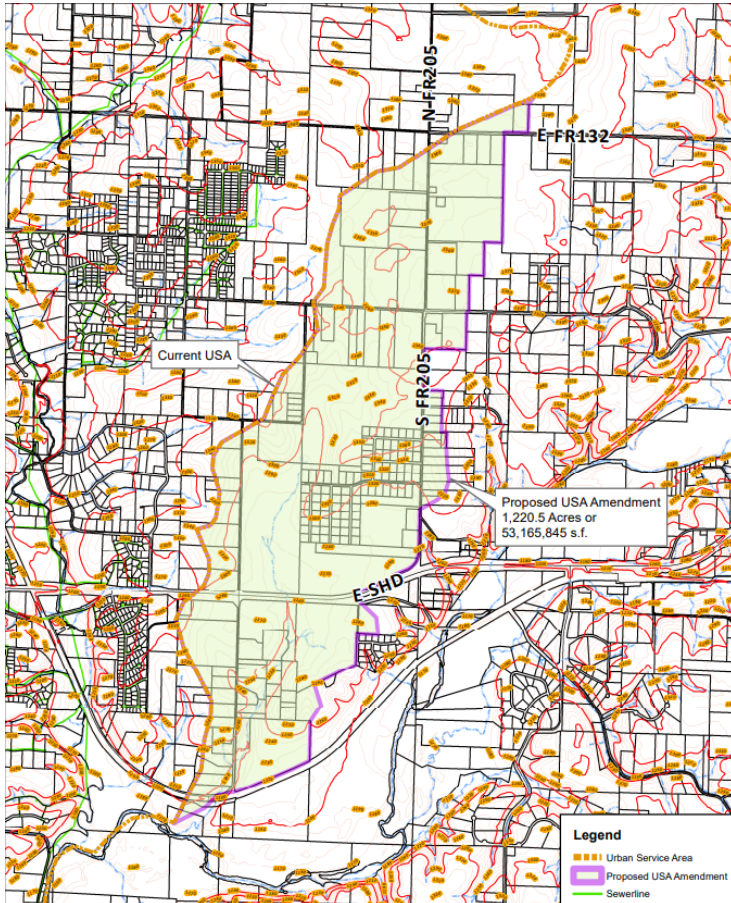
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: APRIL 11, 2024

CITY COUNCIL PUBLIC HEARING:

MAY 6, 2024



CASE:

Upper James River Urban Service Area (USA) Amendment

STAFF:

Alana Owen, AICP, Department of Planning and Development

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the proposed Urban Service Area amendment as submitted in the staff report.

SUMMARY OF REQUEST:

To amend the existing Urban Service Area (USA) Boundary within the Upper James River Basin.

FINDINGS FOR STAFF RECOMMENDATION:

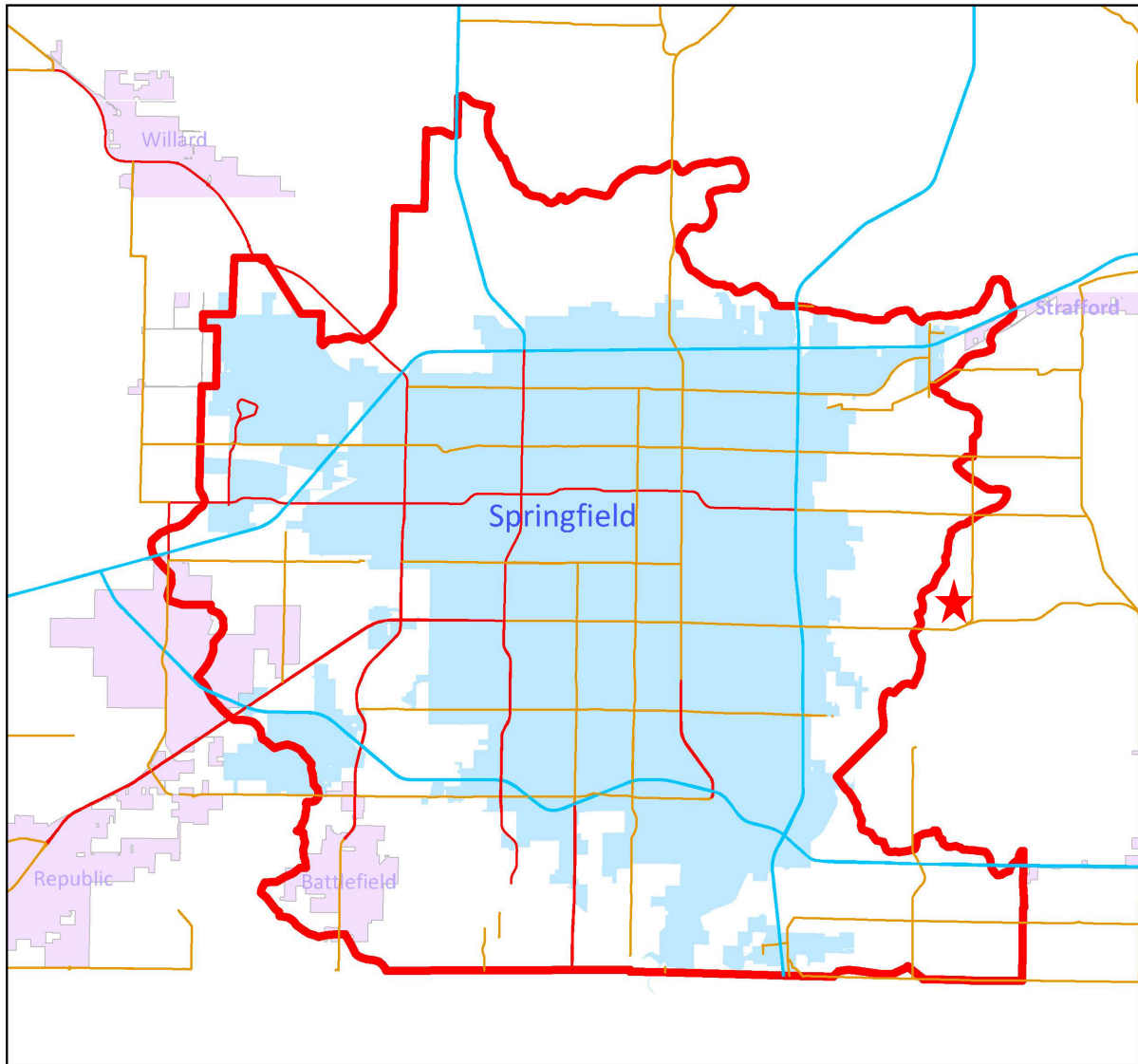
1. Springfield's original Urban Service Area (USA) Policy was adopted by City Council in 1984, as the city's urban growth area. The purpose of the USA Policy is to set geographic boundaries for the provision of urban services. It outlines the City's philosophy for providing urban services to allow for continued growth and development by maximizing the use of existing resources while minimizing the cost to citizens and public investment. The intent of the geographic boundary and policy is to provide for sewer services as available resources allow.
2. The proposed amendment to the Urban Service Area will bring an area of the Upper James River basin into the Urban Service Area. There is a new single-family residential development proposed at the northeast corner of State Highway D and Farm Road 199 and the City received a request from the developer for an exception to the USA boundary to include the property as the developer plans to construct a lift station to provide for residential development on the site. However with long range planning in mind, Environmental Services suggested an amendment to the USA to include the entire drainage area would be more appropriate. The intent of the amendment is that ultimately the subject property, as well as a larger area, will be able to be served by a gravity

sewer extension of existing infrastructure and the lift station will be relieved. It is appropriate to amend the USA boundary to include the entire area that could be served by the future improvement.

3. Amendments to the Urban Service Area must be handled in the same manner as the establishment of the original USA, which means that amendments must be reviewed by the Springfield Planning and Zoning Commission, Greene County Planning Board and Watershed Committee of the Ozarks. Amendments must be approved by both the Greene County Commission and Springfield City Council.
4. The proposed amendment was approval by the Watershed Committee of the Ozarks on February 1, 2024, and the Greene County Planning Board on March 19, 2024. The Greene County Commission approved the request on April 1, 2024. The Springfield City Council will consider the amendment on May 6, 2024.
5. The Springfield City Council requires a 2/3 majority vote for approval.

EXISTING URBAN SERVICE AREA BOUNDARY:

URBAN SERVICE AREA



Legend

-  Urban Service Area
-  Springfield city limits



NOT TO SCALE



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COMPATIBILITY WITH COMPREHENSIVE PLAN:

Springfield's Comprehensive Plan, Forward SGF, states that the USA concept recognizes that annexation of properties into the city and the supply of services and connection to utilities often occur separately. To facilitate new development in the growth area where water or sanitary sewer infrastructure is or could be made available, but immediate annexation is not feasible, the USA policies should provide guidance for infrastructure connection and coordinated planning. The Plan further states the timing of these decisions must preserve the long-term viability of future annexation and development and ensure financial sustainability of respective infrastructure extensions.

The Plan recommends the USA boundary be reassessed when significant infrastructure or utility plans or studies are completed that might impact the USA boundaries and policies.

The USA Policy identifies the conditions for amendments to the Upper James River as stated in the Criteria for Urban Development. Consideration for development at urban intensities will require the following to be satisfied:

1. Connection to both public sanitary sewer and a public water supply are needed.
2. Non-residential development generating wastewater requiring special treatment or pretreatment must be reviewed on a case-by-case basis and approval given if reasonable wastewater treatment standards are satisfied.
3. Development should be reviewed on a case-by-case basis and those capable of generating significant amounts of water-borne pollutants should be required to mitigate potential problems.

STAFF COMMENTS:

1. Springfield's original Urban Service Area (USA) policy was adopted by City Council in 1984, as the City's urban growth area. The goal of the USA was to discourage new development in unincorporated area of the county where urban services were not available, minimizing sprawl and preserving rural land and natural resources. The USA represents a geographic area where the City and Christian and Greene Counties agree on a reasonable area to preserve for future urbanized growth that the City may someday annex.
2. The USA concept recognizes that annexation of properties into the city and the supply of services and connection to utilities often occur separately. To facilitate new development in the growth area where water or sanitary sewer infrastructure is or could be made available, but immediate annexation is not feasible, the USA policies should provide guidance for infrastructure connection and coordinated planning. The Plan further states that updates to the USA should continue to require annexation, if practical, or an Irrevocable Petition and Consent to Annexation Agreement when sanitary sewer service is extended by a new customer within the USA.
3. Since its adoption in 1984 the Urban Service Area (USA) Policy has functioned as a tool for guiding growth. Greene County has been instrumental in implementation of the policy by using it as a guide for land development cases and by providing comment on exceptions and amendments under consideration.
4. Amendment to the Urban Service Area Policy must be handled in the same manner as the establishment of the original policy for providing urban services, i.e., any amendment must be reviewed by the Springfield Planning and Zoning Commission, the Greene County Planning Board and the Watershed Committee of the Ozarks and must be approved by the Springfield City Council and the Greene County Commission.
5. Staff requests that Planning and Zoning Commission approve the Urban Service Area amendments to the Upper James River.

Development Review Staff Report



PUBLIC COMMENTS:

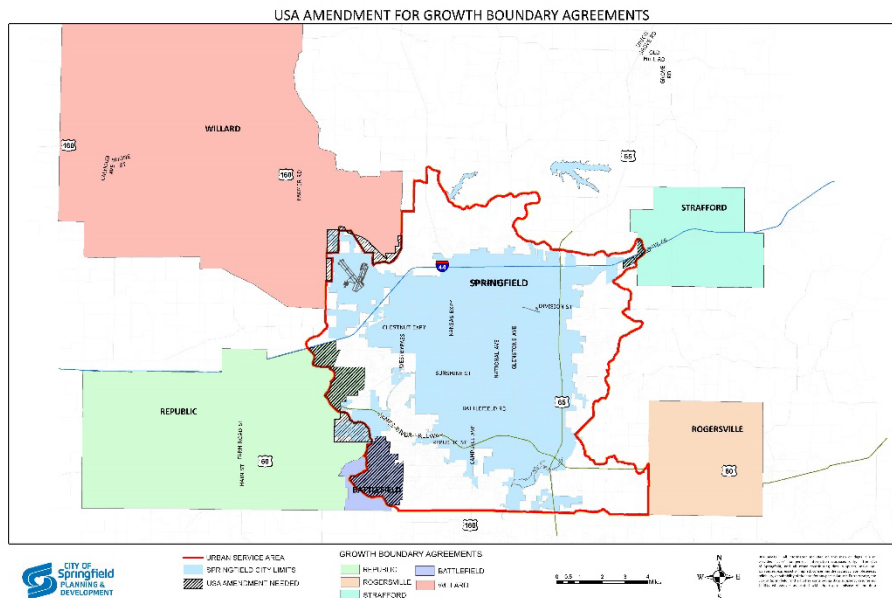
The Watershed Committee of the Ozarks, Greene County Planning Board and Greene County Commission were notified of these amendments and public hearing dates.

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING: APRIL 11, 2024

CITY COUNCIL PUBLIC HEARING:

MAY 6, 2024



CASE:

USA Growth Boundary Agreement Clean-Up

STAFF:

Alana Owen, AICP, Department of Planning and Development

STAFF RECOMMENDATIONS:

Approve

PROPOSED MOTION:

Move to approve the proposed Urban Service Area amendment as submitted in the staff report.

SUMMARY OF REQUEST:

To amend the existing Urban Service Area (USA) Boundary to clean-up the boundary lines to align with the boundaries established as part of Growth Boundary Agreements with adjacent communities.

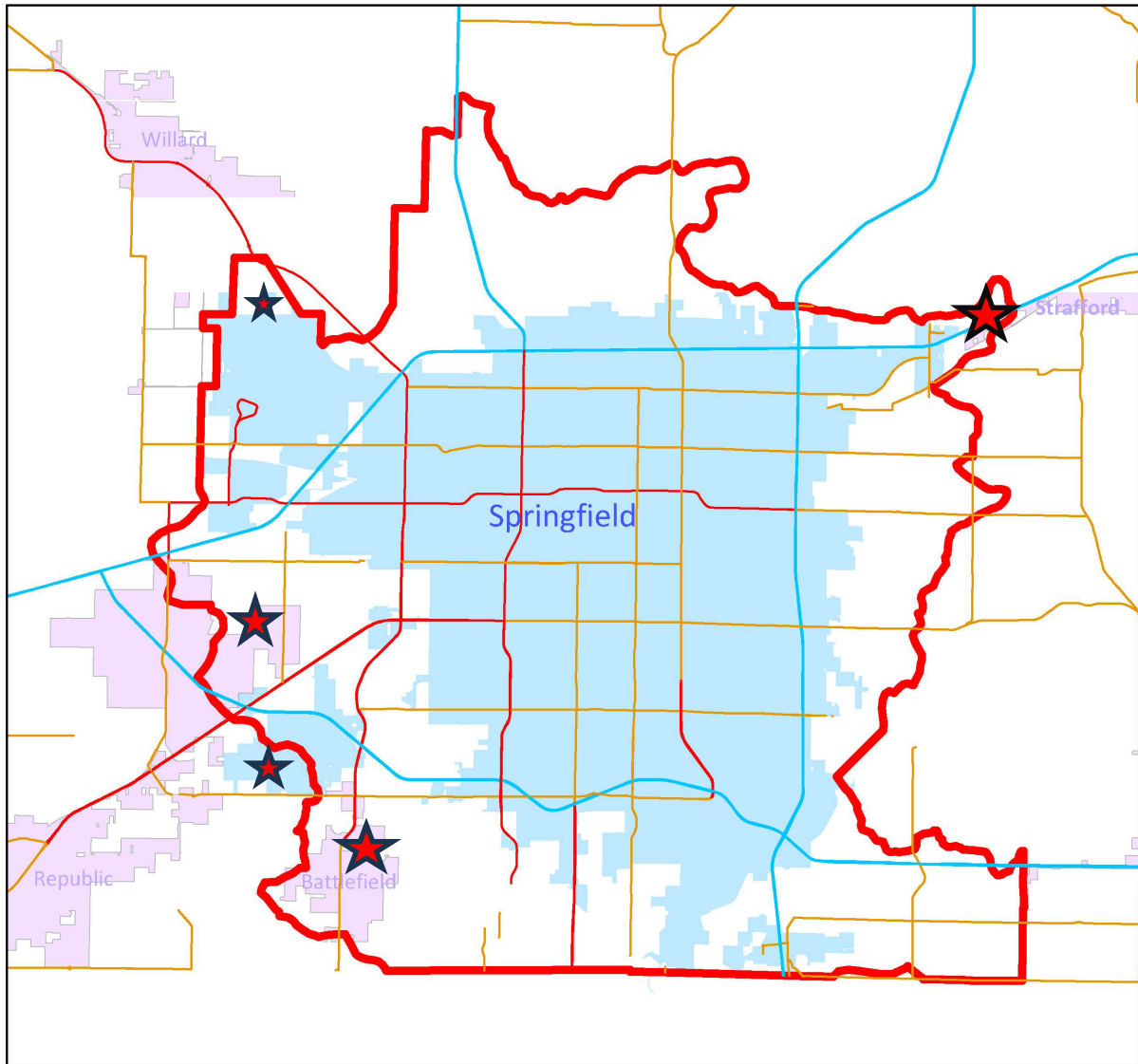
FINDINGS FOR STAFF RECOMMENDATION:

1. Springfield's original Urban Service Area (USA) Policy was adopted by City Council in 1984, as the city's urban growth area. The purpose of the USA Policy is to set geographic boundaries for the provision of urban services. The original USA boundary was established prior to the Growth Boundary agreements with the adjacent communities and the USA boundary, while amended from time to time, was not amended to align or match the boundary agreements.
2. The purpose of this proposed amendment is to align the USA boundary with the Growth Boundary Agreements the City of Springfield has with adjacent municipalities. The City currently has growth boundary agreements with Republic, Battlefield, Rogersville, Strafford, and Willard. The existing USA boundary encroaches on the boundary that was established as part of the agreements with Republic, Battlefield and Strafford and doesn't align with the boundary agreement with Willard. In addition, there is a portion of the city of Springfield, in the area of the Southwest Wastewater Treatment Plant, that is not currently within the USA boundary. This amendment will clean-up these boundary lines and formally align the USA boundary so that it is consistent with the agreements. Specifically, this amendment will remove the encroachments into the growth areas for Battlefield, Republic and Strafford and expand the USA to align with the agreement with Willard and between the growth areas for Battlefield and Republic to match those agreements.

3. Amendments to the Urban Service Area must be handled in the same manner as the establishment of the original USA, which means that amendments must be reviewed by the Springfield Planning and Zoning Commission, Greene County Planning Board and Watershed Committee of the Ozarks. Amendments must be approved by both the Greene County Commission and Springfield City Council.
4. The proposed amendment will go to the Watershed Committee of the Ozarks for review, as well as the Greene County Planning Board and Greene County Commission. The Springfield City Council will consider the amendment on May 6, 2024.
5. The Springfield City Council requires a 2/3 majority vote for approval.

EXISTING URBAN SERVICE AREA BOUNDARY:

URBAN SERVICE AREA



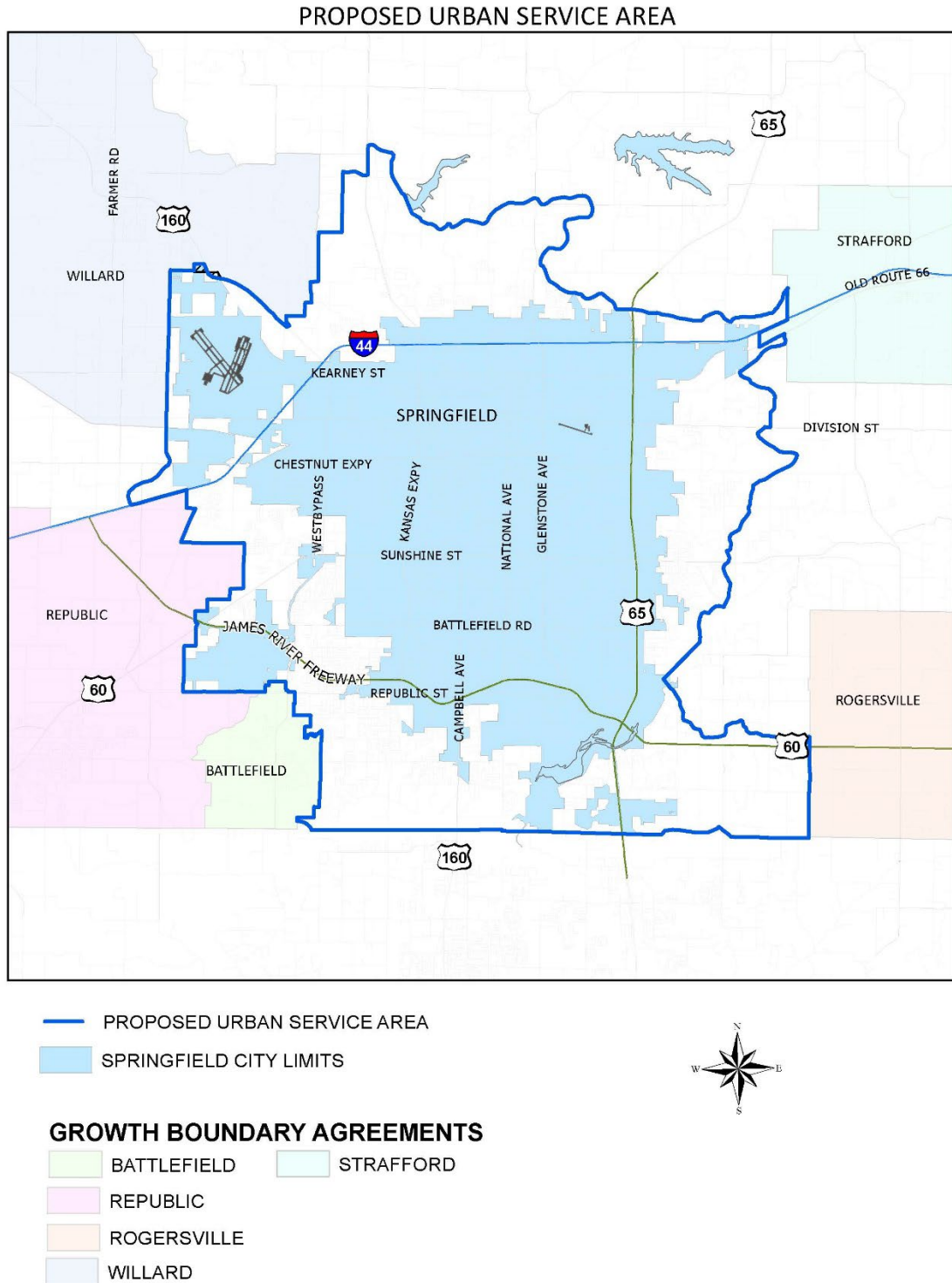
Legend

-  Urban Service Area
-  Springfield city limits



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PROPOSED URBAN SERVICE AREA BOUNDARY:



Development Review Staff Report



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The City's Comprehensive Plan, Forward SGF, states that "The City should formally amend the USA to match the current boundary agreements and strive to keep documents and related maps current when future boundary agreements are made."

STAFF COMMENTS:

1. Springfield's original Urban Service Area (USA) policy was adopted by City Council in 1984, as the City's urban growth area. The goal of the USA was to discourage new development in unincorporated area of the county where urban services were not available, minimizing sprawl and preserving rural land and natural resources. The USA represents a geographic area where the City and Christian and Greene Counties agree on a reasonable area to preserve for future urbanized growth that the City may someday annex.
2. The boundary of the USA has been amended from time to time since it was originally established, however there has not been a comprehensive amendment to align the boundary with the boundaries established with adjacent communities through Growth Boundary Agreements. This proposed amendment will formally change the boundary to match those established through agreements with the Cities of Republic, Battlefield, Strafford and Willard.
3. The purpose of this proposed amendment is to align the USA boundary with the Growth Boundary Agreements the City of Springfield has with adjacent municipalities. The City currently has growth boundary agreements with Republic, Battlefield, Rogersville, Strafford, and Willard. The existing USA boundary encroaches on the boundary that was established as part of the agreements with Republic, Battlefield and Strafford and doesn't align with the boundary agreement with Willard. In addition, there is a portion of the city of Springfield, in the area of the Southwest Wastewater Treatment Plant, that is not currently within the USA boundary. This amendment will clean-up these boundary lines and formally align the USA boundary so that it is consistent with the agreements. Specifically, this amendment will remove the encroachments into the growth areas for Battlefield, Republic and Strafford and expand the USA to align with the agreement with Willard and between the growth areas for Battlefield and Republic to match those agreements.
4. Amendment to the Urban Service Area Policy must be handled in the same manner as the establishment of the original policy for providing urban services, i.e., any amendment must be reviewed by the Springfield Planning and Zoning Commission, the Greene County Planning Board and the Watershed Committee of the Ozarks and must be approved by the Springfield City Council and the Greene County Commission.
5. Staff requests that Planning and Zoning Commission approve the proposed amendment to the USA boundary.

PUBLIC COMMENTS:

The Watershed Committee of the Ozarks, Greene County Planning Board and Greene County Commission were notified of these amendments and public hearing dates.

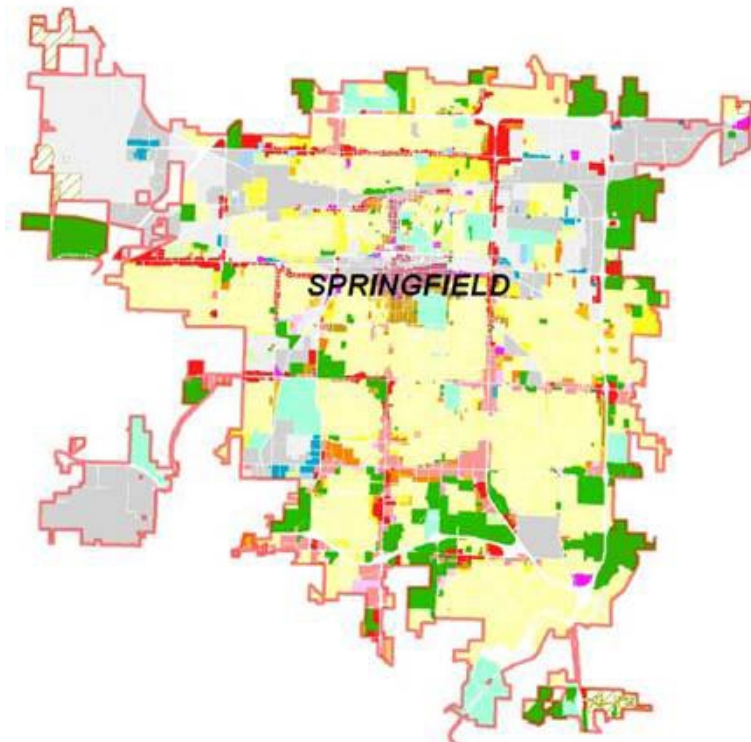
Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: APRIL 11, 2024

CITY COUNCIL PUBLIC HEARING:

MAY 6, 2024



CASE:
2024 Capital Improvements Program

STAFF:
Randall Whitman, 864-2027

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
To recommend approval of the 2024 Capital Improvements Program

Development Review Staff Report



BACKGROUND

Each year the Planning and Development Department coordinates the development of the Capital Improvements Program (CIP) with all City departments charged with managing capital improvement projects and programs.

The types of projects included in the CIP range from the construction of new streets, storm water, and sanitary sewer infrastructure to improvements and new public facilities for the airport, police, fire, and all city parks.

The CIP is developed to provide guidance in preparation of the City's annual budget and outlines the City's strategy for identifying, prioritizing, scheduling and funding all capital improvement projects and programs for the next 6 years.

The CIP is brought before the Planning and Zoning Commission to *"Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed."* Section 11.2 (7) Springfield City Charter.

ANALYSIS

From a planning standpoint, the CIP serves as a link between the City's Comprehensive Plan and the construction of public improvements. Many of the projects and programs included in the CIP have been committed to, when the 1/4 Cent Capital Improvement and 1/8 Cent Transportation Sales Taxes were renewed in April and November of 2019, as well as the Level Property Tax approved in November 2017.

The attached report (Exhibit A) illustrates the magnitude of the need and the activity that is generated across the community. The CIP helps staff coordinate those needs and balance them against the community's expectations.

The 2024 CIP includes 156 projects or programs recommended for funding in 2024, with a total potential cost of \$229,792,491. The CIP identifies 153 projects or programs that are recommended to be undertaken between the years 2025 to 2029. The CIP also documents CIP Projects completed in 2023, which includes 20 projects totaling \$33,065,172.

In addition to the full CIP report and 6-year Plan, a 4-page handout (Exhibit B) is attached highlighting the purpose and key points outlined in the CIP and some of the significant projects planned for 2024, organized by council zone.



CAPITAL IMPROVEMENT PROJECTS – DEFINED

- Only include projects or programs that are estimated to cost \$100,000 or more.
- Are significant, permanent or have a useful life of six years or more.
- Independent projects which include the construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport, zoo and public facilities, buildings and grounds.
- Comprehensive programs which consolidate many smaller individual improvements that do not individually meet the \$100K threshold. Examples: sidewalks, storm water and sewer repair, signal enhancement and neighborhood improvement programs.

The Capital Improvements Program is a schedule and strategy for funding and planning the construction, maintenance and replacing the infrastructure and public facilities for a six-year planning window.

PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects and programs are prioritized based on their relationship to the following City Council adopted priorities:

- Public Safety
- Governance Legislative Engagement
- Fiscal Sustainability & Accountability
- Economic Vitality
- Quality of Place

KEY POINTS

- The development of the 2024 Capital Improvements Program (CIP) represents a collaboration between multiple City departments, resulting in a comprehensive database of all public improvement needs planned everywhere in the City, from the Airport to the Zoo.
- The Capital Improvements Program fulfills the City's Charter requirement that the City Manager shall ".... secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years."
- The Program identifies capital projects and programs that will be funded in 2024 and those projects and programs potentially funded between 2025 – 2029.
- Many of the projects planned for construction in 2024 will be funded from the renewal of the 1/4-Cent Capital Improvements Sales Tax and the 1/8-cent Transportation Sales Tax, both renewed in 2019.
- The CIP is updated on an annual basis, creating an opportunity for new projects or programs to be added and existing projects to be amended, as construction schedules and funding demands. This annual review allows projects and programs to receive consideration for funding and inclusion in the annual budget.
- The CIP also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following.
- The CIP provides a list of identified, but unfunded Capital Improvements that should be pursued in next 10 years.
- The complete 2024 CIP Report can be accessed once the draft have been prepared at www.springfieldmo.gov/5319/Capital-Improvements-Program-CIP

PLANNED CAPITAL IMPROVEMENTS (2024)

156 Projects/Programs - Estimated Cost: \$229,792,491

PLANNED CAPITAL IMPROVEMENTS (2025 – 2029)

153 Projects/Programs - Estimated Cost: \$517,218,293

COMPLETED CAPITAL IMPROVEMENTS (2023)

20 Projects/Programs - Total Cost: \$33,065,172

For more information, contact:

Planning and Development Department -

City of Springfield

840 Boonville Avenue Springfield, Missouri 65802

417-864-1031 - Email: rwhitman@springfieldmo.gov

4/1/24

CITYWIDE PROJECTS & PROGRAMS

- 2019-2024 Metro/Safety Signs and Markings
- 2019-2024 Traffic Signal Program
- 2021-2025 ADA Sidewalk Improvements
- 2021-2025 Railroad Safety Improvements
- 2021-2025 Turn Lane and Safety Improvements
- 2021-2025 Trail Improvements
- Fuel Site Improvements at Fire Station # 2, 6, 10, and Public Works Service Center
- Green Infrastructure Projects
- 2021-2025 Intelligent Transportation System (ITS) and Signal System Improvement Program
- Springfield Noble Hill Sanitary Landfill -
 - Food Waste Receiving / Processing Facility
 - Equipment Storage and Office Improvements
 - Landfill Expansion – Cell 3 and 4
 - Gas Updates
 - Learning Lab
 - Leachate Management Improvements
- Minor Neighborhood Improvement Program
- Minor Capacity and Development Sewer Improvement Program
- Neighborhood Initiatives Program (Neighborhood Works Program)
- Reforestation and Landscaping Program
- Sanitary Sewer Capacity and Development Sewer Improvement Program
- Sanitary Sewer Overflow Reduction Project – Doling Park
- Shared Cost Sanitary Sewer Construction – Developer Agreements
- 2019-2024 Sidewalk/Curb/Gutter & Ramp Construction Program
- 2021-2025 Sidewalk Connections and Other Transit Improvements
- Stormwater Improvements – Miscellaneous Small Projects
- Springfield-Branson National Airport,
 - General Aviation Taxiway Reconstruction and Apron Rehabilitation
 - General Aviation Terminal Reconstruction Rehabilitation
 - Cargo Apron Reconstruction
 - Long-Term Parking Lot Expansion
 - Rental Car Electric Vehicle Charging Stations
 - Replace Five Passenger Boarding Bridges
 - Terminal Apron Expansion
- Traffic Signal Replacements (Various Locations)
- Transportation Management System Improvements

COUNCIL ZONE 1 PROJECTS

- Animal Control Shelter
- Busch Building Window Canopy Replacement
- Chestnut South Trunk Sewer Improvements
- Clifton Avenue Road Improvements, Kearney Street to High Street
- Commercial Street Public Improvements
- Division Street and O'Hara Avenue Stormwater Improvements
- Fairgrounds Green Infrastructure
- Fire Station # 2 – Facility Upgrade
- Grant Avenue Bridge Rehabilitation
- Grant Avenue Stormwater Improvements, Norton Road to Woodridge Street
- Historic City Hall Renovation Phase 2
- Jefferson Avenue Footbridge
- Kansas Expressway Sidewalks Construction, I-44 to Grand Street
- Mt. Vernon and Miller Street Sidewalk Improvements
- Main Avenue Bridge over Jordan Creek
- Northwest Treatment Plant – Clarifier Launder Covers and Treatment Technology Improvements
- Nichols Street Improvements – Dickerson Avenue to Hutchinson Avenue
- Partnership Industrial Center – West Development
- Pacific Street, Colgate Avenue to Golden Ave.
- Police Headquarters Facility Improvements
- Renew Jordan Creek, Main Avenue to Boonville Avenue
- Renew Jordan Creek, Phelps Street to Boonville Avenue
- Sanitary Sewer Tax Bill for District 19L of Section 1 (Scenic and Catalpa)
- Sanitary Sewer Tax Bill for District 222 of Section 16 (Miller and Mt. Vernon)
- Scenic Avenue Road Improvements, Olive Street to Grand Street
- Silver Springs Park Pavilion Renovations
- South Dry Sac Streambank Stabilization
- Stormwater Improvements along Tampa Street between Main and Campbell
- Walnut Street Bridge over Jordan Creek
- Westport Branch Green Infrastructure and Stormwater Improvements
- Willard Road Stormwater Improvements near Airport
- Dickerson Park Zoo - Visitor Parking Lot Green Infrastructure Improvements
- Dickerson Park Zoo – Bear and Wolf Exhibit Boardwalk Replacement
- Dickerson Park Zoo – Lake Stabilization and Repairs

COUNCIL ZONE 2 PROJECTS

- Fire Station Number 3 Facility Upgrade
- Commercial Street Public Improvements
- Division / Pythian Railroad Crossing Elimination Concept Design
- Eastgate Avenue Extension, Division Street to LeCompte Street
- Glenstone Avenue Sidewalk Improvements, Valley Water Mill Road to Sunshine Street
- Kimbrough Avenue and Madison Street Traffic Signal Improvements (Zones 2 and 3)
- LeCompte Road Widening and Trail Improvements, Division Street to BNSF Crossing
- Lone Pine Avenue to Catalpa Street Stormwater Improvements
- Loren Street/Karla Avenue to Bennett Street/Meadowview Avenue Stormwater Improvements
- National Avenue and Division Street Intersection Improvements
- Old Wire Road Trunk Sewer Improvements - Design
- Rockhurst Street and Patterson Avenue to Cedarbrook Avenue Stormwater Improvements
- Cooper Soccer and Killian Softball / Cooper Youth Baseball Improvements
- Sanitary Sewer Overflow Reduction Project – East Chestnut Phase: Rockhurst
- Sanitary Sewer Overflow Reduction Project – Pea Ridge

COUNCIL ZONE 3 PROJECTS

- Abby Lane Trunk Sewer
- Campbell Avenue Improvements, Republic Road to Westview Street
- Campbell and Walnut Lawn Intersection Improvements
- Environmental Services Operations Facility
- Grant Avenue Parkway
- Hilton Avenue Road Improvements, Mt. Vernon Street to Walnut Street
- James River Lift Station Improvements
- Jefferson Avenue - Loren Street to Grand Street - Holland Avenue Stormwater Improvements
- Jordan Valley Creek Sewer Improvements
- Kansas Avenue Road Improvements, Maplewood Street to Walnut Lawn Street
- Kansas Expressway and Sunset Street Intersection Improvements
- Kansas Expressway and Walnut Lawn Intersection Improvements
- Kansas Expressway Extension, Republic Road to Farm Road 190
- Kansas Expressway Sidewalk Improvements, Grand Street to James River Freeway
- National Avenue Road Improvements, Battlefield Street to Walnut Lawn
- Oscar Bloom Golf Course Stream Restoration Phase 1
- Sanitary Sewer Overflow Reduction Project – Inman Creek
- Scenic Avenue Bridge over Wilson Creek and Sidewalk Connection to Wilson's Creek Greenway
- Scenic Avenue Road Improvements, Olive Street to Grand Street to Sunshine Street
- Southwest Treatment Plant – Numerous Capacity, Efficiency, and Renewable Energy Improvements

COUNCIL ZONE 4 PROJECTS

- Battlefield Road and Luster Avenue Traffic Signal Improvements
- Battlefield Street and Lone Pine Avenue Intersection Improvements
- Campbell Avenue and Walnut Lawn Intersection Improvements
- Chadwick Flyer – Kissick Avenue to Trail of Honor
- Chimney Hills Subdivision Stormwater Improvements
- Cooper Mill Trunk Sewer
- Fremont Avenue Improvements, Erie Street to Independence Street
- Galloway Street – Luster to Lone Pine
- Glenstone Sidewalk Improvements, Sunshine Street to James River Freeway
- Hazelwood Cemetery Office and Maintenance Building
- Hunt Branch Sewer Improvements
- Lone Pine Recycling Site Upgrades
- Metal Pipe Rehabilitation Project from Bradford Lake to Primrose St
- National Avenue and Sunset Street Intersection Improvements
- National Avenue Road Improvements, Battlefield Street to Walnut Lawn
- Republic Road and Campbell Avenue Intersection Improvements
- Republic Road Improvements, Fairview Avenue to Chase/First Card Services Driveway
- South Creek Greenway Trail Connection Improvements, National Avenue to Glenstone Avenue
- Springfield Art Museum Expansion and Renovation Phase I

2024



CAPITAL *Improvements* PROGRAM

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2024 CAPITAL IMPROVEMENTS PROGRAM - INTRODUCTION



The development of the 2024 *Capital Improvements Program (CIP)* represents a collaboration between citizens and the City that results in a comprehensive database of all public improvement needs planned everywhere in the city, from the airport to the zoo. The *CIP* also serves as a planning and budgetary support document, a community report, and 6-year schedule outlining priorities for improving the City's infrastructure and assets.

The process of annually identifying and updating projects, scheduling construction and financing is collectively identified as a *Capital Improvements Program*; the *Program* ultimately results in the creation of a *Capital Improvements Plan*. The terms *Program* and *Plan* are, at times, used interchangeably but collectively make up the *Capital Improvements Program*.

Because the City's capital improvement needs are continually evolving, the *CIP* database is updated annually. There are numerous reasons why the City develops a CIP annually:



- The primary purpose of the CIP is to increase transparency and provide the public with a comprehensive list of planned public infrastructure projects planned for the year to come and for the next five subsequent years.
- To review and align concurring projects from one department to the next and minimize disruption to residents and adjoining property owners.
- To align anticipated capital improvements with adopted priorities, plans, studies and related programs the City and its various departments are charged with following.
- Provides the City with an opportunity to create a database of significant projects and unfunded needs, allowing the City to compare and organize future projects and balance the community's expectations and changing priorities.
- Documents successes and projects completed in the previous year.
- The CIP provides an opportunity to evaluate the entire capital budget and respond to the uncertainty of federal and state mandates, in addition to unexpected emergencies.
- To comply with Missouri Statutes and fulfill Springfield's City Charter.

SPRINGFIELD'S CITY CHARTER - The *Capital Improvements Program* fulfills the City's Charter requirement that the City Manager ".... secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." Since 1992, the City of Springfield has maintained a *Capital Improvements Program* to fulfill this requirement.

While adoption of the annual *CIP* rests in the hands of City Council, the Charter also establishes the Planning and Zoning Commission's responsibility to "Review and recommend proposed capital improvements which in the opinion of the commission are necessary or desirable to be constructed." In keeping with these enumerated powers and duties of the Commission, the *CIP* and any proposed amendments are reviewed and receive a recommendation of support, following a public hearing.

CAPITAL IMPROVEMENTS DEFINED

Maintaining a consistent definition of a “capital improvement” is critical in developing a plan for recommended projects that will be proposed for the upcoming annual budget. The following criteria have been established since the early 1990’s.

- Individual projects that are relatively large in project size and scope
- Are significant, permanent, or have a useful life of 6 years or longer
- Estimated to cost \$100,000 or more
- Can include comprehensive programs, which consolidate many smaller individual improvements that do not individually meet the \$100K threshold. Examples of typical programs included in the CIP:

- ✓ School sidewalk program
- ✓ Sanitary sewer overflow control program
- ✓ Floodplain acquisitions and stormwater Improvement program
- ✓ Reforestation and landscaping program
- ✓ Neighborhood improvement program(s)



- Project entries can include funding for planning and design, but planning and design projects that do not include a construction component should not be included in the CIP, as a stand-alone project
- Can include the acquisition of property, land, right of way or easements, but should not include the purchase of equipment, services, or studies. The only exception to this is when the purchase of equipment is part of the initial start-up of a project that involves a new service. For example, if a new fire station is proposed for funding, the fire trucks (and other equipment meeting the criteria listed above) should be included. Replacing fire trucks at existing stations should not be included in the CIP. Listed below are typical examples of capital improvements:

- ✓ Land purchases
- ✓ Storm sewers
- ✓ Sewer mains
- ✓ Sewage treatment plants
- ✓ Street construction and streetscape projects
- ✓ Parking lots and garages
- ✓ Traffic signals
- ✓ New parks, including acquisition and development
- ✓ Tennis courts, swimming pools and recreation improvements
- ✓ New facilities, major building additions and remodeling
- ✓ Significant trail and intermodal projects and extensions
- ✓ Computer and information system purchases and upgrades



BEST PRACTICES AND POLICIES

Capital improvements programs, plans, and budgets are a common tool for city and county governments to identify, prioritize, and manage capital spending. Historically, there are a number of practices and policies the City of Springfield recognizes and have followed in developing and administering the annual Capital Improvements Program year-to-year. The following represents best practices the City strives to uphold in the development and implementation of the annual Capital Improvements Program.

- Every project or program meeting the criteria referenced above, shall be included in the CIP, either individually or as part of a larger program, prior to commencement.
- All projects and programs included in the CIP, shall be vetted and evaluated internally by City staff, including the scope and estimated cost, prior to being added to the CIP.
- The City shall make every effort to begin and complete capital projects on time and within the estimated budget, however it should be recognized that any number of circumstances influence implementation. Projects and programs included in the CIP are not guaranteed to be undertaken, as indicated in the annual program report.
- The City procures all projects in accordance with adopted purchasing policies. Projects included in the annual CIP shall be presented to City Council for final approval, on an individual basis or in combination with a consolidated program. Some routine work and smaller program projects are handled directly through the City's Purchasing Division and do not receive direct approval from City Council.



PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects are prioritized according to their relationship to City Council's adopted priorities:

- Quality of Place
- Governance Legislative Engagement
- Fiscal Sustainability and Accountability
- Economic Vitality
- Public Safety

Many things contribute to improving the quality of life, including a clean environment, pleasant and safe neighborhoods, diverse housing and job opportunities, and recreational and cultural opportunities.

Quality of life issues do not stop at the city boundaries. Development outside the city is also occurring at urban densities. People living in these areas expect services and public facilities at urban levels, and the density of development in these areas requires facilities, such as streets, built to urban standards. The City is in the best position to provide services and facilities appropriate for the urban population, but this requires coordination between the City and the adjacent Counties. The *CIP* includes projects outside the city, which are located within the Urban Service Area (the area identified as appropriate for urban densities). The intent is that transportation and other infrastructure projects located within the Urban Service Area be included in the *CIP*.

RECEIVING PUBLIC INPUT AND PROGRAM PROPOSALS

Communication with citizens is also a top priority with City Council. There are a number of opportunities that citizens have to contribute input to planning for the city's wide range of capital needs.

The CIP considers input from individual citizens, interest groups and agencies throughout the community, including City leadership and staff. Proposals are evaluated for the direct impact on public health, safety, environmental impacts, and City Council's adopted priorities.

Many of the projects proposed in the CIP receive funding from 1/8 and 1/4 – cent Sales and Level Property Taxes. Every City department that proposes projects for the CIP have an individual process to identify and prioritize those that are most impactful. Each department engages in a process of identifying projects that target reductions in vital factors, such fatalities and injuries, congestion, flooding or property damage. Projects that contribute to economic and community development, quality of life, as well as those that meet other planning and community needs and priorities also receive top priority.



The majority of the projects funded by these taxes are implemented by the Departments of Public Works and Environmental Services. The process to identify and prioritize these projects and programs are part of an extensive public outreach campaign that take place every 3 – 5 years, in advance of the development of the annual CIP. With the help of the City's Department of Public Information, the City solicits input on a list of public improvement projects via a public survey conducted online and in print.

In addition to public hearings hosted by the Planning and Zoning Commission and City Council as part of the formal review and approval process, the Public Information Office works with staff from the Planning and Development Department to issue a press release and publish the complete report on-line for public review.

COMPREHENSIVE PLAN & STRATEGIC PLANS

The Comprehensive Plan recognizes the influence public spending has on the development of private land and in-turn the benefits to the local economy. Ensuring capital spending aligns with planning efforts is an excellent way to implement objectives and goals identified by the community and to ensure infrastructure and facilities are adequate to meet the city's long-term goals. The CIP includes numerous recommendations to ensure consistency between planning strategies and capital investment. Creating diverse funding sources, as well as ensuring transparency in the prioritization of public spending are guidelines identified in the Comprehensive Plan.

As noted elsewhere in this program report, state law and the City Charter reinforce the connection between planning and capital improvements by authorizing the Planning and Zoning Commission to annually review and recommend capital improvements, as well as a master plan for the physical development of the city.

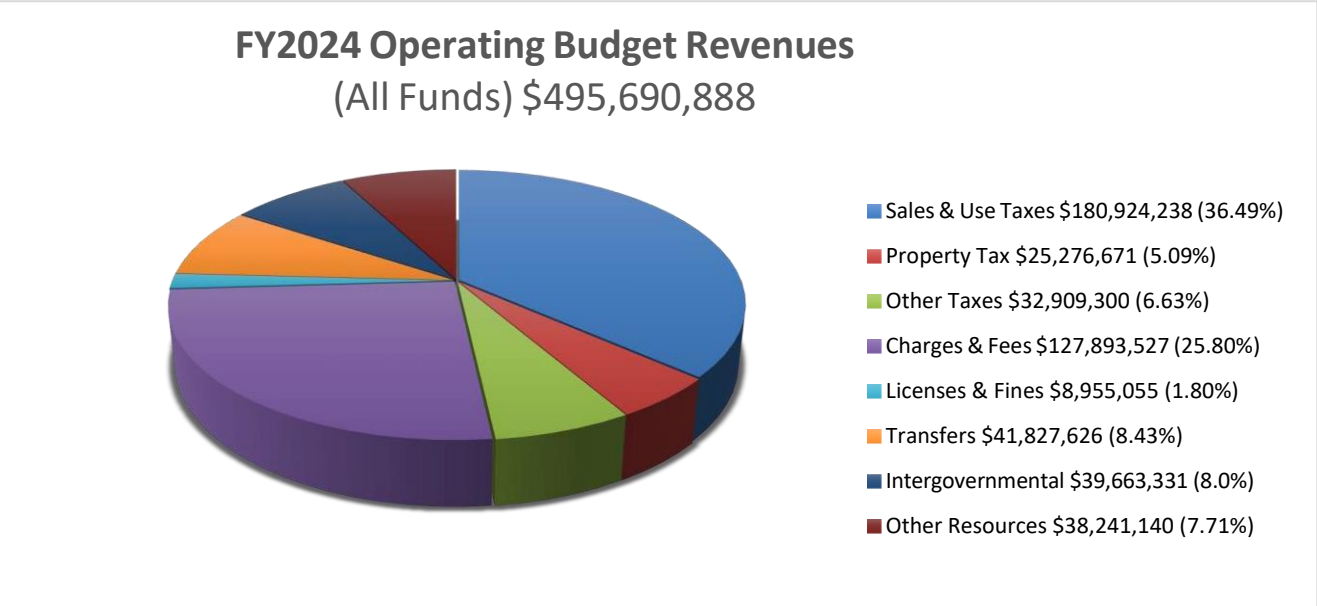
IDENTIFIED BUT UNFUNDED CAPITAL IMPROVEMENTS

As time passes, the City's infrastructure ages and deteriorates. Facilities are outgrown or become obsolete. Growth in the urban area, in and around the city, require new streets, parks and fire stations to serve new homes and businesses. These capital improvements and projects, and those identified in various studies and adopted city plans

generate a list of needs that far exceed the resources available. Many of these unfunded needs are included in the CIP database are not entirely funded or have no funding programed; rather they are held for consideration and inclusion in future updates of the CIP, when funding is made available. While not every identified project can be anticipated, each city department attempts to maintain a list of these projects and needs for posterity, future planning, and budgeting. Table G below includes a list of these identified but unfunded projects and needs.

CAPITAL IMPROVEMENT FUNDING SOURCES

After identifying projects and establishing priorities, the next step in the *CIP* process is to identify methods of funding the projects. When considering funding sources, it is beneficial to review the City's budget for the current sources of revenue and how those funds are spent as they relate to capital improvements.



Sales Tax continues to be the largest single source of general government revenue. The total sales tax rate in Springfield is 8.10%. The City currently receives 2.125% of the total, the remainder is collected on behalf of the State (4.225%) and County (1.75%). 1% of the City sales tax is used for general City operations, .75% for public safety pensions, .25% (1/4 - cent) for capital improvements and .125% (1/8 - cent) for transportation improvements. The 1/4 - cent Capital Improvements Sales Tax, originally approved by Springfield voters in 1989 has been renewed every three years thereafter with the most recent renewal occurring in April 2019 for a twenty (20) year period, which was a change from the past three (3) year renewals. The proceeds from the 1/4 - cent Capital Improvements Sales Tax have been earmarked for specific projects. The 1/8 - cent Transportation Sales Tax was originally approved by the Springfield voters in 1996 for a four-year period, with the most recent renewal occurring in November 2019 for a twenty (20) year period, which is a change from the past four (4) year renewals.

In addition to the City’s sales taxes, Greene County voters approved a 1/4 - cent sales tax for parks, trails, recreation, and historic preservation in 2001. An additional 1/4 - cent sales tax was passed in 2006 and took effect in July 2007 as 1/8 - cent of the 2001 sales tax was concurrently sunset. 1/8 of the 2006 sales tax expired after five years as well; leaving a total of 1/4 - cent to continue for operations and maintenance.

Prior to enactment of the 1/4 and 1/8 - cent sales taxes for capital and transportation improvements, the City financed capital improvements primarily through general obligation bonds. These bonds were retired through property tax increases.

Property taxes in Springfield are currently levied at \$5.3346 per \$100 of assessed valuation; of which, the City of Springfield receives .6091 cents. The City's property tax levy is distributed as follows.

- Art Museum Operations .0384 cents
- Parks Department Operations .1835 cents
- Health Department Operations .1252 cents
- Municipal Purposes .2620 cents

The property tax levy designated for Municipal Purposes is set at a level rate of 0.2620 cents. Originally, the Municipal Purposes portion of the funds were used for debt service of general obligation bonds for the financing of public infrastructure projects. In November 2017, the voters in the City of Springfield elected to continue the twenty-seven-cent property tax that will allow the City to use the funds generated for any municipal purpose, including, without limitation, the construction, acquisition, maintenance, improvement, and upgrade of municipal facilities or municipal property, and the staffing or provision of equipment for municipal facilities. This is a critical funding source of life-cycle equipment replacement and expansion of public safety services.



In addition to these funding sources, there is a wide variety of additional resources. Table CIP-A illustrates 17 different funding sources, which are cross-referenced to the Tables C and E – Alphabetical Index of Planned CIP Projects for 2023 and for 2024 - 2028.



Summary of Funding Sources

Table CIP-A

Source	Cross Reference
1/4 - Cent Capital Improvement Sales Tax	A
1/8 - Cent Transportation Sales Tax	B
Airport Reserves	C
ARPA Federal Grant	D
Art Museum Fund Balance	E
Bond Issue funded by Level Property Tax	F
Burlington Northern Santa Fe Railway	G
City of Springfield - General Fund	H
City of Springfield - Level Property Tax	I
City Sanitary Sewer System Fund Balance Reserves	J
City Solid Waste Fund Balance Reserves	K
City Utilities	L
Commercial Street Tax Increment Financing	M
Cost Shared by Private Sector/Intergovernmental	N
EDA Grant	O
Environmental Protection Agency (EPA) Grant	P
Federal Aviation Administration (FAA) Grant	Q
Federal FHWA Grant administered by MoDOT	R
Federal Grant Funding	S
Federal STBG Grant - City	T
Funding Source to be Identified	U
Greene County	V
Greene County Road & Bridge Tax	W
Intergovernmental	X
Law Enforcement Sales Tax	Y
Missouri Dept of Transportation (MoDOT)	Z
MoDNR Stormwater Grant	AA
Parks 1/4 Cent Sales Tax, for Storm Water	BB
Parks Operating Funds	CC
Private Developer	DD
Private Developer Agreements	EE
Proceeds generated by the sale of parcels within the Industrial Park	FF
Sanitary Sewer System Retained Earnings	GG
Sidewalk Buyout Funds	HH
Special Assessment Bonds	II
State Revolving Funds (SRF)	JJ
State Stormwater Grant	KK
Stormwater Detention Buyout Funds	LL
Watershed Committee	MM

CAPITAL IMPROVEMENT FUNDING POLICIES

In order to accomplish some of the projects in this document, the City will have to look beyond its traditional methods of financing capital projects. Cost-sharing with other governmental agencies, public-private cooperative efforts, special purpose taxes, and modifications to development regulations may be appropriate methods of providing needed capital items. Capital improvement funding policies are designed to serve as a guide in determining the most appropriate method of financing capital improvement projects.

1. Targeted Infrastructure and Neighborhood Projects

The City Council has adopted policies for the application of the Neighborhood Improvement District (NID), Community Improvement District (CID) and for the use of the Tax Increment Finance (TIF) District. When appropriate, consideration should be given to using these financing methods. The City's development regulations require that developers build streets within their development to local or collector standards as determined by the City. City Council passed an ordinance requiring developers to pay into a sidewalk fund whenever it is infeasible to construct sidewalks as required by the Subdivision Regulations. These funds will be aggregated by elementary school district. Consideration should be given to amending City regulations in such a way that if the City builds the street prior to the owner developing the land, the owner will be required to reimburse the City for its cost at the time the property is developed. (The above strategies could be developed in lieu of an impact fee ordinance.)



2. Stormwater Projects

In order to minimize future stormwater problems and to strengthen existing regulations limiting development in sensitive areas the City could issue stormwater bonds to fund critical stormwater capital improvements and consider enacting a sales tax to fund water quality monitoring, stormwater maintenance, and capital improvements.

3. Park Projects

Improvements to existing parks are funded through the parks sales tax, property tax levy, and user fees or charges. Acquisition and development of new parks could be funded through capital improvement or approval of increases in the parks sales tax.

4. Zoo Projects

Improvements are funded by donations by Friends of the Zoo and users of the Zoo, grants, and capital improvement sales tax.



5. Special Facilities

City funding will be considered for Art Museum and Zoo projects and selected other special facilities only when City funds are matched on at least a dollar-for-dollar basis with non-City funding. Provision of the non-City match is a requirement for funding but will not assure funding; the projects will be evaluated in the context of the Capital Improvements Program.

6. General Government Projects

When appropriate, projects that support improvements to the efficiency and effectiveness of City administration and operations should be financed through operating revenue and lease purchase.

7. Intergovernmental Cooperation

When appropriate, the City should cooperate with other governmental agencies to provide community facilities and services.

8. Public/Private Cooperation

When appropriate, the City should use its land and/or administrative resources to support private sector provision of community facilities and services.

9. Special Purpose Taxes

When appropriate, special purpose taxes should be used to fund projects for which there is a link to the revenue source.



10. Property Tax

The level property tax levy, limited to 27 cents, is used for projects that primarily benefit residents of the city, such as fire stations or other community facilities.

11. Basic Infrastructure Needs

The capital improvements sales tax is reserved for basic infrastructure needs.



12. Walkability, Bicycle, and Pedestrian Facilities

Integrate bicycle and pedestrian pathways, including landscaping and lighting, into the design of transportation and stormwater improvement projects.

FINANCING INFRASTRUCTURE FOR NEW DEVELOPMENT

A consistent revenue stream should be developed to accommodate future growth of the community, assure that new development pays its share of development costs, and provide the necessary infrastructure to handle current and future development demands. This revenue source should be based on the effect each development has on basic infrastructure, especially streets. Staff should investigate appropriate alternatives and work with the development community in assessing these alternatives.

DEBT MANAGEMENT POLICY

Purpose - The City recognizes the foundation of a well-managed debt program is a comprehensive debt policy. A debt policy is an important tool to insure the appropriate use of the City's resources to meet the commitment to provide services to the community and to maintain sound financial management practices. These policies are guidelines for general use and allow for exceptions in extraordinary circumstances. The primary objectives of this policy are to:

- Demonstrate a commitment to long-term financial planning objectives
- Promote continuity and consistency in the decision-making process
- Provide guidance to decision makers regarding the timing and purposes for which debt may be issued
- Minimize interest expense and cost of issuance
- Maintain the highest credit rating possible



Debt Affordability Analysis - The following factors shall be considered when evaluating debt capacity:

- Statutory and constitutional limitations on the amount of debt that can be issued
- Requirements of bond covenants
- Revenue projections and reliability of revenue sources to repay debt
- Projections of the City's financial performance such as revenues and expenditures, net revenue available for debt service, unreserved fund balance levels
- Measures of debt burden such as net bonded debt per capita, net bonded debt as a percent of assessed value, ratio of debt service to expenditures

Types of Debt - Debt financing shall be used by the City of Springfield to fund infrastructure improvements and acquire capital assets that cannot be acquired from either current revenues or fund balance. Debt financing shall include general obligation bonds, revenue bonds and other obligations permitted under Missouri law. The City will select a financing technique that provides for the lowest total cost consistent with acceptable risk factors and the principles of equity, effectiveness and efficiency.

The City intends to include in the annual operating budget a sufficient amount to fund ongoing maintenance needs and to provide for periodic replacement consistent with the philosophy of maintaining capital facilities and infrastructure to maximize the useful life. The budget document reads "The repayment terms should not exceed the useful life of the improvement".

1. Short Term Borrowing

Short-term obligations such bond anticipation notes (BANS) may be used to finance projects for which the City ultimately plans to issue long-term debt. The BANS will provide interim financing, which will eventually be refunded with the proceeds of the long-term obligations. Interim financing may also be appropriate when long-term interest rates are expected to decline in the future.

2. General Obligation Bonds

Long-term general obligation bonds shall be issued to finance capital improvements for purposes set forth by the voters in bond elections. The City is committed to completing the specific projects approved in a referendum election. In accordance with the City Charter, all general obligation bonds will be sold competitively. The City's full faith and taxing authority are irrevocably pledged to the timely payment of principal and interest of general obligation bonds.

3. Revenue Bonds

Revenue bonds are limited liability obligations. The security for the bond is a pledge of a specific revenue stream. While these obligations are not backed by the City's full faith and credit, the City of Springfield recognizes the moral commitment made to bond holders and the importance of timely principal and interest payments on the City's credit rating.



4. Public Benefit Corporations

The City has two nonprofit public benefit corporations. The corporations issue bonds for City facilities and infrastructure. The bonds are paid solely from lease payments made by the City to the corporations and are not obligations of the City, however, the City recognizes its moral commitment to make timely principal and interest payments. Financing improvements through the public benefit corporations provides the City greater flexibility in implementing the capital improvement program and provides an orderly matching of cash collections with expenditures.

5. Certificates of Participation

The City may use lease purchase transactions such as certificates of participation to finance equipment or facilities. Because this type of financing typically carries a higher rate of interest, the use of certificates of participation will be limited to equipment or facilities that are essential to the operation of general government services.



6. Capital Leasing

Capital leasing is an option for the acquisition of equipment costing less than \$1 million. Whenever a lease is arranged with a private sector entity, a tax-exempt rate shall be sought. Because the interest rate on lease financing can vary widely, the City shall obtain at least two competitive proposals for any major lease financing.

Structural Features

1. Capitalized Interest

Capitalization of interest (using borrowed funds to pay interest on a debt obligation) provides a means of mitigating the immediate impact of new debt until the financed facilities are in full operation. This practice will be limited to interest on debt during construction and the startup period for revenue generating facilities. Capitalized interest will generally be limited to four years or less. However, if there is a large-scale project this period may be adjusted to reflect the needs of the project.

2. Credit Enhancement

Credit enhancements such as bond insurance, letters of credit, and surety bonds guarantee timely payment of principal and interest. The use of credit enhancement results in a higher rating thereby lowering the cost of the debt. Credit enhancement will be used when the net debt service on the bonds is reduced by more than the cost of the credit enhancement.

3. Premiums

The City's bonds may be sold at a discount or a premium in order to market bonds more effectively, achieve interest savings or meet other financing objectives.

4. Refunding of Existing Debt

Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered when the analysis indicates the potential for present value savings of approximately 5% of the principal being refunded. Refunding will also be considered when there is a need to modify covenants essential to operations and management. The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Saving requirements for current or advance refunds may be waived by the City Manager upon finding that such a restructuring is in the City's overall best financial interest.

5. Conduit Financings

Conduit financings are securities issued by a government agency to finance a project of a third party such as a non-profit organization or other private entity. The City may sponsor conduit financings for activities such as economic development that have a public purpose and are consistent with the City's overall policy objectives. Unless a compelling public policy rationally exists, such conduit financings will not in any way pledge the City's faith and credit.

Management Practices

1. Bond Counsel

The City will retain outside bond counsel for all debt issues. All obligations issued by the City will include a written opinion as to the legality and tax-exempt status of the any obligation. The City will seek the advice of bond counsel on all other types of financings and any questions involving federal tax issues or arbitrage law.

2. Financial Advisor

The City will retain the services of a financial advisor. The financial advisor will assist on the structuring of the obligations to be issued, inform the City of available options and advise the City on the timing and marketability of the obligations.

3. Investment of Bond Proceeds

Investment of bond proceeds shall be consistent with those authorized by state law and City investment policy. Interest earned on bond proceeds may be used for the financed project.

4. Rating Agency Relations

The City seeks to maintain the highest credit rating possible for all categories of debt that can be obtained without compromising the delivery of basic city services and achievement of City policy objectives. Full disclosure of operations will be made to bond rating agencies. The City staff with the assistance of financial advisors and bond counsel will prepare the necessary materials for presentation to the rating agencies. City staff will maintain open communications with the rating agencies, informing them of major financial events in the City. The Comprehensive Annual Financial Report shall be distributed to the rating agencies after it has been accepted by City Council.

5. Continuing Disclosure

The City is committed to meeting secondary disclosure requirements on a timely and comprehensive basis. Official statements and comprehensive annual financial reports will meet the continuing disclosure standards set by the Municipal Standards Rule Making Board (MSRB), the Government Accounting Standards Board (GASB), the Securities and Exchange Commission (SEC) and Generally Accepted Accounting Practices (GAAP). The Department of Finance shall be responsible for providing ongoing disclosure information to established national repositories and for compliance with disclosure standards set by state and national regulatory bodies.

6. Arbitrage

Federal arbitrage legislation is intended to discourage entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of the legislation, the City will issue obligations as close to the time the contracts are expected to be awarded as possible. Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, the Finance Department shall contract for arbitrage rebate services. The City's bond counsel and financial advisor shall review in advance any arbitrage rebate payments and forms sent to the Internal Revenue Service.

Additional information on debt management for governments is available in the Government Finance Officers Association Publications an Elected Officials Guide to Debt Issuance and Debt Issuance and Management— A Guide for Smaller Governments.



CAPITAL IMPROVEMENTS PLAN

The following information and tables represent capital improvement projects and programs recommended be undertaken in the upcoming calendar year (2024) and for the next five succeeding years (2025 – 2029). Capital improvement projects are organized into the following improvement categories:

- Airport Improvements
- Fire Station Improvements
- Golf Course Improvements
- Municipal Building and Ground Improvements
- Park Improvements
- Street Improvements
- Sanitary Sewer Improvements
- Solid Waste Improvements
- Stormwater Improvements
- Targeted Neighborhood Programs
- Traffic Management System Improvements
- Walkability, Bicycle, and Safety Improvements
- Zoo Improvements

2024 CAPITAL IMPROVEMENTS

The following tables identify capital improvements projects and programs that are recommended be undertaken in 2024. These 156 projects and programs are estimated to cost \$229,792,491 to complete. Each project or program included below has an identified source of funding or they may be dependent on pending funds to be determined during the course of budget preparation. This list represents those projects or programs, which meet City Council's priorities and have received sufficient public support for their inclusion in the upcoming capital budget. Many of these projects include future phases and implementation windows that extend beyond 2024.

Summary of Planned CIP Projects and Programs by Category for 2024

Table CIP-B

Project Category	Number of Projects/Programs	Total Expenditures Proposed for 2024
Airport Improvements	9	\$18,370,000
Fire Station Improvements	2	\$120,000
Golf Course Improvements	-	-
Municipal Building and Ground Improvements	9	\$10,217,925
Park Improvements	2	\$16,000,000
Sanitary Sewer Improvements	39	\$46,850,000
Solid Waste Improvements	10	\$39,800,000
Stormwater Improvements	23	\$24,922,000
Street Improvements	33	\$43,317,959
Targeted Infrastructure Improvements	6	\$13,051,417
Traffic Management System Improvements	9	\$3,982,000
Walkability, Bicycle, and Safety Improvements	12	\$12,336,190
Zoo Improvements	2	\$825,000
Total	156	\$229,792,491

Alphabetic Index of Planned CIP Projects and Programs for 2024

Table CIP-C

	Source		Page
Airport Improvement Projects / Programs	Source	Project #	Page
Cargo Apron Reconstruction	C, Q	20-0021	29
General Aviation Taxiway Reconstruction and Apron Rehabilitation	C, Q	21-0027	29
General Aviation Terminal Reconstruct/Rehab	C	22-0018	30
Lester Jones Lift Station	C	21-0025	30
Long-term Parking Lot Expansion	C	19-0056	30
Rental Car Electric Vehicle Charging Stations	C	24-0038	31
Replace Five Passenger Boarding Bridges	C, Q	24-0048	32
Terminal Apron Expansion	C, Q	21-0030	34
Terminal Flooring Replacement	C	23-0024	35
Fire Station Improvement Projects / Programs	Source	Project #	Page
Fire Station 2 Facility Upgrade	H, I	18-0044	38
Fire Station 3 Facility Upgrade	H, I	18-0045	39
Golf Course Improvement Projects / Programs (No Projects / Programs)	Source	Project #	Page
Municipal Building and Ground Improvement Projects / Programs	Source	Project #	Page
2019-2024 Reforestation and Landscaping Improvements	A	19-0024	43
Animal Control Shelter	F, H, V	06-0067	43
Art Museum Expansion and Renovation Phase I (AMRN)	D, E	17-0141	44
Busch Building Window Canopy Replacement	H	24-0019	44
Fueling Site Improvements	I, U	17-0130	45
Hazelwood Cemetery Office and Maintenance Building	I	24-0020	45
Historic City Hall Renovation Phase 2	D, H, I	06-0041	46
Police Headquarters Facility Improvements	H, Y	08-0039	46
Reforestation and Landscaping	A, BB	17-0143	47
Park Improvement Projects / Programs (No Projects / Programs)	Source	Project #	Page
Cooper Soccer and Killian Softball / Cooper Youth Baseball Improvements	D, G, N, CC	23-0026	50
Silver Springs Park Pavilion Renovations	D	24-0042	51
Sanitary Sewer Improvement Projects / Programs	Source	Project #	Page
Abbey Lane Trunk Sewer	J	06-0022	56
Capacity and Development Sewer Improvement Program	J	23-0015	56
Chestnut South Trunk Sewer	J	06-0029	57
Copper Mill Trunk Sewer	J	06-0035	57
Environmental Services Operations Facility	J, K	19-0053	58
Hunt Branch Trunk Sewer	J	06-0042	58
James River Lift Station - Improvements	J	18-0004	59
Jordan Valley Creek Sewer Improvements	J	19-0061	59
Minor Capacity and Development Sewer Improvements Group 1	J	21-0003	60
Northwest Treatment Plant - Clarifier Launder Covers	J	20-0013	60
Northwest Wastewater Treatment Plant - Plant Facility Improvement	GG	24-0023	61
Northwest Wastewater Treatment Plant - Treatment Technology Improvement	JJ	24-0056	62
Old Wire Road Trunk Sewer	J	18-0020	63

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	Source		Page
Sanitary Sewer District Construction Program – 2005 Bond Authorization and Future	II	93-0005	64
Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves	J	18-0003	64
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5	J, JJ	17-0095	65
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6	J, JJ	17-0096	66
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 8	J	24-0013	67
Sanitary Sewer Overflow Reduction Project - Doling Park	J	18-0031	68
Sanitary Sewer Overflow Reduction Project - East Chestnut Phase 2: Rockhurst	J	21-0004	69
Sanitary Sewer Overflow Reduction Project - Inman Creek	J	22-0001	70
Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04	J	18-0033	71
Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects	J	19-0039	73
Sanitary Sewer Tax Bill for District 19L of Section 1 (Scenic & Catalpa)	J	24-0017	73
Sanitary Sewer Tax Bill for District 222 of Section 16 (Miller and Mt. Vernon)	J	24-0018	73
Sewer Cleaning Optimization Product Implementation	GG	24-0054	74
Shared Cost Sanitary Sewer Construction – Developer Agreements	J, DD	01-0004	74
Southwest Treatment Plant - Biogas Conversion to Renewable Natural Gas	J	21-0016	74
Southwest Treatment Plant - Biogas Treatment Expansion	J	21-0011	75
Southwest Treatment Plant - FOG and RDT Improvements	GG	24-0035	77
Southwest Treatment Plant - Headworks and Plant #2 Improvements	J	17-0109	78
Southwest Treatment Plant - Pad Resurfacing	J	23-0005	79
Southwest Treatment Plant - Plant 2 Adaptive Inlet Clarifier Modification Pilot	GG	24-0032	79
Southwest Treatment Plant - Plant 2 Filter Capacity Expansion	J	21-0015	80
Southwest Treatment Plant - Plant 2 Gravity Selective Wasting Pilot	GG	24-0033	80
Southwest Treatment Plant - Plant Automation	J	19-0036	80
Southwest Treatment Plant - Sustainability/Energy Reduction Improvements	J	17-0174	81
Southwest Treatment Plant - Wet Weather Treatment Pilot	GG	24-0034	81
Wastewater Treatment Plants – Buffer Land Acquisition	J	03-0013	82
Solid Waste Improvement Projects / Programs	Source	Project #	Page
Food Waste Receiving/Processing Facility	J, K	20-0019	85
Landfill Buffer and Property Acquisition	K	17-0105	85
Landfill Equipment Storage and Office Improvements	K	17-0098	86
Landfill Expansion Cell 3	K	19-0020	86
Landfill Expansion Cell 4	K	19-0021	87
Landfill Gas Updates	K, JJ	17-0099	88
Landfill Learning Lab	K	20-0018	89
Leachate Management Improvements	K	13-0030	89
Lone Pine Recycling Site Upgrades	K	17-0100	90
Solid Waste Facility Security Improvement	K	23-0003	90
Stormwater Improvement Projects / Programs	Source	Project #	Page
2019-2024 Stormwater Permit Compliance and Flood Control Projects	A	19-0040	94
Chimney Hills Subdivision Stormwater Improvements	A	23-0013	94
Division Street and Ohara Avenue Stormwater Improvements	A, B, D	20-0023	95

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Fairgrounds Green Infrastructure	D, J	23-0016	95
Floodplain Acquisition	A, KK	17-0059	96
Grant Avenue from Norton Road to Woodridge Street Stormwater Improvements	A, I, LL	19-0004	96
Green Infrastructure Projects	J	21-0001	97
Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3	A, D	11-0069	97
Lone Pine Avenue to Catalpa Street Stormwater Improvement	A, D	19-0006	98
Loren St & Karla Ave to Bennett St & Meadowview Ave Stormwater Improvement	A, D	19-0019	98
Metal Pipe Rehabilitation Project from Bradford Lake to Primrose St	A	24-0002	99
Oscar Bloom Golf Course Stream Restoration Phase 1	J, MM	24-0010	99
Renew Jordan Creek Box Culvert Segment Phelps to Boonville	A, D	18-0002	100
Renew Jordan Creek Phase I From Main to Boonville	A, D, I, J, P, AA, JJ	18-0043	100
Rockhurst Street - Patterson Avenue to Cedarbrook Avenue	A, D, J	20-0002	101
South Dry Sac Streambank Stabilization	GG	24-0012	102
Stormwater – Miscellaneous Small Projects	LL	98-0004	102
Stormwater Improvements along Kimbrough Ave. and Harrison St. between Cherry and Thomas	A	24-0007	102
Stormwater Improvements along Tampa St. between Main and Campbell	A	24-0001	103
Stormwater System Condition Assessment and Replacement	A	18-0038	105
Westport Branch Green Infrastructure and Stormwater Improvements	A, J, P	24-0003	105
Willard Road Stormwater Improvements near Springfield/Branson Regional Airport	A	20-0024	106
Zoo Visitor Parking Lot Green Infrastructure	J, MM	24-0011	106
Street Improvement Projects / Programs	Source	Project #	Page
2019-2024 Public/Private Shared Cost and Economic Development	A, N	19-0041	111
2019-2024 Street Stabilization and Major Repaving	A, T, W	19-0029	111
2021-2025 Bridge Repair and Replacement	B	20-0005	112
2021-2025 Major Street Resurfacing and Rehabilitation Program	B	20-0004	112
2024 Federal Pavement Resurfacing Project	B, T	24-0030	113
2024-2028 1/4-cent Capital Improvement Sales Tax Program	A	18-0022	113
Battlefield and Lone Pine Intersection Improvements	B	19-0001	114
Campbell & Walnut Lawn Intersection Improvements - Design & Partial Right-of-Way	B	17-0042	115
Campbell and Walnut Lawn Intersection Improvements - Construction	B	18-0027	115
Campbell Avenue from Republic to Westview - Design and Partial Right-of-Way	A	19-0031	115
Clifton Avenue from Kearney Street to High Street	A, B, D	23-0006	117
Division/Pythian Railroad Crossing Elimination Concept Design	A, B, G, Z	23-0019	117
Eastgate Extension û Division to LeCompte	B, Z, DD	23-0014	118
Fremont Avenue from Erie Street to Independence Street	A	19-0013	118
Galloway Street - Luster to Lone Pine - Construction	A, Z	18-0026	119
Grant Avenue Bridge Rehabilitation	B, W	21-0022	120
Hilton Avenue from Mt. Vernon Street to Walnut Street	A, B, D	23-0007	120
Kansas Avenue between Maplewood Street and Walnut Lawn Street	A	19-0014	121

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	Source		Page
Kansas Expressway and Sunset Street Intersection Improvements	B, T, Z	17-0083	121
Kansas Expressway and Walnut Lawn Intersection Improvements	B, T, Z	17-0084	122
Kansas Expressway Extension - Republic Road to Farm Road 190	B, V	17-0085	122
LeCompte Road Widening and Trail Improvements	B, O, S, EE	19-0059	123
Main Avenue Bridge over Jordan Creek	B, T	17-0165	124
National Avenue - Battlefield to Walnut Lawn	B	20-0001	124
National Avenue and Division Street Intersection Improvements	B, J, Z	19-0060	125
National Avenue and Sunset Street Intersection Improvements	A	19-0015	125
Nichols Street from Dickerson Avenue to Hutchinson Avenue	A, B, D	23-0008	126
Pacific Street from Colgate Avenue to Golden Avenue	A, B, D	23-0009	126
Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase	B, T, Z	17-0091	127
Scenic Avenue Bridge over Wilson Creek	A, B	18-0007	127
Scenic Avenue from Catalpa Street to Sunshine Street	A, B, D	23-0010	128
Scenic Avenue from Olive Street to Catalpa Street	A, B, D	23-0011	128
Walnut Street Bridge over Jordan Creek	A, R, T	19-0017	129
Targeted Infrastructure Improvement Projects / Programs	Source	Project #	Page
2019-2024 Minor Neighborhood Improvements	A	19-0045	132
2019-2024 Neighborhood Initiative Program	A	19-0043	132
Commercial Street Public Improvements	M	21-0033	133
Grant Avenue Connect Parkway	A, B, L, S	19-0023	133
Jefferson Avenue Footbridge	X	17-0082	134
Partnership Industrial Center West Development	FF	00-0016	135
Traffic Management System Improvement Projects / Programs	Source	Project #	Page
2019-2024 Metro/Safety Signs and Markings	A	19-0044	138
2019-2024 Traffic Signal Program	A	19-0018	139
2021-2025 Intelligent Transportation Systems (ITS) and Signal System Improvements	B	22-0008	139
2021-2025 Railroad Safety Improvements	B	22-0011	140
2021-2025 Turn Lane and Safety Improvements	B	22-0012	140
Battlefield Road and Luster Avenue Traffic Signal Improvements	A	19-0026	141
Railroad Safety Improvements	B	18-0019	141
Traffic Signal Replacements (Various Locations)	B, T	22-0009	142
Transportation Management System Improvements	B, T	24-0029	142
Walkability, Bicycle, and Safety Improvement Projects / Programs	Source	Project #	Page
2019-2024 Sidewalk/Curb/Gutter and Ramp Construction	A	19-0030	145
2021-2025 ADA Sidewalk Improvements	B	22-0006	145
2021-2025 Sidewalk Connections and Other Transit Improvements	B	22-0004	145
2021-2025 Trail Improvements	B	22-0005	146
Chadwick Flyer Trail	B, D	22-0002	146
Glenstone Sidewalks Valley Water Mill Road to James River Freeway	T, Z	22-0014	147
Jordan Creek Greenway Trail - Sherman Pkwy	B, R	24-0040	148
Jordan Creek Greenway Trail -Smith Park	B, R	24-0041	148

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Kansas Expressway Sidewalks I-44 to James River Freeway	A, B, T, Z, HH	22-0013	149
Mt. Vernon and Miller Sidewalks	B, R	24-0021	149
South Creek Greenway Trail - Fremont to Glenstone	B, R	24-0039	150
South Creek Greenway Trail Connection - National to Fremont	B	22-0007	150
Zoo Improvement Projects / Programs	Source	Project #	Page
Bear and Wolf Exhibit Boardwalk Replacement	CC	24-0046	153
Dickerson Park Zoo - Lake Stabilization and Repairs	CC	24-0047	153

2025 – 2029 CAPITAL IMPROVEMENTS

The following is a list of capital improvements are recommended for future funding within the next 5 subsequent years, from 2025 to 2029. These 153 projects are estimated to cost \$517,218,293 over the course of five years. Some of these projects will appear in multiple lists and span multiple years. These projects have an identified or recommended funding source. Funding for others will be determined or identified during the course of future budget preparation.

Summary of Planned CIP Projects and Programs by Category for 2025 – 2029

Table CIP-D

Project Category	Number of Projects/Programs	Total Expenditures Proposed for 2025-2029
Airport Improvements	13	\$66,502,000
Fire Stations Improvements	6	\$8,866,200
Golf Course Improvements	-	-
Municipal Building & Ground Improvements	8	\$33,999,106
Park Improvements	3	\$13,175,000
Sanitary Sewer Improvements	46	\$136,750,000
Solid Waste Improvements	8	\$12,950,000
Stormwater Improvements	22	\$54,732,711
Street Improvements	27	\$172,572,716
Targeted Infrastructure Improvements	5	\$10,570,166
Traffic Management System Improvements	6	\$1,712,500
Walkability, Bicycle, and Safety Improvements	9	\$5,387,894
Zoo Improvements	-	-
Total	153	\$517,218,293

Alphabetic Index of Planned CIP Projects and Programs for 2025 - 2029

Table CIP-E

	Source		Page
Airport Fuel Farm Capacity and System Improvements	C	23-0023	29
Long-term Parking Lot Expansion	C	19-0056	30
Reconstruct General Aviation Apron	C, Q	23-0025	31
Reconstruction of Taxiway November and Sierra from Runway 14-32	C, Q	21-0029	31
Replace Fencing	C, Q	13-0007	32
Replace Five Passenger Boarding Bridges	C, Q	24-0048	32
Replace Runway 2-20 Lighting System	C, Q	17-0159	32
Runway 32 RSA, OFA and Approach Grading Improvements	C, Q	17-0152	33
Taxiway Alpha and Papa Direct Access Mitigation at Taxiway November	C, Q	17-0154	33
Taxiway November and Delta Intersection Reconstruction	C, Q	21-0028	34
Taxiway Romeo Reconstruction	C, Q	21-0032	34
Terminal Apron Expansion	C, Q	21-0030	34
Terminal Flooring Replacement	C	23-0024	34
Fire Station Improvement Projects / Programs	Source	Project #	Page
Fire Station 11 Facility Upgrade	H, I	18-0050	38
Fire Station 2 Facility Upgrade	H, I	18-0044	38
Fire Station 3 Facility Upgrade	H, I	18-0045	39
Fire Station 5 Facility Upgrade	H, I	18-0046	39
Fire Station 9 Facility Upgrade	H, I	18-0048	40
New Fire Station 14 - West Chestnut Expressway	H, I	06-0004	40
Golf Course Improvement Projects / Programs (No Projects / Programs)	Source	Project #	Page
Municipal Building and Ground Improvement Projects / Programs	Source	Project #	Page
2019-2024 Reforestation and Landscaping Improvements	A	19-0024	43
Animal Control Shelter	F, H, V	06-0067	43
Art Museum Expansion and Renovation Phase I (AMRN)	D, E	17-0141	44
Fueling Site Improvements	I, U	17-0130	45
Hazelwood Cemetery Office and Maintenance Building	I	24-0020	45
Historic City Hall Renovation Phase 2	D, H, I	06-0041	46
Police Headquarters Facility Improvements	H, Y	08-0039	46
Public Grounds Operations Maintenance Building	F	18-0011	47
Park Improvement Projects / Programs	Source	Project #	Page
Cooper Soccer and Killian Softball / Cooper Youth Baseball Improvements	D, H, N, CC	23-0026	50
Lone Pine Multipurpose Trails & Ecological Restoration	N	22-0022	50
Ward Branch Greenway Trail - Fremont Extension	X	24-0044	51
Sanitary Sewer Improvement Projects / Programs	Source	Project #	Page
Abbey Lane Trunk Sewer	J	06-0022	56
Capacity and Development Sewer Improvement Program	J	23-0015	56
Copper Mill Trunk Sewer	J	06-0035	57
Environmental Services Operations Facility	J, K	19-0053	58
Northwest Treatment Plant - Facility Improvements and Rehabilitation Projects	J	20-0014	61
Northwest Treatment Plant - UV Disinfection System Expansion	J	17-0106	61

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Northwest Wastewater Treatment Plant - Plant Facility Improvement	GG	24-0023	61
Northwest Wastewater Treatment Plant - Sludge Storage Renovation and Expansion	J	24-0024	62
Northwest Wastewater Treatment Plant - Treatment Technology Improvement	JJ	24-0056	62
Rountree Lift Station Wet Well Expansion	J	21-0014	63
Sanitary Sewer District Construction Program – 2005 Bond Authorization and Future	II	93-0005	64
Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves	J	18-0003	64
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 10	J	24-0015	65
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6	J, JJ	17-0096	66
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7	J	17-0097	66
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 8	J	24-0013	67
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 9	J	24-0014	67
Sanitary Sewer Overflow Reduction Project - Collection System Automation Controls	J	21-0006	68
Sanitary Sewer Overflow Reduction Project - East Chestnut Phase 2: Rockhurst	J	21-0004	69
Sanitary Sewer Overflow Reduction Project – Fassnight Creek Parallel Trunk	J	21-0007	69
Sanitary Sewer Overflow Reduction Project - Inman Creek	J	22-0001	70
Sanitary Sewer Overflow Reduction Project - James River Lift Station Pipe Cleaning	J	18-0039	70
Sanitary Sewer Overflow Reduction Project - Lower Wilson Parallel Trunk	J	24-0016	71
Sanitary Sewer Overflow Reduction Project - Smith Park Phase 2	J	21-0008	72
Sanitary Sewer Overflow Reduction Project - South Creek Parallel Trunk	J	21-0005	72
Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects	J	19-0039	73
Sanitary Sewer Tax Bill for District 222 of Section 16 (Miller and Mt. Vernon)	J	24-0018	73
Shared Cost Sanitary Sewer Construction – Developer Agreements	J, DD	01-0004	74
Southwest Treatment Plant - Biogas Conversion to Renewable Natural Gas	J	21-0016	74
Southwest Treatment Plant – Biosolids Composting	J	21-0012	75
Southwest Treatment Plant - Biosolids Storage Expansion	J	21-0017	75
Southwest Treatment Plant - Clarifier Launder Covers	J	17-0114	76
Southwest Treatment Plant - Cryogenic Plant Improvements	J	17-0107	76
Southwest Treatment Plant - Disinfection Capacity Expansion	U	24-0036	76
Southwest Treatment Plant - Equipment Storage Building	J	17-0115	77
Southwest Treatment Plant - Fueling Station Replacement	J	19-0032	77
Southwest Treatment Plant - Headworks Renewal and Improvements	U	18-0005	78
Southwest Treatment Plant - Plant # 1 Denitrification Filter Retrofit with Cloth Media	J	19-0034	79
Southwest Treatment Plant - Plant 2 Adaptive Inlet Clarifier Modification Pilot	GG	24-0032	79
Southwest Treatment Plant - Plant 2 Filter Capacity Expansion	J	21-0015	80
Southwest Treatment Plant - Plant 2 Gravity Selective Wasting Pilot	GG	24-0033	80
Southwest Treatment Plant - Plant Automation	J	19-0036	80
Southwest Treatment Plant - Plant Facility Improvement	J	06-0061	81
Southwest Treatment Plant - Sustainability/Energy Reduction Improvements	J	17-0174	81
Southwest Treatment Plant - Wet Weather Treatment Pilot	GG	24-0034	81
Wastewater Treatment Plants – Buffer Land Acquisition	J	03-0013	82
Solid Waste Improvement Projects / Programs	Source	Project #	Page

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Landfill Buffer and Property Acquisition	K	17-0105	85
Landfill Expansion Cell 3	K	19-0020	86
Landfill Expansion Cell 5	K	19-0022	87
Landfill Expansion Cell 6	K	23-0002	87
Landfill Final Cover System	K	24-0027	88
Leachate Management Improvements	K	13-0030	89
Solid Waste Facilities Paving	K	17-0103	90
Solid Waste Facility Security Improvement	K	23-0003	90
Stormwater Improvement Projects / Programs	Source	Project #	Page
2019-2024 Stormwater Permit Compliance and Flood Control Projects	A	19-0040	94
Chimney Hills Subdivision Stormwater Improvements	A	23-0013	94
Floodplain Acquisition	A, KK	17-0059	96
Green Infrastructure Projects	J	21-0001	97
Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3	A, D	11-0069	97
Lone Pine Avenue to Catalpa Street Stormwater Improvement	A, D	19-0006	98
Loren St & Karla Ave to Bennett St & Meadowview Ave Stormwater Improvement	A, D	19-0019	98
Metal Pipe Rehabilitation Project from Bradford Lake to Primrose St	A	24-0002	99
Oscar Bloom Golf Course Stream Restoration Phase 1	J, MM	24-0010	99
Renew Jordan Creek Phase I From Main to Boonville	A, D, I, J, P, AA, JJ	18-0043	100
Rockhurst Street - Patterson Avenue to Cedarbrook Avenue	A, D, J	20-0002	101
South Creek Improvements between Sunset Ct and Crestview St.	A	23-0001	101
Stormwater Improvements – Miscellaneous Small Projects	LL	98-0004	102
Stormwater Improvements along Kimbrough Ave. and Harrison St. between Cherry and Thomas	A	24-0007	102
Stormwater Improvements along Nichols St. from Park Ave. to Wabash Ave	A	24-0004	103
Stormwater Improvements along Pratt Ave., Swallow St., and Cardinal St.	A	24-0005	103
Stormwater Improvements along Tampa St. between Main and Campbell	A	24-0001	103
Stormwater Improvements along Yates Ave. from Blaine to Atlantic	A	24-0008	104
Stormwater Improvements in Woodbine Subdivision between Seminole and Lindberg	A	24-0009	104
Stormwater Improvements near Stewart Ave. and Smith St.	A	24-0006	104
Stormwater System Condition Assessment and Replacement	A	18-0038	105
Westport Branch Green Infrastructure and Stormwater Improvements	A, J, P	24-0003	105
Street Improvement Projects / Programs	Source	Project #	Page
2019-2024 Street Stabilization and Major Repaving	A, T, W	19-0029	111
2021-2025 Bridge Repair and Replacement	B	20-0005	112
2021-2025 Major Street Resurfacing and Rehabilitation Program	B	20-0004	112
2024-2028 1/4-cent Capital Improvement Sales Tax Program	A	18-0022	113
2025-2029 1/8-cent Transportation Sales Tax Program	B	20-0015	114
Campbell and Walnut Lawn Intersection Improvements - Construction	B	18-0027	115
Central Street Phase 2 - Grant to Clay - Design and Partial Right-of-Way	A	17-0043	116
Cherry Street Safety Improvements – Weller Avenue to Kentwood Avenue	B, S	22-0003	116

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Clifton Avenue from Kearney Street to High Street	A, B, D	23-0006	117
Eastgate Extension û Division to LeCompte	B, Z, DD	23-0014	118
Fremont Avenue from Erie Street to Independence Street	A	19-0013	118
Galloway Street - Luster to Lone Pine - Construction	A, Z	18-0026	119
Grand Street Improvements Near Pedestrian Underpass	A, T	22-0015	119
Grant Avenue Bridge Rehabilitation	B, W	21-0022	120
Hilton Avenue from Mt. Vernon Street to Walnut Street	A, B, D	23-0007	120
Kansas Avenue between Maplewood Street and Walnut Lawn Street	A	19-0014	121
Kansas Expressway Extension - Republic Road to Farm Road 190	B, V	17-0085	122
Kansas Expressway Improvements from Bennett Street to South of Sunshine Street	B, T, Z	22-0016	123
LeCompte Road Widening and Trail Improvements	B, O, S, EE	19-0059	123
Main Avenue Bridge over Jordan Creek	B, T	17-0165	124
National Avenue - Battlefield to Walnut Lawn	B	20-0001	124
Nichols Street from Dickerson Avenue to Hutchinson Avenue	A, B, D	23-0008	126
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CAPITAL IMPROVEMENT SUMMARIES

The following maps and project summaries provide project specific details and the location of each project within the city. Projects included in the following summaries are organized by category and represent all projects that are recommended for funding in any year or multiple years between 2024 and 2029.

The project summaries represent only a limited selection of the details available in the complete CIP database. The following guide and example illustrate typical project summaries that are provided and available for each project or program included in the CIP database.

1. Project category - there are 13 possible project categories for projects or programs to be assigned, from year to year some may not have projects proposed.
2. Project title - the title is assigned by the city department responsible for administering the project or program, which is also indicated just below the project title.
3. Project number - is assigned in the CIP database for each project or program created. The first two digits reflect the year the project entry was first created in the database.
4. Total Project Cost Including Past and Future Spending Plan – represents the total funds planned to complete the entire project or to be spent on the program. This estimate can include costs that reach beyond the six- year window included in the current report or costs from previous years.
5. Yearly spending plan - represents the specific year(s) in which funding is proposed and the estimated funding proposed each year. Past / Beyond represents funds spent in previous and future years beyond the six-year project or program spending plan.
6. Project description - is a very abbreviated description of the project provided by the city department responsible for administering the project or program.
7. Proposed funding sources - represent the anticipated amount and source(s) where funding is expected to come from. The funding source can represent anticipated or dedicated sources, in addition to funding from agencies outside the city.
8. Comments - may reflect conditions or details relevant to funding, timing, amendments, or implementation options.
9. In addition to the fields shown, the CIP database may include additional project or program information:
 - Location details
 - Project status (in-design, ROW acquisition, or under construction)
 - Project justification (mandated, conditional, or part of a larger plan, project, or program)
 - Operating budget impact (anticipated annual impact on the department’s operational budget)
 - Proposed funding source (dedicated funding, reserves, grants or internal or external funding sources)

Table CIP-F

1. **Walkability, Bicycle, and Safety Improvements**

2-3.

2019-2024 Sidewalk/Curb/Gutter and Ramp Construction

Project Number: 19-0030

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,200,000

4.

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,000,000

5. **Project Description:**

6.

Replace non-compliant and/or broken sidewalks and curb ramps as needed and construct new sidewalks.

Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act (ADA).

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax

\$ 2,200,000

7. **Comments:**

8.

Project expenditures are estimated at \$2,000,000 through 2023. This is a traditional 1/4-cent Capital Improvement Sales Tax program and continues the sidewalk and curb ramp project included in the 1/4-cent Capital Improvement Sales Tax program since 1989. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvement Sales Tax projects and programs beyond 2024.

Council Priorities: Quality of Place



AIRPORT

Improvements

2024 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on airfield needs and growth projections. The Airport works closely with our outside engineering and consulting firms to draft our long-term Capital Improvement Program as required to be submitted to the Federal Aviation Administration (FAA). Airport projects are based on infrastructure needs, maintenance needs, and passenger growth predictions. The majority of projects listed will be based on FAA grant funding availability, therefore, if FAA monies are not available the airport will fund with capital reserve funds, and timing of projects may take longer to complete than noted.



Capital Improvements Program

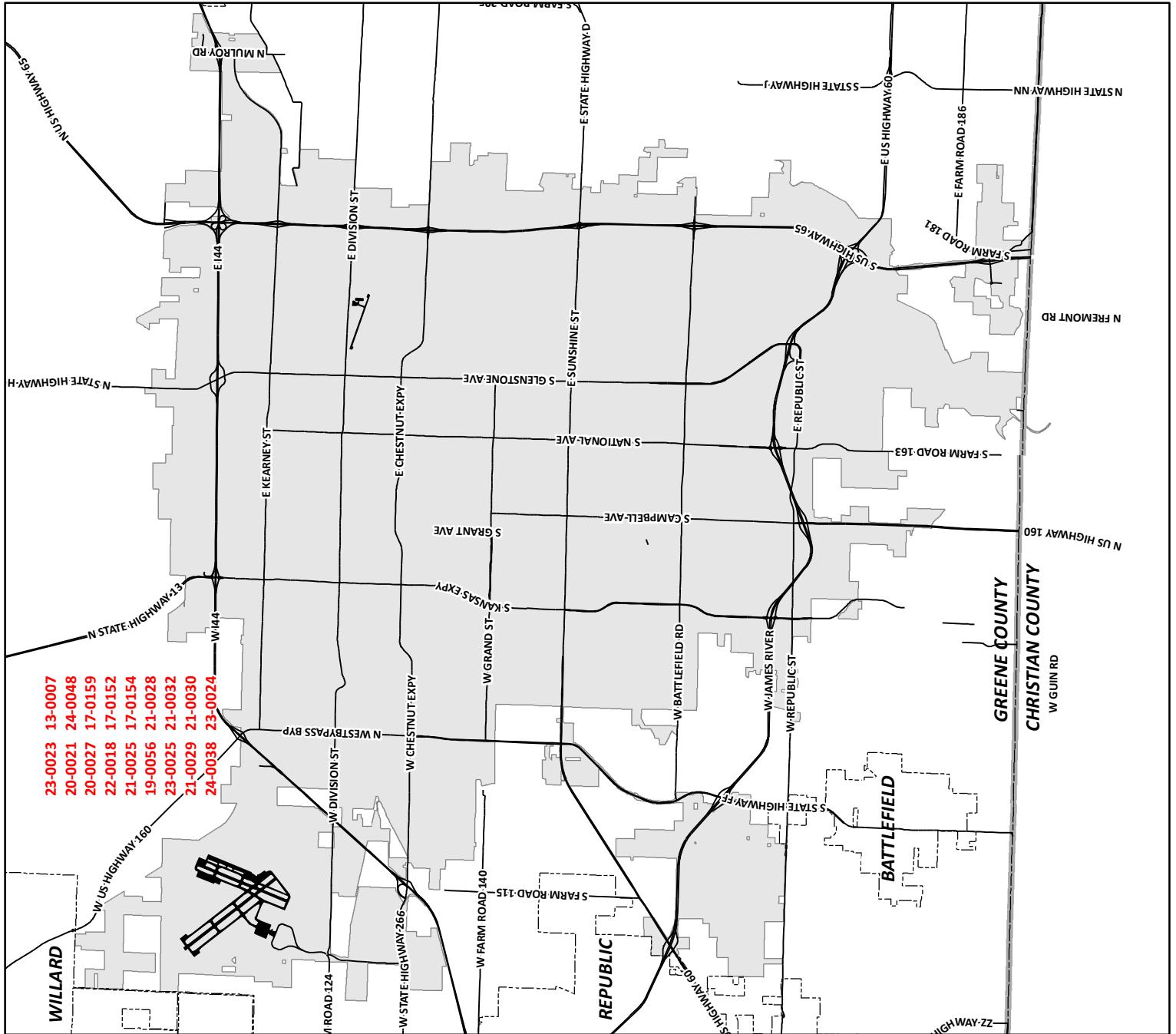
2024 - 2029

Airport Improvements

- 23-0023 Airport Fuel Farm Capacity and System Improvements
- 20-0021 Cargo Apron Reconstruction
- 21-0027 General Aviation Taxiway Reconstruction and Apron Rehabilitation
- 22-0018 General Aviation Terminal Reconstruction and Rehabilitation
- 21-0025 Lester Jones Lift Station
- 19-0056 Long-term Parking Lot Expansion
- 23-0025 Reconstruct General Aviation Apron
- 21-0029 Reconstruction of Taxiway November and Sierra from Runway 14-32
- 24-0038 Rental Car Electric Vehicle Charging Stations
- 13-0007 Replace Fencing
- 24-0048 Replace Five Passenger Boarding Bridges
- 17-0159 Rehabilitate Runway 2-20 Lighting System
- 17-0152 Runway 32 RSA, OFA and Approach Grading Improvements
- 17-0154 Taxiway Alpha and Papa Direct Access Mitigation at Taxiway November
- 21-0028 Taxiway November and Delta Intersection Reconstruction
- 21-0032 Taxiway Romeo Reconstruction
- 21-0030 Terminal Apron Expansion
- 23-0024 Terminal Flooring Replacement



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Airport Improvements

Airport Fuel Farm Capacity and System Improvements

Project Number: **23-0023**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 900,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will increase the Midfield Fuel Farm capacity by adding a 30,000 gallon jet fuel tank. Applicable upgrades to fueling systems and software would be implemented during the project.

Proposed Funding Sources:

Airport Reserves \$ 900,000

Comments:

There are no estimated project expenses through 2023.

Council Priorities: Quality of Place, Fiscal Sustainability

Cargo Apron Reconstruction

Project Number: **20-0021**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$9,460,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 9,460,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Reconstruction of the center portion of the current cargo apron due to age and pavement condition.

Proposed Funding Sources:

Airport Reserves \$ 946,000

Federal Aviation Administration (FAA) Grant \$ 8,514,000

Comments:

Project expenditures are estimated at \$160,000 through 2023.

Council Priorities: Quality of Place

General Aviation Taxiway Reconstruction and Apron Rehabilitation

Project Number: **21-0027**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$75,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 75,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Taxiway Bravo reconstruction and direct access mitigation at Taxiway November, Taxiway November reconstruction from Taxiway A to Runway 20; General Aviation Apron rehabilitation.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant \$ 67,500

Airport Reserves \$ 7,500

Comments:

Project expenditures are estimated at \$5,600,000 through 2023.

Council Priorities: Quality of Place, Public Safety

Airport Improvements

General Aviation Terminal Reconstruct/Rehab

Project Number: **22-0018**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$5,260,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 5,260,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

To expand and reconstruct the general aviation terminal to a more modern usable facility.

Proposed Funding Sources:

Airport Reserves \$ 5,260,000

Comments:

Project expenditures are estimated at \$1,250,000 through 2023.

Council Priorities: Quality of Place

Lester Jones Lift Station

Project Number: **21-0025**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$750,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 750,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

To replace the current lift station on Lester Jones Ave. with a gravity flow system.

Proposed Funding Sources:

Airport Reserves \$ 750,000

Comments:

Project expenditures are estimated at \$50,000 through 2023.

Council Priorities: Quality of Place, Economic Vitality, Fiscal Sustainability

Long-term Parking Lot Expansion

Project Number: **19-0056**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project is to expand the long-term parking lot, south of the current long term lot, upgrade lighting, and provide electric vehicle charging capabilities for paid public parking.

Proposed Funding Sources:

Airport Reserves \$ 1,000,000

Comments:

Project expenditures are estimated at \$2,465,000 through 2023. Phase I was completed in 2020, however, due to the COVID-19 pandemic, Phase II was put on hold. Funds appropriated for Phase II will be used for mill and overlay of original parking areas and drive lanes. Additional upgrades will be made to replace current parking and roadway lights with LED, improve signs, and add electric vehicle charging stations in the paid public parking lots.

Council Priorities: Quality of Place

Airport Improvements

Reconstruct General Aviation Apron

Project Number: 23-0025

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$3,900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 300,000	\$ 3,600,000	\$ 0

Project Description:

This project includes the reconstruction of the General Aviation apron east of Taxiway November between Taxiway Charlie and Taxiway Tango.

Proposed Funding Sources:

Airport Reserves	\$ 390,000
Federal Aviation Administration (FAA) Grant	\$ 3,510,000

Comments:

There were no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Reconstruction of Taxiway November and Sierra from Runway 14-32

Project Number: 21-0029

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$14,015,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 965,000	\$ 13,050,000	\$ 0	\$ 0	\$ 0

Project Description:

Design and reconstruction of Taxiway November between Taxiway Sierra and the outside of the Runway 14-32 safety area, and reconstruction of Taxiway Sierra between Runway 2-20 and the outside of the Runway 14-32 safety area.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	\$ 12,613,500
Airport Reserves	\$ 1,401,500

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Rental Car Electric Vehicle Charging Stations

Project Number: 24-0038

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$1,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Install four electric vehicle charging stations to provide car rental agencies fast charging capabilities at rental car staging and fueling area.

Proposed Funding Sources:

Airport Reserves	\$ 1,100,000
------------------	--------------

Comments:

Project expenses are estimated at \$70,000 through 2023.

Council Priorities: Quality of Place

Airport Improvements

Replace Fencing

Project Number: **13-0007**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$327,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 327,000	\$ 0

Project Description:

Replacement of approximately 3,500 feet of 6-foot fence with 8-foot fence and three strands of barbed wire.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	\$ 294,300
Airport Reserves	\$ 32,700

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place, Public Safety

Replace Five Passenger Boarding Bridges

Project Number: **24-0048**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$6,875,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 375,000	\$ 6,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

When the Roy Blunt Terminal was constructed, five passenger boarding bridges were relocated from the old terminal building for the new ten gate terminal. The five older bridges have reached the end of their useful life and replacement with new bridges will reduce ongoing maintenance and rehabilitation costs.

Proposed Funding Sources:

Airport Reserves	\$ 375,000
Federal Aviation Administration (FAA) Grant	\$ 6,500,000

Comments:

Project expenditures are estimated at \$3,500 through 2023.

Council Priorities: Quality of Place, Fiscal Sustainability

Replace Runway 2-20 Lighting System

Project Number: **17-0159**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$1,790,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,790,000	\$ 0

Project Description:

This project will make LED upgrades during the replacement of the Runway 2-20 edge lighting system, including lighting and signage.

Proposed Funding Sources:

Airport Reserves	\$ 179,000
Federal Aviation Administration (FAA) Grant	\$ 1,611,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Airport Improvements

Runway 32 RSA, OFA and Approach Grading Improvements

Project Number: 17-0152

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$2,900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 300,000	\$ 2,600,000	\$ 0	\$ 0

Project Description:

The current Extended Runway Safety Area, Object Free Area and Runway Approach require grading. The current grading impedes the 20:1 surface and requires the removal of embankment. The RNAV GPS for Runway 32 at night is not available because of the 20:1 surface penetration. FAA guidance mandates all 20:1 penetrations to be mitigated.

Proposed Funding Sources:

Airport Reserves	\$ 290,000
Federal Aviation Administration (FAA) Grant	\$ 2,610,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place, Public Safety

Taxiway Alpha and Papa Direct Access Mitigation at Taxiway November

Project Number: 17-0154

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$3,160,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 300,000	\$ 2,860,000	\$ 0	\$ 0

Project Description:

This project includes the removal of Taxiways Alpha and Papa east of Taxiway November correcting the existing direct access from the apron to Runway 2-20 via Taxiway Alpha and from the T-hangar complex to the runway via Taxiway Papa. A taxiway parallel to Taxiway November will be constructed to connect the General Aviation apron to Taxiway Papa and a singular connecting taxiway will replace Taxiways Alpha and Papa in this area to provide access to Taxiway November.

Proposed Funding Sources:

Airport Reserves	\$ 316,000
Federal Aviation Administration (FAA) Grant	\$ 2,844,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place, Public Safety

Airport Improvements

Taxiway November and Delta Intersection Reconstruction

Project Number: 21-0028

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$18,630,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 1,340,000	\$ 17,290,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Taxiway November reconstruction within Runway 14-32 safety area and south of Taxiway Delta; Taxiway Delta reconstruction north of Runway 14-32 safety area to Taxiway November; Taxiway November reconstruction north of Taxiway Delta to Taxiway Charlie; Taxiway Sierra and Delta reconstruction within Runway 14-32 safety area; Runway 14-32 joint sealant replacement and rehabilitation.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	\$ 16,767,000
Airport Reserves	\$ 1,863,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Taxiway Romeo Reconstruction

Project Number: 21-0032

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$1,630,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 200,000	\$ 1,430,000	\$ 0	\$ 0

Project Description:

This project includes the reconstruction of Taxiway Romeo at Taxiway November due to age and pavement condition.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	\$ 1,467,000
Airport Reserves	\$ 163,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Terminal Apron Expansion

Project Number: 21-0030

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$10,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 750,000	\$ 9,250,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project includes the expansion of the Terminal Apron to the north.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	\$ 9,000,000
Airport Reserves	\$ 1,000,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place

Airport Improvements

Terminal Flooring Replacement

Project Number: **23-0024**

Department: Airport

Total Project Cost Including Past and Future Spending Plan: \$3,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 1,500,000	\$ 1,500,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will make improvements to flooring types throughout the terminal to better meet the needs of passengers. The new materials will help improve safety and reduce maintenance cost.

Proposed Funding Sources:

Airport Reserves \$ 3,100,000

Comments:

There are no estimated project expenditures through 2023.

Council Priorities: Quality of Place, Fiscal Sustainability



FIRE STATION Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with those included in the Fire Department Facilities Master Plan, and facility improvement projects outlined within the level property tax project list. These projects are inclusive of the replacement of existing fire stations and addition of new stations to meet the demand for service in our community, all identified through and supported by the level property tax. Capital projects targeted for the Fire Department can include new stations, needed replacement of existing stations, and facility and infrastructure sustainment needs. The Fire Department works hand in hand with the Public Works Facilities team for program management of all city facility projects.



Capital Improvements Program

2024 - 2029

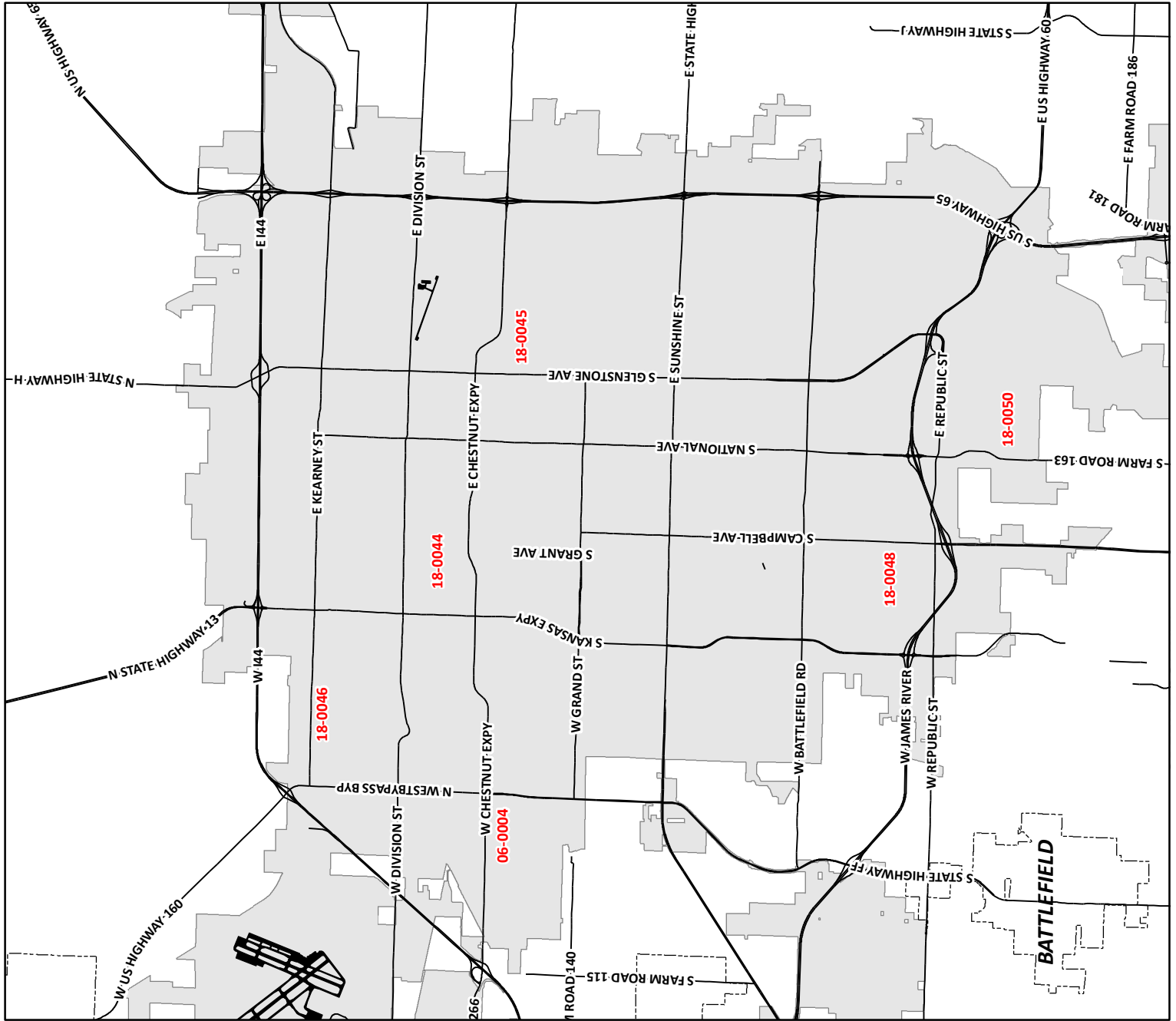
Fire Station Improvements

- 18-0044 Fire Station 2 Facility Upgrade
- 18-0045 Fire Station 3 Facility Upgrade
- 18-0046 Fire Station 5 Facility Upgrade
- 18-0048 Fire Station 9 Facility Upgrade
- 18-0050 Fire Station 11 Facility Upgrade
- 06-0004 New Fire Station 14 - West Chestnut Expressway

* Denotes City-Wide Program - Not Labeled on Map



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Fire Station Improvements

Fire Station 11 Facility Upgrade

Project Number: 18-0050

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$430,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 80,000	\$ 350,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Phase one scope of work for this project is to replace only the composite shingled roof. Phase two scope of work for this project includes facility upgrades such as replacement of the flat roof, plinth block repairs, and mechanical upgrades.

Proposed Funding Sources:

Level Property Tax	\$ 430,000
	\$

Comments:

Project expenditures are estimated at \$33,500 through 2023. This project has been included in the Capital Improvements Program since 2018. Level Property Tax funding of \$360,000 is subject to City Council approval and may include bonding.

Council Priorities: Public Safety

Fire Station 2 Facility Upgrade

Project Number: 18-0044

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$696,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 60,000	\$ 0	\$ 200,000	\$ 436,000	\$ 0	\$ 0	\$ 0

Project Description:

This project is a two-phased project. The first phase scope of work includes roof replacement. The second phase scope of work includes window replacement, site improvements, separate restroom/shower facilities, turnout gear extractor, fitness area and parking lot repairs.

Proposed Funding Sources:

Level Property Tax	\$ 696,000
	\$
	\$

Comments:

Project expenditures are estimated at \$365,500 through 2023. The roof replacement has commenced. The remaining scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency; however, the demolition of the existing underground fuel tanks and the estimated cost is included in the Fueling Site Improvements project (CIP Project Number: 17-0130). This project has been included in the Capital Improvements Program since 2018. Level Property Tax funding is subject to City Council approval and may include bonding.

Council Priorities: Public Safety

Fire Station Improvements

Fire Station 3 Facility Upgrade

Project Number: 18-0045

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$959,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 60,000	\$ 899,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project includes multiple facility upgrades such as window replacement, mechanical upgrades, electrical upgrades including panel capacity upgrade and the installation of emergency generator and transfer switch, separate Men/Women restroom/shower facilities, turnout gear extractor, fitness workout area, basement lighting, overhead doors and parking lot repairs including concrete stabilization (in asphalt) and striping.

Proposed Funding Sources:

Level Property Tax	\$ 614,000
General Fund	\$ 345,000

Comments:

There are no project expenditures through 2023. The identified scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. This project has been included in the Capital Improvements Program since 2018. This project is included in Level Property Tax Bond 2.

Council Priorities: Public Safety

Fire Station 5 Facility Upgrade

Project Number: 18-0046

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$734,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 250,000	\$ 484,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Phase one of this project, completed in 2022, includes replacement of the composite shingled roof. Phase two includes multiple facility upgrades such as low sloped roof replacement, plinth block repairs, HVAC replacement, concrete apron repairs, and fitness workout area. Fueling Station installation will be done at this location to provide access to fuel for Fire, Police, and Public Works vehicles and equipment; however, the costing and funding is included in the project, Fueling Site Improvements project (CIP Project Number: 17-0130).

Proposed Funding Sources:

Level Property Tax	\$ 314,000
General Fund	\$ 420,000

Comments:

Project expenditures for phase one are estimated at \$35,000 through 2023. Phase two is proposed to be completed simultaneously with fueling station upgrades to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency; however, installation of a new fueling station with above ground fueling tanks estimated cost is included in the Fueling Site Improvements project (CIP Project Number: 17-0130). This project has been included in the Capital Improvements Program since 2018. Level Property Tax funding is subject to City Council approval and may include bonding.

Council Priorities: Public Safety, Quality of Place

Fire Station Improvements

Fire Station 9 Facility Upgrade

Project Number: **18-0048**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$753,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 60,000	\$ 400,000	\$ 293,000	\$ 0	\$ 0	\$ 0

Project Description:

This project is a two-phase project. The first phase scope of work includes roof replacement. The second phase includes mechanical upgrades, electrical upgrades (panel capacity improvement, emergency generator and transfer switch), separate men and women restroom/shower facilities, turnout gear extractor, fitness area and parking lot repairs such as concrete stabilization, milling, overlay, and striping.

Proposed Funding Sources:

Level Property Tax	\$ 753,000
	\$

Comments:

Project expenditures are estimated at \$232,000 through 2023. The initial scope of work is testing for hazardous materials in preparation for the roof replacement. The roof replacement will follow after any required remediation is completed. The remaining scope of work is proposed to be completed simultaneously to limit the down time for the Fire Station and to phase the facility improvements resulting in economic efficiency. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Public Safety

New Fire Station 14 - West Chestnut Expressway

Project Number: **06-0004**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$5,414,200

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 250,000	\$ 2,500,000	\$ 2,664,200	\$ 0	\$ 0

Project Description:

Land has been acquired and funded by the 1/4-cent Capital Improvement Sales Tax. Phase I of this project included professional design services for schematic design only. Phase II of this project will include the full design services, construction of the new facility and procurement of station equipment, furnishings as well as staffing the new Fire Station. This project is included as a part of the Level Property Tax project list as approved by voters in November, 2017. Preliminary design work will be completed as a part of the Fire Department Facilities Master Plan for facilities in preparation for construction in 2026.

Proposed Funding Sources:

Level Property Tax	\$ 5,414,200
	\$

Comments:

Project expenditures are estimated at \$468,500 through 2023, including \$30,146 for Phase I schematic design. Proposed funding for Phase II of this project is Level Property Tax, Bond 3. This project was identified as a high capital priority during the fire department's accreditation process. This project has been included in the Capital Improvements Program since 2006. Level Property Tax funding is subject to City Council approval

Council Priorities: Public Safety, Quality of Place



MUNICIPAL BUILDING & GROUND Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program are identified to meet the needs of various Municipal Departments, as well as the needs of the public. Projects include the design and construction of new city owned and operated buildings and facilities, in addition to improvements to the adjoining grounds, and accessory structures. A variety of improvements and upgrades such as emergency power upgrades, HVAC systems, new roofs, parking lot resurfacing, and site enhancements are a big part of this category. New fire stations, police stations, and parks facilities are not included in this section of the Capital Improvements Program. Those projects included in this section are identified through a prioritization process based on 1) improvements required by law; 2) improvements to maintain life safety of occupants and security of facilities; 3) improvements to protect the integrity of facilities' exterior envelopes; 4) mission essential improvements; and 5) mission enhancement improvements.



2024 - 2029	
Municipal Building and Ground	
Improvements	
* 19-0024	2019-2024 Reforestation and Landscaping Improvements
06-0067	Animal Control Shelter
17-0141	Art Museum and Renovation Phase I (AMRN)
24-0019	Busch Building Window Canopy

19-0024 2019-2024 Reforestation and Landscaping Improvements

06-0067 Animal Control Shelter

17-0141	Art Museum and Renovation Phase I (AMRN)
24-0019	Busch Building Window Canopy

Replacement

24-0020 Hazelwood Cemetery Office and
Maintenance Building

17-0130 Fueling Site Improvements

06-0041 Historic City Hall Renovation Phase 2

08-0039 Police Headquarters Facility Improvements

18-0011 Public Grounds Operations Maintenance

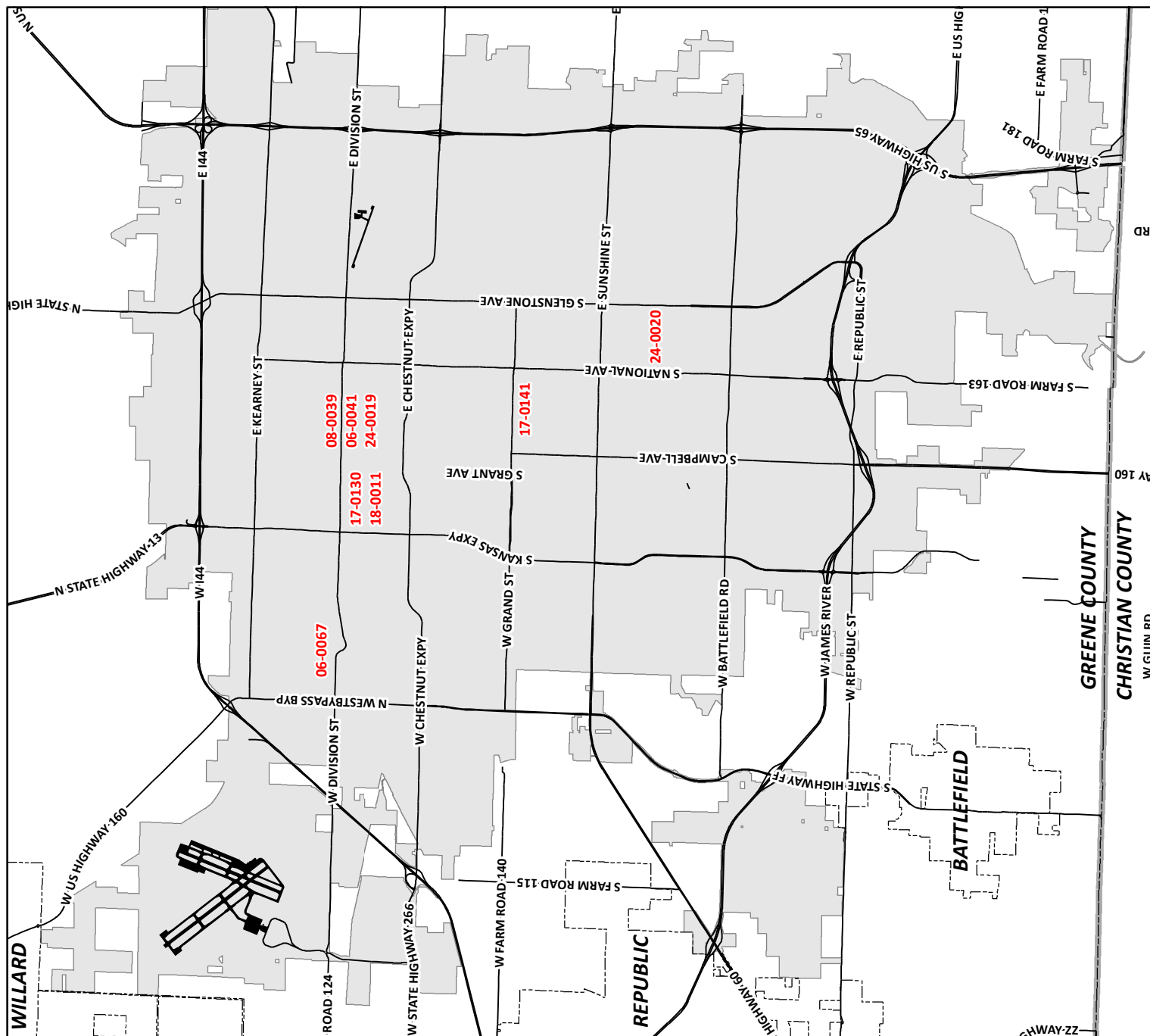
Building

***17-0143 Reforestation and Landscaping**

* Denotes City-Wide Program - Not Labeled on Map



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Municipal Building and Ground Improvements

2019-2024 Reforestation and Landscaping Improvements

Project Number: **19-0024**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,725,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 725,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,000,000

Project Description:

Enhancing Quality of Place through the installation and establishment of trees, shrubs, plants and other vegetation and landscapes along City streets to assist with beautification of the City. This could include irrigation systems on right-of-way and on city owned and/or maintained property with an emphasis on low-maintenance designs. This program includes tree nursery expansion, landscape maintenance reduction projects, the NeighborWoods Program, and reforestation including areas near capital improvement projects.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 2,725,000

Comments:

Project expenditures are estimated at \$775,000 through 2023. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvement Sales Tax projects and programs beyond 2024.

Council Priorities: Quality of Place

Animal Control Shelter

Project Number: **06-0067**

Department: Health

Total Project Cost Including Past and Future Spending Plan: \$6,130,825

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,241,825	\$ 4,000,000	\$ 889,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project includes land procurement, design and construction of a new Animal Shelter for the City of Springfield to increase the shelter's capacity, accessibility, visibly and amenities for the animals and the staff.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax \$ 3,130,825
Greene County \$ 1,500,000
General Fund \$ 1,500,000

Comments:

Prior to purchasing the site, in 2020 the City contracted a site analysis project for \$14,625 and then a programming excersice for \$7,050. In late 2023 the design contract was endorsed for \$411,625 however, the design phases are not scheduled to begin until 2024.

Council Priorities: Quality of Place, Public Safety

Municipal Building and Ground Improvements

Art Museum Expansion and Renovation Phase I (AMRN)

Project Number: 17-0141

Department: Art Museum

Total Project Cost Including Past and Future Spending Plan: \$11,752,750

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,941,100	\$ 8,811,650	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Expansion and renovation of the Museum facility to include classrooms and other educational/public program spaces and improvements to mechanical and electrical systems.

Proposed Funding Sources:

Art Museum Fund Balance	\$ 6,000,000
ARRA Grant	\$ 5,752,750

Comments:

Council Priorities: Quality of Place, Economic Vitality

Busch Building Window Canopy Replacement

Project Number: 24-0019

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$245,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 245,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will replace all 72 glass panels, gaskets, perimeter caulk and replacement of broken metal to bring the canopy to near new condition and address existing water infiltration issues.

Proposed Funding Sources:

General Fund	\$ 245,000
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Comments:

There are no project expenditures through 2023. This project was originally included in Busch Building East Entrance and Conference Room 2 East Renovation (CIP Project Number 21-0021). Construction funding will come from the General Fund.

Council Priorities: Quality of Place

Municipal Building and Ground Improvements

Fueling Site Improvements

Project Number: 17-0130

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 900,000	\$ 250,000	\$ 300,000	\$ 0	\$ 0	\$ 0

Project Description:

Project includes the demolition of underground fuel tanks and outdated fuel islands at Fire Stations #2 and #6. Project also includes the installation of above ground fueling storage tanks, new fueling stations, new fueling islands, and enhanced fuel management and monitoring systems as applicable at Fire Stations #5 and #6 (South District Station). Installation of a new fueling system at Fire Station #10 may be considered in the future. The Public Works Service Center Operations Facility to receive enhanced fuel management and monitoring systems as well. The type of the existing underground tanks varies from fiberglass to steel, with ages from 18 years to 41 years, and sizes from 3,000 to 6,000 gallons.

Proposed Funding Sources:

Level Property Tax	\$ 80,000
Funding Source to be Identified	\$ 1,420,000

Comments:

Project expenditures are estimated at \$45,000 through 2023 for two tanks at Fire Station #10 that were decommissioned. The demolition of existing underground storage tanks and the installation of new fueling equipment at the Southwest Wastewater Treatment Plant is included in the Southwest Treatment Plant - Fueling Station Replacement project (CIP Project Number 19-0032). This project has been included in the Capital Improvements Program since 2017 and will require City Council approval of the funding source.

Council Priorities: Public Safety

Hazelwood Cemetery Office and Maintenance Building

Project Number: 24-0020

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This improvement will involve the demolition of an existing facility that has exceeded its useful life and replacing it with a new Hazelwood Cemetery Office and Maintenance Building. This new facility will include office space, a family meeting room, accessible restrooms, three bays for equipment and material storage, and various site improvements.

Proposed Funding Sources:

Level Property Tax	\$ 1,200,000
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Comments:

There are no project expenditures through 2023. This project was originally included as part of CIP Project Number 18-0011.

Council Priorities: Quality of Place

Municipal Building and Ground Improvements

Historic City Hall Renovation Phase 2

Project Number: **06-0041**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$16,388,653

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 3,000,000	\$ 7,388,653	\$ 6,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Project includes upgrading the historic structure to meet the needs of the present day City functions. The scope of work includes the addition of a new elevator, restroom core, upgrading the electrical and mechanical systems providing more efficiency, and reorganizing the layout to better accommodate the Fire Department, Finance Department, City Clerk and City Council. This project will continue the upgrade of Historic City Hall's HVAC as well as continue the exterior renovations. The project may include demolition of the wood framed structure at the southeast corner of the building, restoration of the building facade, new entrance doors, roof replacement, window replacements, sidewalk improvements, exterior lighting and landscaping.

Proposed Funding Sources:

Level Property Tax	\$ 7,352,000
ARPA Federal Grant	\$ 4,534,190
General Fund	\$ 4,502,463

Comments:

Project expenditures are estimated at \$157,000 through 2023. This includes approximately \$17,000 interior painting and \$44,000 for the painting of the exterior face of the windows funded by the General Fund. Also included was The Historic City Hall Master plan cost of approximately \$71,000 funded by 1/4-cent Capital Improvement Sales Tax. This project has been included in the Capital Improvements Program since 2006. City Council approved the addition of \$4,000,000 in ARPA Funds for the renovation project. Level Property Tax funding of \$432,000 has been approved by City Council for professional design services for this project. The remaining construction budget of \$5,945,000 will be funded by Level Property Tax bonds and will require City Council approval.

Council Priorities: Quality of Place

Police Headquarters Facility Improvements

Project Number: **08-0039**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,275,803

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,310,000	\$ 1,965,803	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

The improvements include roof and rooftop mechanical equipment replacement, window replacements, carpet replacement throughout the facility and two conference room renovations to meet the needs of the Police Department.

Proposed Funding Sources:

Law Enforcement Sales Tax	\$ 3,108,300
General Fund	\$ 167,503

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2008.

Council Priorities: Fiscal Sustainability

Municipal Building and Ground Improvements

Public Grounds Operations Maintenance Building

Project Number: 18-0011

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,769,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 180,000	\$ 1,589,000	\$ 0	\$ 0

Project Description:

This project includes the remodel of two existing buildings to meet the operational needs of the Public Works Grounds staff including workspaces, a storm shelter, storage for equipment and materials, and various other building and site improvements.

Proposed Funding Sources:

Level Property Tax \$ 1,769,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2018. Construction of a new facility at Hazelwood Cemetery for maintenance staff and cemetery office has been added to the CIP as a separate project (CIP Project Number: 24-0020). Level Property Tax funding of \$1,769,000 has been approved as part of Bond 2.

Council Priorities: Fiscal Sustainability

Reforestation and Landscaping

Project Number: 17-0143

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$460,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 230,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 230,000

Project Description:

Enhancing Quality of Place through the installation and establishment of trees, shrubs, plants and other vegetation and landscapes along City streets to assist with beautification of the City. This program includes tree nursery expansion with irrigation installation, landscape maintenance reduction projects, reforestation projects, the NeighborWoods Program, and riparian corridors.

Proposed Funding Sources:

Parks 1/4 Cent Sales Tax, for Storm Water \$ 60,000
1/4-cent Capital Improvement Sales Tax \$ 400,000

Comments:

Project expenditures are estimated at \$4,763,000 through 2022. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002.

Council Priorities: Quality of Place



PARK

Improvements

2024 Capital Improvements Program

Projects and programs included in the following section of the Capital Improvements Program align with those included in the annual Parks, Open Space and Greenways Master Plan. Many of these projects surface as a result of priorities identified by neighborhoods, while others represent facility needs identified by administration to keep park facilities in peak operational capacity. Capital projects targeted for the Parks Department can include new playground equipment, significant facility repairs, infrastructure improvements, facility improvements as well general improvements to park grounds. Park Improvements have been predominantly funded through the 2001 and 2006 County-wide Parks ¼-cent sales tax referendums with additional funding potentially provided through future Parks sales tax initiatives.

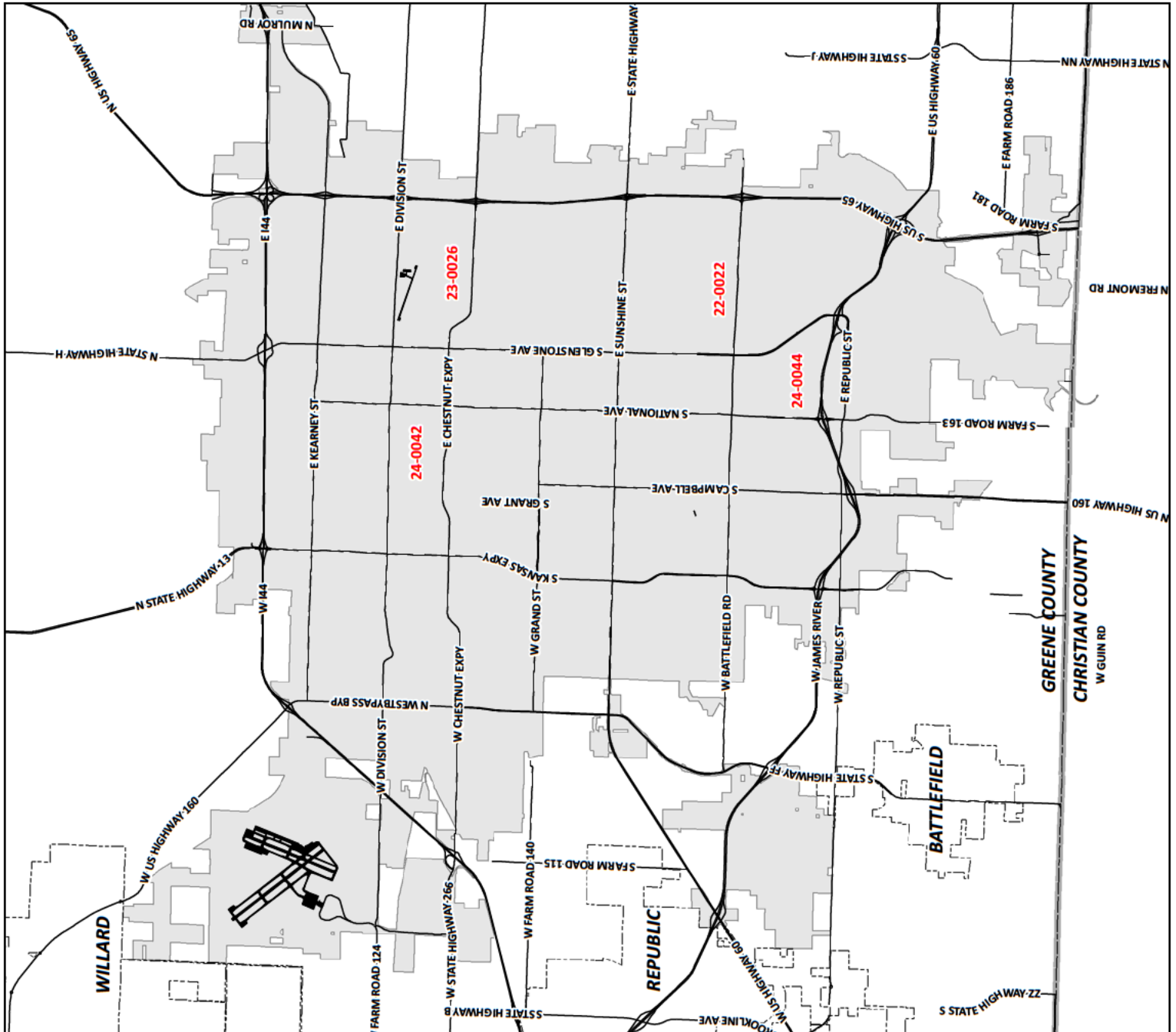
2024 - 2029

Park Improvements

23-0026	Cooper Soccer and Killian Softball / Cooper Youth Baseball Improvements
22-0022	Lone Pine Multipurpose Trails & Ecological Restoration
24-0042	Silver Springs Park Pavilion Renovations
24-0044	Ward Branch Greenway Trail - Fremont Extension



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Park Improvements

Cooper Soccer and Killian Softball / Cooper Youth Baseball Improvements

Project Number: 23-0026

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$27,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 14,500,000	\$ 12,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

The much-anticipated renovation of the Cooper Park Sports Complex improvements will take place in two phases. Current Phase I efforts include the restoration of the Cooper Soccer Complex, which includes the construction of 8 synthetic turf fields, LED field lighting, ADA accommodations and other complex facility improvements. Phase II efforts will include the restoration of the Killian Softball Complex and the Cooper Youth Baseball Complex, which includes the construction of 11 synthetic turf fields, improvements, ADA accommodations and other facility improvements. \$609,836 was spent in 2023 in A/E.

Proposed Funding Sources:

ARRA Grant	\$ 20,800,000
Parks Operating Funds	\$ 1,000,000
Cost shared by Private Sector/ Intergovernmental	\$ 2,631,274
General Fund	\$ 2,568,726

Comments:

With considerable support from both State of Missouri and City of Springfield ARPA project funds, this project will add 19 turf fields to the popular and well-utilized Cooper Sports Complex. Doing so will serve to provide premiere sports facilities to our resident sports families and young athletes, and also serve to help restore the facilities to “anchor facility” status in the highly-competitive sports tourism world. These types of national and regional championship events not only introduce out-of-town guests to our Springfield community, they also serve to generate considerable economic impact to the local and area economy through new visitor spending. Proposed funding from the American Rescue Plan Act (ARPA): \$7,300,000 (City) and \$13,500,000 (State). \$609,836.00 was expended in 2023 through the Design Development Phase for professional consulting services in preparation of construction contract documents.

Council Priorities: Quality of Place, Economic Vitality, Fiscal Sustainability

Lone Pine Multipurpose Trails & Ecological Restoration

Project Number: 22-0022

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$225,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 225,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Develop safe soft-surface trails utilizing industry design standards within the Lone Pine greenspace for use by cyclists, walkers and hiker enthusiasts.

Proposed Funding Sources:

Cost shared by Private Sector/ Intergovernmental	\$ 225,000
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Comments:

Council Priorities: Public Safety, Quality of Place

Park Improvements

Silver Springs Park Pavilion Renovations

Project Number: **24-0042**

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Renovation of the existing pavilion in Silver Springs Park to include modification of the roof line to enhance the pavilion creating an area that can be utilized for performances and other gatherings, lighting improvements, construction of amphitheater seating on the east side of the pavilion, food serving area and restroom improvements.

Proposed Funding Sources:

ARPA Federal Grant \$ 1,500,000

Comments:

The Silver Springs Park Coalition Group has proposed renovations of the existing park pavilion utilizing ARPA funds distributed by Greene County.

Council Priorities: Quality of Place

Ward Branch Greenway Trail - Fremont Extension

Project Number: **24-0044**

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$450,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 450,000	\$ 0	\$ 0

Project Description:

Extension of the existing Ward Branch Greenway Trail from National Avenue to Fremont Avenue.

Proposed Funding Sources:

Intergovernmental \$ 450,000

Comments:

The extension of the trail will occur primarily on private property owned by Cox Hospital and Burrell via a recreation easement. The new trail segment will connect National Avenue to the proposed widening improvement of Fremont Avenue which also includes a multi-use sidepath to provide a pedestrian connection north to Battlefield Road.

Council Priorities: Quality of Place, Economic Vitality



SANITARY SEWER Improvements

2024 Capital Improvements Program

Projects and programs in this category of the Capital Improvements Program are largely dictated by the City's Supplemental Overflow Control Plan (SOCP) which is the City's response to an Amended Consent Judgement with the Missouri Department of Natural Resources. This plan requires that the City invest \$300M over a 15-year period to reduce sanitary sewer overflows. Guided by the Springfield-Greene County Integrated Plan for the environment, the SOCP includes investments to rehabilitate critical sewer infrastructure and replace capital assets and facilities that are nearing the end of their useful life. All projects in this category are ultimately funded through the revenues of the Clean Water enterprise fund.

Capital Improvements Program

2024 - 2029

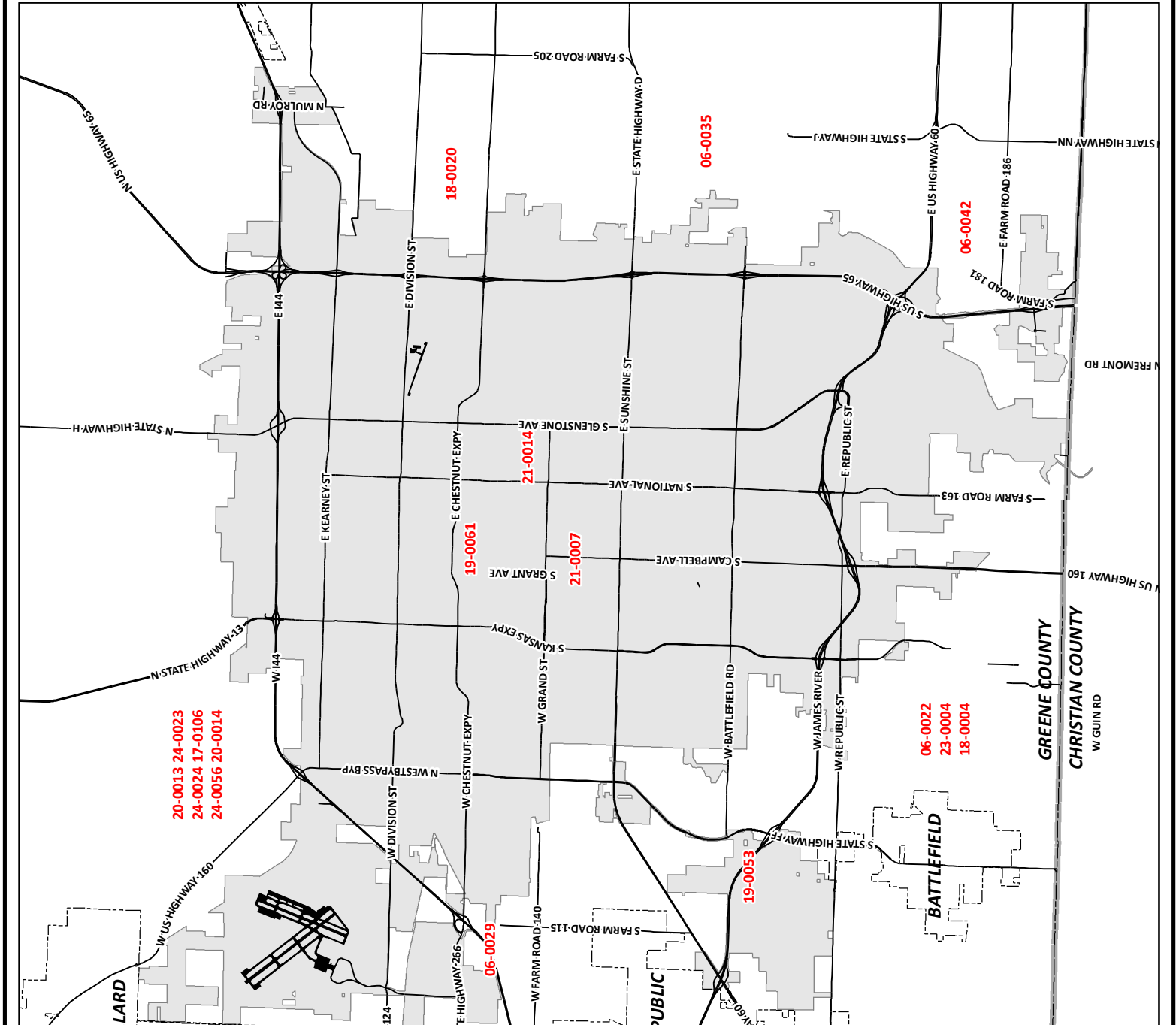
Sanitary Sewer Improvements (Map 1 of 3)

- 06-0022 Abbey Lane Trunk Sewer
- * 23-0015 Capacity and Development Sewer Improvement Program
- 06-0029 Chestnut South Trunk Sewer
- 06-0035 Copper Mill Trunk Sewer
- 19-0053 Environmental Services Operations Facility
- 06-0042 Hunt Branch Trunk Sewer
- 23-0004 James River Lift Stations Improvements
- 19-0061 Jordan Valley Creek Sewer Improvements
- * 21-0003 Minor Capacity and Development Sewer Improvements Group 1
- 20-0013 Northwest Treatment Plant Clarifier Launder Covers
- 20-0014 Northwest Treatment Plant Facility Improvements and Rehabilitation Projects
- 17-0106 Northwest Treatment Plant UV Disinfection System Expansion
- 24-0023 Northwest Wastewater Treatment Plant - Plant Facility Improvement
- 24-0024 Northwest Wastewater Treatment Plant - Sludge Storage Renovation and Expansion
- 24-0056 Northwest Wastewater Treatment Plant - Treatment Technology Improvement
- 18-0020 Old Wire Road Trunk Sewer
- 21-0014 Rountree Lift Station Wet Well Expansion
- * 93-0005 Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future
- * 18-0003 Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves
- 21-0007 Sanitary Sewer Overflow Reduction Project - Fasnights Creek Parallel Trunk
- 18-0004 James River Lift Station Improvements

* Denotes City-Wide Program - Not Labeled on Map



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Capital Improvements Program

2024 - 2029

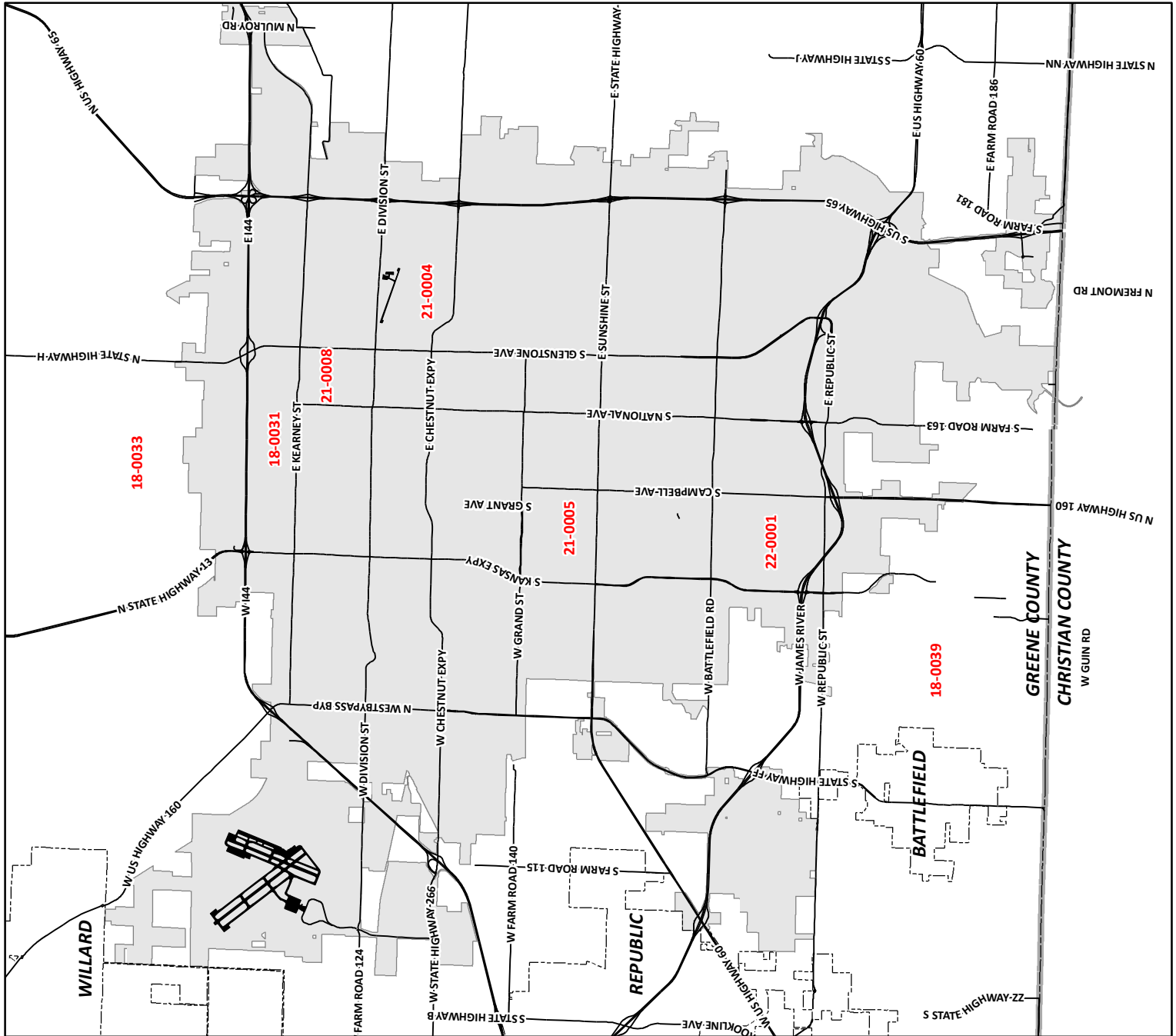
Sanitary Sewer Improvements (Map 2 of 3)

- * 17-0095 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 5
- * 24-0015 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 10
- * 17-0096 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 6
- * 17-0097 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 7
- * 24-0013 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 8
- * 24-0014 Sanitary Sewer Overflow Control Program
Sewer Rehabilitation Group 9
- * 21-0006 Sanitary Sewer Overflow Reduction Project
- Collection System Automation Controls
- 18-0031 Sanitary Sewer Overflow Reduction Project
- Doling Park
- 21-0004 Sanitary Sewer Overflow Reduction Project
- East Chestnut Phase 2: Rockhurst
- 22-0001 Sanitary Sewer Overflow Reduction Project
- Inman Creek
- 18-0039 Sanitary Sewer Overflow Reduction Project
- James River Lift Station Pipe Cleaning
- * 24-0016 Sanitary Sewer Overflow Reduction Project
- Lower Wilson Parallel Trunk
- 18-0033 Sanitary Sewer Overflow Reduction Project
- Pea Ridge 03/04
- 21-0008 Sanitary Sewer Overflow Reduction Project
- Smith Park Phase 2
- 21-0005 Sanitary Sewer Overflow Reduction Project
- South Creek Parallel Trunk

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Capital Improvements Program

2024 - 2029

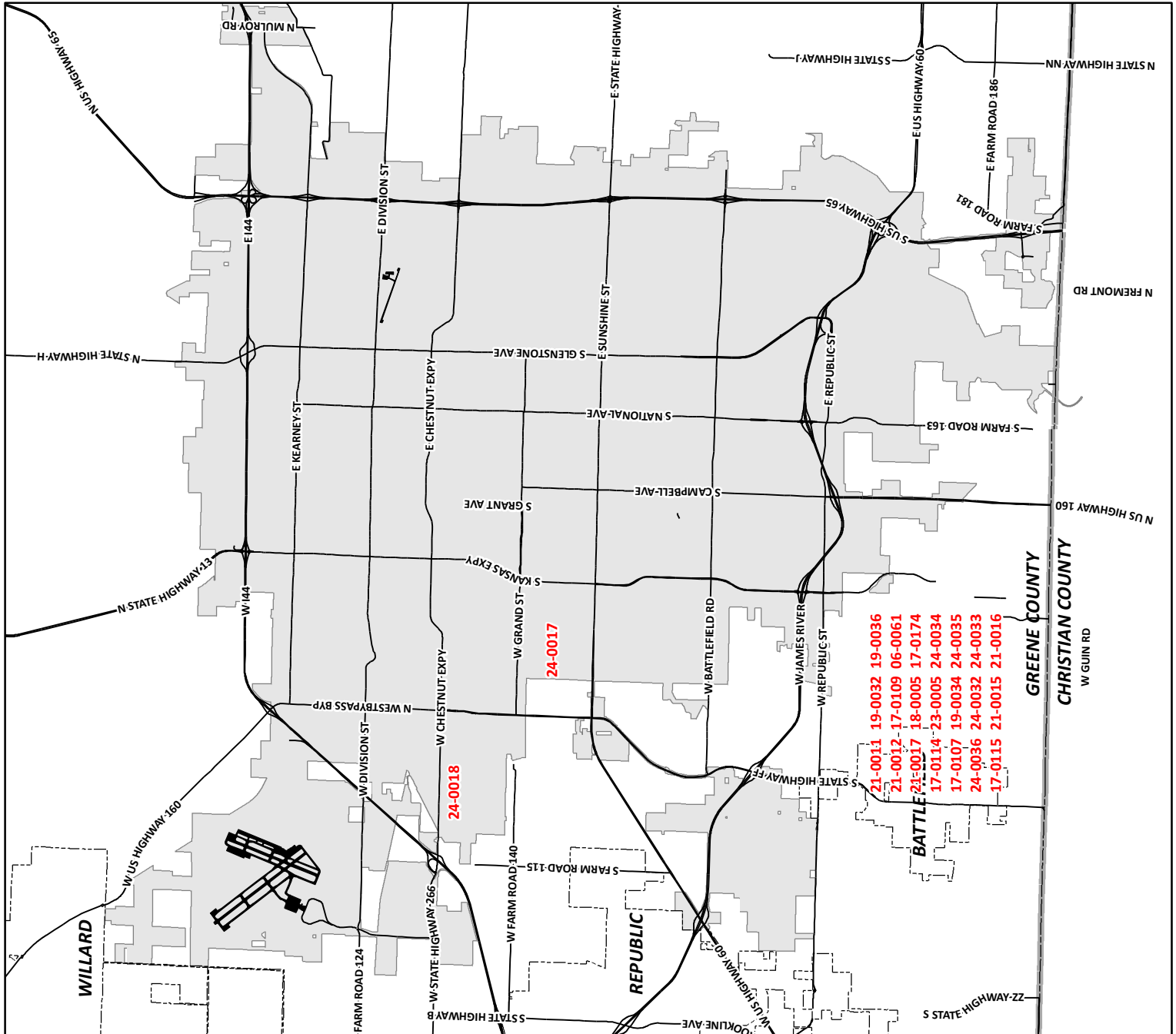
Sanitary Sewer Improvements (Map 3 of 3)

- * 19-0039 Sanitary Sewer Overflow Reduction Project
- System Capacity Improvement Projects
- 24-0017 Sanitary Sewer Tax Bill for District 19L of Section 1 (Scenic & Catalpa)
- 24-0018 Sanitary Sewer Tax Bill for District 222 of Section 16 (Miller & Mt. Vernon)
- * 24-0054 Sewer Cleaning Optimization Product Implementation
- * 01-0004 Shared Cost Sanitary Sewer Construction
- Developer Agreements
- 21-0016 SW Treatment Plant-Biogas
- Conversion to Renewable Natural Gas
- 21-0011 SW Treatment Plant-Biogas Treatment Expansion
- 21-0012 SW Treatment Plant-Biosolids Composting
- 21-0017 SW Treatment Plant-Biosolids Storage Expansion
- 17-0114 SW Treatment Plant-Clarifier Launder Covers
- 17-0107 SW Treatment Plant-Cryogenic Plant Improvements
- 24-0036 SW Treatment Plant-Disinfection Capacity Expansion
- 17-0115 SW Treatment Plant-Equipment Storage Building
- 24-0035 SW Treatment Plant-FOG and RDT Improvements
- 19-0032 SW Treatment Plant-Fueling Station Replacement
- 17-0109 SW Treatment Plant-Headworks and Plant #2 Improvements
- 18-0005 SW Treatment Plant-Headworks and Improvements
- 23-0005 SW Treatment Plant-Par Resurfacing
- 19-0034 SW Treatment Plant-Plant #1 Dentrification
- Filter Retrofit with Cloth Media
- 24-0032 SW Treatment Plant-Plant 2 Adaptive Inlet Clarifier Modification Pilot
- 21-0015 SW Treatment Plant-Plant 2 Filter Capacity Expansion
- 24-0033 SW Treatment Plant-Plant 2 Gravity Selective Wasting Pilot
- 19-0036 SW Treatment Plant-Plant Automation
- 06-0061 SW Treatment Plant-Plant Facility Improvement
- 17-0174 SW Treatment Plant-Sustainability/Energy Reduction Improvements
- 24-0034 SW Treatment Plant-Wet Weather Treatment Plant
- * 03-0013 Wastewater Treatment Plants
- Buffer Land Acquisition

* Denotes City-Wide Program - Not Labeled on Map



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Sanitary Sewer Improvements

Abbey Lane Trunk Sewer

Project Number: **06-0022**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$550,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 450,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construct a gravity sanitary sewer line approximately 2,100 feet from Rivercut Golf Community northerly to the Abbey Lane Subdivision.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 550,000

Comments:

Project expenditures are estimated at \$60,000 through 2023. This project is currently under design at 75% level of detail. This project was selected based on its cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Abbey Lane Lift Station. This project has been included in the Capital Improvement Program since 2006.

Council Priorities: Fiscal Sustainability

Capacity and Development Sewer Improvement Program

Project Number: **23-0015**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$6,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

This project includes minor sewer improvements, relocations, extensions and capacity improvements that are needed to improve sanitary sewer collection system hydraulics and serve development needs. The location of these projects will be determined by development needs, field data collection, and by collection system modeling. As needs are determined, projects will be designed and constructed.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 6,000,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvement Program since 2023.

Council Priorities: Economic Vitality

Sanitary Sewer Improvements

Chestnut South Trunk Sewer

Project Number: **06-0029**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$50,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construct approximately 3,380 feet of gravity sanitary sewer line northerly from the Deer Lake Trunk Sewer to the Chestnut South Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 50,000

Comments:

Project construction should conclude by early 2024 with estimated expenditures at \$1,300,000. The project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. This project was selected based on its cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Chestnut South Lift Station. This project has been included in the Capital Improvement Program since 2006.

Council Priorities: Fiscal Sustainability

Copper Mill Trunk Sewer

Project Number: **06-0035**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construct approximately 3,600 feet of gravity sanitary sewer line from the Pierson Creek Trunk Sewer northeasterly to Copper Mill Estates Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 900,000

Comments:

There are no project expenditures through 2023. This project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. This project was selected based on its cost/benefit analysis of lift station relief and will reduce operating costs by eliminating the Copper Mill Lift Station. This project has been included in the Capital Improvement Program since 2006.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Environmental Services Operations Facility

Project Number: **19-0053**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$14,750,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 6,000,000	\$ 7,000,000	\$ 1,250,000	\$ 0	\$ 0	\$ 0

Project Description:

Complete a feasibility and space needs analysis for the centralization of Clean Water, Solid Waste and other Environmental Services staff, including a long-term best use determination of current Environmental Services buffer properties. Based on the analysis, design and construct centralized Environmental Services offices, customer service interface including permit and point of sale operations, and adequate equipment storage facilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	\$ 2,000,000
City Sanitary Sewer System Fund Balance Reserves	\$ 12,750,000

Comments:

Project expenditures are estimated at \$80,000 through 2023. Costs could be partially funded by sale of existing enterprise fund properties not needed for future use or vacated by centralization of Department services. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Economic Vitality

Hunt Branch Trunk Sewer

Project Number: **06-0042**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construct a gravity sanitary sewer trunk line along Hunt Branch from Highland Springs Country Club to State Highway NN, south of U.S. Highway 60, eastward with 6,638 feet of 21-inch to 18-inch pipe. Project will include bores under 1 county road and 2 state highways. Additional sewer has been designed and ROW acquired to FR 205. It is expected that Development will extend sewer beyond State Highway NN. Construction of this phase is estimated at approximately \$4,000,000, is anticipated in 2024 with the remainder of the project constructed by developers in future years.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	\$ 4,000,000
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Comments:

Project expenditures are estimated at \$300,000 through 2023. This project was suspended in 2008 to evaluate the project's integration with the Overflow Control Program. It has been determined that construction will occur for the portion of the project to State Highway NN. This project will serve the U.S. Highway corridor east of the Highland Springs Development. There is strong development interest within the unsewered area of the Urban Service Area. It ranks at the top of the trunk line priority list. This project has been included in the Capital Improvement Program since 2006.

Council Priorities: Economic Vitality

Sanitary Sewer Improvements

James River Lift Station Improvements

Project Number: 18-0004

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Estimate includes check valve replacement, addition of isolation valves, forcemain improvements, metering upgrades, upgrading obsolete Variable Frequency Drive (VFD's) and converting 4160V single speed pumps to 480V VFD powered pumps.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,000,000

Comments:

An estimated \$120,000 has been spent on engineering for this project through 2023. The construction is anticipated to be bid at the beginning of 2024. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Public Safety

Jordan Valley Creek Sewer Improvements

Project Number: 19-0061

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct a section of 36-inch sanitary sewer trunk line that will relocate it from under the existing Jordan Valley Box Culvert between Jefferson and Boonville through the new Jordan Valley Innovation Center complex being constructed. It is being coordinated with the construction of the Public Works Storm Water Project "Renew Jordan Creek Box Culvert Segment Phelps to Boonville" that is listed as Project Number 18-0002 in the Capital Improvement Program.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 500,000

Comments:

Project expenditures are estimated at \$100,000 through 2023. Design of this project to remove this trunk line from under the existing Jordan Valley Box began in 2020. Relocation of this trunk line will enable the existing Jordan Valley Box to be opened up and when the entire line is completed in future phases reduce maintenance on this critical section of line through downtown and make easier access to the 36-inch sewer trunk line. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Minor Capacity and Development Sewer Improvements Group 1

Project Number: 21-0003

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project includes several minor sewer improvements - relocations, overflow connections, and capacity improvements that are needed to improve collection system hydraulics. Examples of these types of projects include: approximately 450 feet of 10-inch pipe on West Melville Road, 860 feet of 24-inch pipe relocation on OTC's campus north of Chestnut Expressway, and 1950 feet of 15-inch pipe on Kickapoo Avenue between Berkeley Street and Sunset Street.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 1,100,000

Comments:

Project expenditures are estimated to be \$120,000 through 2023. These projects are being designed both in-house and by external consultants. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Northwest Treatment Plant - Clarifier Launder Covers

Project Number: 20-0013

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Add launder covers to the Northwest Treatment Plant clarifiers to prevent algae growth and eliminate associated operations and maintenance problems.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 200,000

Comments:

There are no project expenditures through 2023. The equipment and construction costs have not been fully determined, so the cost estimate is subject to change. This project has been included in the Capital Improvements Program since 2020.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Northwest Treatment Plant - Facility Improvements and Rehabilitation Projects

Project Number: 20-0014

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 4,000,000

Project Description:

This is for Northwest Wastewater Treatment Plant (NWTP) facility improvements and rehabilitation projects including improvements to fats, oils, and grease (FOG) processing; upgrading aging sludge storage and handling; improved aeration and dissolved oxygen controls; improvements to administration building; and other miscellaneous improvements.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 5,000,000

Comments:

There are no project expenditures in 2023. A facility planning project is currently being completed to determine scope, therefore the cost estimate is subject to change. This project has been included in the Capital Improvements Program since 2020.

Council Priorities: Fiscal Sustainability

Northwest Treatment Plant - UV Disinfection System Expansion

Project Number: 17-0106

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 1,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Update and expansion of the NWTP disinfection system. Project scope is TBD. Likely will include replacement of existing outdated UV system with a new one and increase the disinfection capacity.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Economic Vitality

Northwest Wastewater Treatment Plant - Plant Facility Improvement

Project Number: 24-0023

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$350,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 250,000	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Renovation of existing RDT building bay into equipment storage and maintenance shop. Minor improvements to the Administration building.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 350,000

Comments:

No expenditures through 2023.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Northwest Wastewater Treatment Plant - Sludge Storage Renovation and Expansion

Project Number: 24-0024

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$6,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 3,500,000	\$ 3,000,000	\$ 0	\$ 0

Project Description:

Rehabilitate sludge storage basin #2 that is current in use. Renovate basin #1 so that it can be used for sludge storage. Update odor control and mixing systems for sludge storage. Modify and improve sludge pumping to storage and truck haul-off.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 6,500,000

Comments:

Preliminary engineering for this project is included in NWTP Facility Plan by Carollo Engineering. See TM150 - Existing Facilities Rehabilitation Projects Technical Memorandum. Approximately \$20,000 has been spent on preliminary engineering through 2023. There have been no project expenditures for detailed design or construction through 2023.

Council Priorities: Fiscal Sustainability

Northwest Wastewater Treatment Plant - Treatment Technology Improvement

Project Number: 24-0056

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 500,000	\$ 1,700,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Research, design, and construction on a new treatment technology for emerging contaminants at the northwest treatment plant, southwest treatment plant, or landfill. This will be contingent on State Revolving Funds.

Proposed Funding Sources:

State Revolving Funds (SRF) \$ 2,300,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Old Wire Road Trunk Sewer

Project Number: **18-0020**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design a gravity sewer trunk line using approximately 650 LF of 15-inch pipe, 3,500 LF of 12-inch pipe and 2,350 LF of 10-inch pipe for a trunk sewer extension from the north end of Hickory Valley Estates Subdivision to Old Wire Road (Farm Road 116) east of the intersection of Farm Road 197. It is intended for Developers to construct this trunk sewer.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 100,000

Comments:

Project expenditures are estimated at \$75,000 through 2023. The project was suspended in 2012 to evaluate the project's integration with the Overflow Control Program. This project is currently under design at a 75% level of detail. This project was selected based on its cost/benefit analysis due to anticipated development in the area of Partnership Industrial Center East along East Kearney. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Economic Vitality

Rountree Lift Station Wet Well Expansion

Project Number: **21-0014**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construction for expansion of the Rountree Lift Station Wet Well.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 300,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Public Safety

Sanitary Sewer Improvements

Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future

Project Number: 93-0005

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 1,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will continue the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at the ten-year Treasury Note rate through a special assessment.

Proposed Funding Sources:

Special Assessment Bonds \$ 2,000,000

Comments:

Project expenditures are estimated at \$10,700,000 through 2023. Bonds will be repaid from special assessments on properties receiving sewer and supplemented by Sanitary Sewer System Retained Earnings based on a Council approved program to cap costs to property owners. The completion of this work will match the Bond funds available for this program. Future funding of this program will be through the City Sanitary Sewer System Fund Balance Reserves. This project has been included in the Capital Improvements Program since 1993.

Council Priorities: Fiscal Sustainability

Sanitary Sewer District Construction Program Funded by Sanitary Sewer Reserves

Project Number: 18-0003

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

This project will complete the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at a market competitive rate through a special assessment.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 5,200,000

Comments:

Project expenditures are estimated at \$240,000 through 2023. This project replaces the previous program funded by Special Assessment Bonds. The Sanitary Sewer System Fund Balance will be partially repaid from special assessments on properties receiving sewer based on a Council approved program to cap costs to property owners. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5

Project Number: 17-0095

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 5,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

State Revolving Funds (SRF)	\$ 2,900,000
City Sanitary Sewer System Fund Balance Reserves	\$ 2,100,000

Comments:

Project expenditures are estimated at \$12,000,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 10

Project Number: 24-0015

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	\$ 2,000,000
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Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6

Project Number: 17-0096

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,600,000	\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

State Revolving Funds (SRF)	\$ 3,000,000
City Sanitary Sewer System Fund Balance Reserves	\$ 2,200,000

Comments:

Project expenditures are estimated at \$7,000,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7

Project Number: 17-0097

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 1,300,000	\$ 1,200,000	\$ 0	\$ 0	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	\$ 2,500,000
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Comments:

Project expenditures are estimated at \$4M through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 8

Project Number: 24-0013

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 3,000,000	\$ 800,000	\$ 300,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 5,100,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 9

Project Number: 24-0014

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 500,000	\$ 500,000	\$ 1,000,000	\$ 0	\$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration. Project will use flow meter data and CCTV inspection to prioritize open-cut repairs, lining, grouting, and manhole rehabilitation needs in selected sanitary sewer basins.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,000,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Collection System Automation Controls

Project Number: 21-0006

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and more effectively utilize existing sanitary sewer capacity. Project will include design, construction, and automation of control systems in the sanitary sewer collection system, lift stations, and storage facilities.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,000,000

Comments:

There are no project expenditures through 2020. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Reduction Project - Doling Park

Project Number: 18-0031

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$5,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 5,200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 5,200,000

Comments:

Project expenditures are estimated at \$500,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in Capital Improvements Program since 2018.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - East Chestnut Phase 2: Rockhurst

Project Number: 21-0004

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and increase the sewer collection system capacity by increasing the size of existing sanitary sewer lines and improving system hydraulics. It is being coordinated with the construction of the Public Works Storm Water Project "Rockhurst Street - Patterson Avenue to Cedarbrook Avenue" that is listed as Project Number 20-0002 in the Capital Improvement Program.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 1,500,000

Comments:

Project expenditures are estimated at \$100,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Reduction Project - Fassnight Creek Parallel Trunk

Project Number: 21-0007

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 4,500,000	\$ 0

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and increase the sewer collection system capacity by adding parallel sanitary sewer lines and improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 4,500,000

Comments:

There are no project expenditures through 2020. This work is part of the Overflow Control Program which is a requirement of the City's Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2021.

Council Priorities:

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Inman Creek

Project Number: 22-0001

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 900,000

Comments:

Project expenditures are estimated at \$80,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2022.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Reduction Project - James River Lift Station Pipe Cleaning

Project Number: 18-0039

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project is contingent on a current master planning study. This project is to reduce sanitary sewer overflows in highly sensitive areas. The James River Lift Station has 2 force mains to the Southwest Wastewater Treatment Plant. The 2 mains need to flow at maximum capacity in order reduce sewer overflows upstream of the lift station. The flow in the force mains is reduced due to grease and debris buildup on the interior of the pipe. It is proposed to install pipeline cleaning (pigging) equipment on these 2 force mains to be able to regularly clean the lines. Motorized line valves will be added to better control the flow from the station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 500,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Lower Wilson Parallel Trunk

Project Number: **24-0016**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$11,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 500,000	\$ 4,500,000	\$ 6,000,000	\$ 0	\$ 0

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and increase the sewer collection system capacity by adding parallel sanitary sewer lines and improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 11,000,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Council Priorities: Economic Vitality

Sanitary Sewer Overflow Reduction Project - Pea Ridge 03/04

Project Number: **18-0033**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$3,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 3,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 3,500,000

Comments:

Project expenditures are estimated at \$500,000 through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - Smith Park Phase 2

Project Number: 21-0008

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$3,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,000,000	\$ 2,000,000	\$ 0

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and increase the sewer collection system capacity by increasing the size of existing sanitary sewer lines or adding parallel sanitary sewer lines and improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 3,000,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Overflow Reduction Project - South Creek Parallel Trunk

Project Number: 21-0005

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$11,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,000,000	\$ 9,000,000

Project Description:

The project will reduce sanitary sewer overflows in highly sensitive areas and increase the sewer collection system capacity by adding parallel sanitary sewer lines and improving system hydraulics.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 11,000,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sanitary Sewer Overflow Reduction Project - System Capacity Improvement Projects

Project Number: 19-0039

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$6,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

This project is to reduce sanitary sewer overflows in highly sensitive areas. The sewer collection system capacity will be increased by adding additional sewer main lines, increasing the size of existing lines and by improving system hydraulics. These projects' locations are being determined by field data collection and by collection system modeling. As needs are determined, projects will be designed and constructed.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 6,000,000

Comments:

There are no project expenditures through 2023. This work is part of the Supplement Overflow Control Program which is a requirement of the City's 2nd Amended Consent Judgement with the Missouri Department of Natural Resources. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Tax Bill for District 19L of Section 1 (Scenic & Catalpa)

Project Number: 24-0017

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Sanitary Sewer Extension to serve unsewered properties near the intersection of Scenic Ave and Catalpa Street.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 600,000

Comments:

Project expenditures are estimated at \$50,000 through 2023. This project is currently under in-house design. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Tax Bill for District 222 of Section 16 (Miller and Mt. Vernon)

Project Number: 24-0018

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,250,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 650,000	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Sanitary Sewer Extension to serve unsewered properties near the intersection of Miller and Mt. Vernon.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 1,250,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Sewer Cleaning Optimization Product Implementation

Project Number: **24-0054**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$450,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 450,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

The project will optimize how sanitary sewer lines are cleaned in the city by setting adjustable cleaning frequencies to more efficiently operate the system. A new software integration will occur and will link multiple current systems.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 450,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities:

Shared Cost Sanitary Sewer Construction - Developer Agreements

Project Number: **01-0004**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$9,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 0

Project Description:

Construct or expand sanitary sewers in cooperation with private sector to encourage economic development and reduce infrastructure costs.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 3,600,000

Private Developer \$ 5,400,000

Comments:

Past projects have been reported as accomplishments. This program has been included in the Capital Improvements Program since 2001.

Council Priorities:

 Economic Vitality

Southwest Treatment Plant - Biogas Conversion to Renewable Natural Gas

Project Number: **21-0016**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$10,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 8,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Engineering and construction of biogas conditioning to pipeline quality standards and injection into the natural gas pipeline. Project economic feasibility will be driven by renewable natural gas (RNG) credit market and Inflation Reduction Act incentives

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 10,000,000

Comments:

There are no project expenditures through 2023. A feasibility study is currently underway. This project has been included in the Capital Improvements Program since 2021.

Council Priorities:

 Fiscal Sustainability

Sanitary Sewer Improvements

Southwest Treatment Plant - Biogas Treatment Expansion

Project Number: 21-0011

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Install parallel biogas treatment train to expand the SWTP biogas treatment capacity and allow the treatment media to be changed without shutting down the biogas treatment process. The current system was designed to be expandable. Our biogas has a higher concentration of hydrogen sulfide than anticipated requiring the iron sponge media to be replaced more frequently which requires the system to be shut down.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 500,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Biosolids Composting

Project Number: 21-0012

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,000,000

Project Description:

This project will initially conduct pilot testing of Biosolids composting to achieve Class A Biosolids. Findings from pilot testing and end-product market may lead to future expansion to larger scale composting.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,100,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Biosolids Storage Expansion

Project Number: 21-0017

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Engineering design and construction of expanded biosolids storage.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 600,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Public Safety

Sanitary Sewer Improvements

Southwest Treatment Plant - Clarifier Launder Covers

Project Number: 17-0114

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 0	\$ 0	\$ 0

Project Description:

Add clarifier launder covers to prevent algae growth and eliminate associated operations and maintenance problems.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 500,000

Comments:

Project expenditures are estimated at \$220,000 through 2023. This added launder covers to Plant 2 clarifiers #5 & #6. Future covers are anticipated to be added following the completion of the Master Plan. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Cryogenic Plant Improvements

Project Number: 17-0107

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$7,700,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 5,000,000	\$ 2,500,000	\$ 0	\$ 0	\$ 200,000

Project Description:

The Cryogenic air separation plant at the SWTP produces the pure oxygen used in plant 1 activate sludge aeration basins and in ozone production for disinfection. This Cryogenic plant is approximately 45 years old and treatment process updates have significantly decreased our demand for pure oxygen creating an inefficient process. The scope of this project will be determined by a SWTP facility plan to determine treatment train options for decommissioning Plant 1. The potential scope could include modifications to make the plant more efficient, replacement with a more modern plant, or decommissioning the cryogenic plant.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 7,700,000

Comments:

There are no project expenditures through 2023. The scope of this project has not been fully determined so the cost estimate is subject to change. This has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Disinfection Capacity Expansion

Project Number: 24-0036

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$6,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,000,000	\$ 3,000,000	\$ 0

Project Description:

This project will increase our disinfection capacity to meet future needs. The exact scope is undetermined so cost estimates may change.

Proposed Funding Sources:

Funding Source to be Identified \$ 6,000,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Southwest Treatment Plant - Equipment Storage Building

Project Number: 17-0115

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 1,000,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Construct an equipment storage building at the Southwest Treatment Plant to protect equipment and spare parts from the weather. Add second biosolids storage facility.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,000,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - FOG and RDT Improvements

Project Number: 24-0035

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Miscellaneous improvements to the FOG receiving station including new well coating and piping modifications. Relocation of the Rotary Drum Thickener (RDT) discharge pump to increase capacity.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 300,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Fueling Station Replacement

Project Number: 19-0032

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 1,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Installation of a new fueling station at the Southwest Treatment Plant to replace aging underground fuel tanks with new above ground tanks.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Southwest Treatment Plant - Headworks and Plant #2 Improvements

Project Number: 17-0109

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,550,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,950,000

Project Description:

This project will provide for upgrades and improvements to the SWTP Headworks, Influent Pumping Station, and Plant 2 Aeration Basin. These improvements include: Addition of one vertical turbine pump to the Influent Pumping Station; replace headworks HVAC system; replace & actuate gates/valves in the headworks & Plant 2 aeration basin; Plant 2 anaerobic zone mixer replacement; replace Plant 2 electrical conduit; and add instrumentation & controls improvements.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 4,550,000

Comments:

Project expenditures are estimated at \$2,908,000 through 2023. These expenditures include \$708,000 of \$825,000 budgeted for engineering and \$2,200,000 of \$3,682,640 budgeted for construction. This has been included in the Capital Improvements Program since 2017.

Council Priorities: Public Safety

Southwest Treatment Plant - Headworks Renewal and Improvements

Project Number: 18-0005

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$15,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 7,000,000	\$ 8,000,000	\$ 0

Project Description:

The headworks facility at the Southwest Treatment Plant is in need of upgrades and improvements. This includes new bar screens, new HVAC, and new grit classification system. Scope has not yet been determined so cost estimate is subject to change.

Proposed Funding Sources:

Funding Source to be Identified \$ 15,000,000

Comments:

Project expenditures are estimated at \$100,000 through 2023. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Public Safety

Sanitary Sewer Improvements

Southwest Treatment Plant - Pad Resurfacing

Project Number: 23-0005

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Resurface (asphalt) the existing pad at the Southwest Wastewater Treatment Plant due to deterioration of the existing asphalt.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 500,000

Comments:

There are no project expenditures through 2023. Anticipate construction in 2024. This project has been included in the Capital Improvements Program since 2022.

Council Priorities: Public Safety, Fiscal Sustainability

Southwest Treatment Plant - Plant # 1 Denitrification Filter Retrofit with Cloth Media

Project Number: 19-0034

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Conversion of Southwest Treatment Plant - Plant #1 existing deep bed sand filters to cloth media. This is to replace aging equipment, increase filtration capacity and improve filtration.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,000,000

Comments:

There are no project expenditures through 2023. The scope and equipment costs are not yet fully determined, so the cost estimate is subject to change. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Plant 2 adaptive inlet clarifier modification pilot

Project Number: 24-0032

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will modify one of the Plant 2 clarifiers for adaptive inlet flow. This is to pilot this technology to evaluate it effectiveness at process intensification to expand plant capacity without having to build new infrastructure.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Public Safety, Fiscal Sustainability

Sanitary Sewer Improvements

Southwest Treatment Plant - Plant 2 Filter Capacity Expansion

Project Number: 21-0015

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Expand the SWTP Plant 2 Polishing Filters capacity by adding cloth media filters and making influent/effluent piping modifications. This will improve wet weather treatment capacity. The timing and scope will be determined by facility master planning studies.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 4,000,000

Comments:

Project expenditures estimated to be \$120,000 through 2023. The scope and costs of filter improvements will be determined by the engineering planning study. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Public Safety

Southwest Treatment Plant - Plant 2 Gravity Selective Wasting Pilot

Project Number: 24-0033

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

SWTP Plant 2 gravity selective wasting pilot project. This utilizes a hydrocyclone to selective keep the best sludge resulting in a densification of the activated sludge process. This increases capacity without building new infrastructure.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Public Safety, Fiscal Sustainability

Southwest Treatment Plant - Plant Automation

Project Number: 19-0036

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$400,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0	\$ 0	\$ 0

Project Description:

The Southwest Treatment Plant has processes that were placed into service up to 50 years ago. This is to add automation and controls to these existing processes.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 400,000

Comments:

There are no project expenditures through 2023. The scope and equipment costs are not yet fully determined, so the cost estimate is subject to change. The intent would be to make annual investments as needed. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Southwest Treatment Plant - Plant Facility Improvement

Project Number: 06-0061

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 2,000,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Construct or remodel building facilities at the Southwest Wastewater Treatment Plant. including roof, windows, flooring; addition of offices and other architectural updates of the employee and maintenance buildings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 4,000,000

Comments:

There are no project expenditures through 2023. The SWTP Administration & Lab Building Improvements and HVAC upgrade project is reported separately. This project has been included in the Capital Improvements Program since 2006.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Sustainability/Energy Reduction Improvements

Project Number: 17-0174

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$2,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,500,000	\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construction of sustainability projects such as solar panels at the Southwest Treatment Plant. This project will reduce greenhouse gas emissions or offset energy use at the plant.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 2,500,000

Comments:

There are no project expenditures through 2023. Preliminary engineering study has been done on a solar array. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Southwest Treatment Plant - Wet Weather Treatment Pilot

Project Number: 24-0034

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 300,000	\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This is to pilot treatment technologies for wet weather treatment and disinfection to optimize the capital investments for a treatment plant expansion.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 500,000

Comments:

There are no project expenditures through 2023. This project is new to the Capital Improvement Program.

Council Priorities: Fiscal Sustainability

Sanitary Sewer Improvements

Wastewater Treatment Plants - Buffer Land Acquisition

Project Number: **03-0013**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0

Project Description:

Purchase property adjacent to or near the Southwest Wastewater Treatment Plant and the Northwest Treatment Plant, as it becomes available.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 600,000

Comments:

There are no project expenditures through 2023. Past acquisitions have been reported as accomplishments. Properties will be purchased as they become available from willing sellers; total actual future cost is undetermined. Costs could be offset by renting properties to area farmers to graze livestock. This project has been included in the Capital Improvements Program since 2003.

Council Priorities: Quality of Place



SOLID WASTE Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Integrated Plan for the Environment and the City's Comprehensive Plan. Solid Waste Facility projects and programs are identified, prioritized and scheduled to support the City's charge of implementing the voter approved Integrated Solid Waste Management System (ISWMS). The mission of the ISWMS is to provide environmental and fiscally responsible waste management for the citizens of Springfield and includes the landfill, household chemical collection center, yard waste recycling, recycling drop-off sites, education and market development programs, and licensed curbside collection services through private businesses. In addition to addressing regulatory compliance needs mandated by federal and state agencies, capital projects in this category routinely include a variety of infrastructure improvements, facility upgrades and acquisitions that support the ISWMS mission, maintain and improve the quality of life for our region and support the state solid waste management plan implemented through the Solid Waste Management District O.

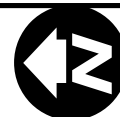


2024 - 2029

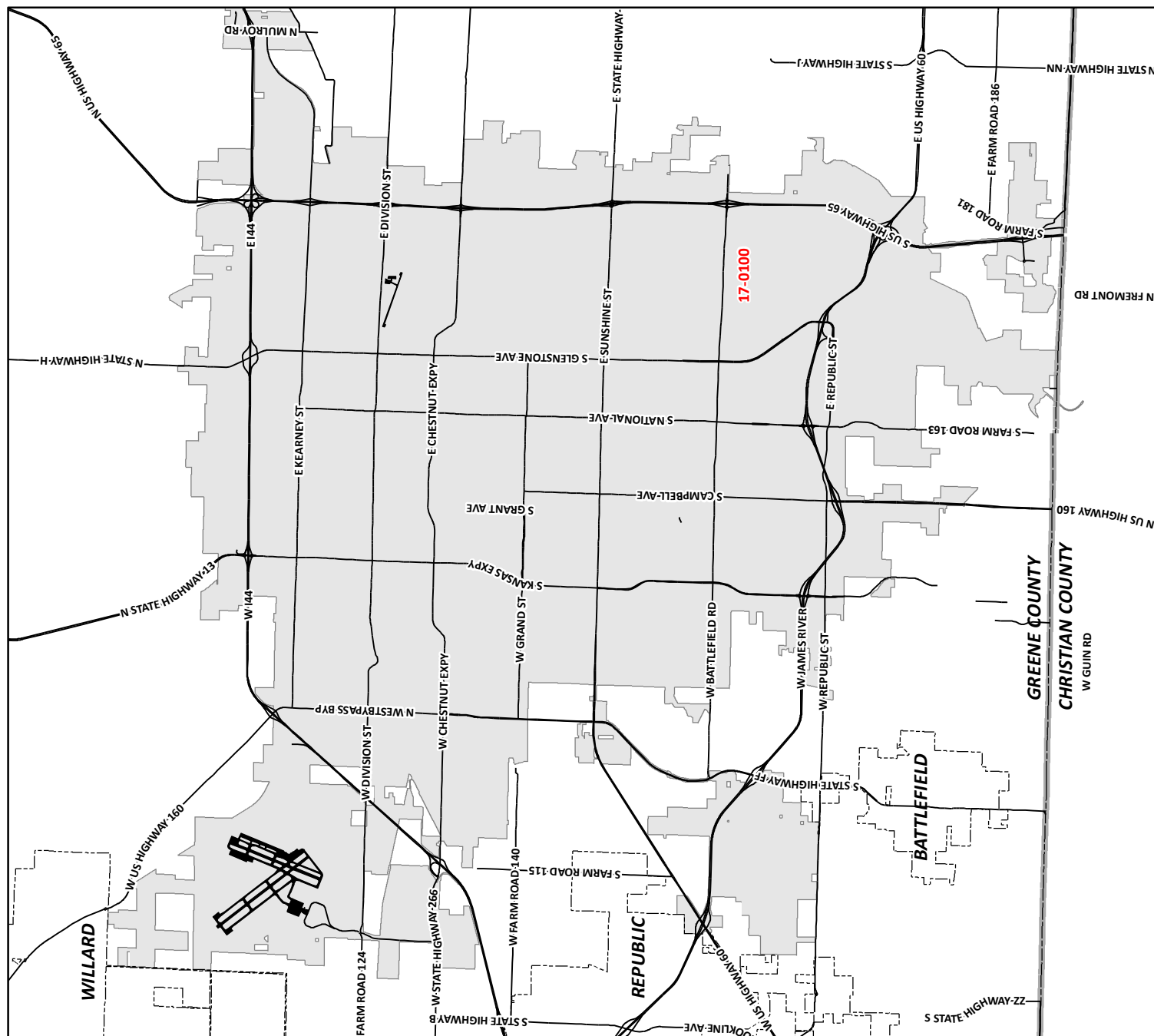
Solid Waste Improvements

- | | |
|-----------|--|
| * 20-0019 | Food Waste Receiving / Processing Facility |
| * 17-0105 | Landfill Buffer and Property Acquisition |
| * 17-0098 | Landfill Equipment Storage and Office Improvements |
| * 19-0020 | Landfill Expansion Cell 3 |
| * 19-0021 | Landfill Expansion Cell 4 |
| * 19-0022 | Landfill Expansion Cell 5 |
| * 23-0002 | Landfill Expansion Cell 6 |
| * 24-0027 | Landfill Final Cover System |
| * 17-0099 | Landfill Gas Updates |
| * 20-0018 | Landfill Learning Lab |
| * 13-0030 | Leachate Management Improvements |
| 17-0100 | Lone Pine Recycling Site Upgrades |
| * 17-0103 | Solid Waste Facilities Paving |
| * 23-0003 | Solid Waste Facility Security Improvements |

* Denotes Project Located at Springfield Landfill
- Not Labeled on Map



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Solid Waste Improvements

Food Waste Receiving/Processing Facility

Project Number: 20-0019

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$7,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,800,000

Project Description:

Complete feasibility analysis including rate structure and sustainable return on investment analysis to provide food waste receiving and processing in conjunction with the City's existing Yardwaste Recycling Center and Wastewater Digester project. Project to include the design, construction, and permitting of a food waste receiving facility. Facility would have scales, food waste unpackaging, sorting floor, and transportation to digester and YRC.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	\$ 3,500,000
City Sanitary Sewer System Fund Balance Reserves	\$ 3,500,000

Comments:

Project expenditures are estimated at \$75,000 through 2023. Costs could be partially funded by a Waste District "O" grant, USDA grant or other environmental sources. This project has been included in the Capital Improvements Program since 2020.

Council Priorities: Economic Vitality, Fiscal Sustainability, Quality of Place

Landfill Buffer and Property Acquisition

Project Number: 17-0105

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 0	\$ 200,000

Project Description:

Acquire property as it becomes available or offered to improve City facilities and long-term operations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	\$ 1,200,000
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Comments:

There are no project expenditures through 2023. Past acquisitions have been reported as accomplishments. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Quality of Place, Fiscal Sustainability, Economic Vitality

Solid Waste Improvements

Landfill Equipment Storage and Office Improvements

Project Number: 17-0098

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$6,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,700,000

Project Description:

Design and construct an equipment storage building potentially including a parts storage bay as well as salt storage bay. This project may also include office updates as necessary.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 6,000,000

Comments:

Project expenditures are estimated at \$1,700,000 through 2023. Equipment storage improvements have been completed. The initial design for office improvement/expansion are being finished with construction targeted for 2024. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Landfill Expansion Cell 3

Project Number: 19-0020

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$3,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 0	\$ 0	\$ 1,000,000	\$ 0	\$ 0	\$ 1,000,000

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct a 7-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 3,000,000

Comments:

Project expenditures are estimated at \$1,500,000 through 2023. Portions of the design, subgrade and infrastructure have occurred with construction to follow at a later date. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Solid Waste Improvements

Landfill Expansion Cell 4

Project Number: 19-0021

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,400,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,400,000

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct a 9.5-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 4,400,000

Comments:

Project expenditures are estimated at \$800,000 through 2023. Portions of the design, subgrade and infrastructure have occurred with construction to follow at a later date. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Landfill Expansion Cell 5

Project Number: 19-0022

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,400,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 2,400,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, prepare subgrade, update related utilities and infrastructure, and construct an 8.2-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 10 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 4,400,000

Comments:

Project expenditures are estimated at \$750,000 through 2023. Portions of the design, subgrade and infrastructure have occurred with construction to follow at a later date. This project has been included in the Capital Improvement Program since 2019.

Council Priorities: Fiscal Sustainability

Landfill Expansion Cell 6

Project Number: 23-0002

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$3,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 0	\$ 2,500,000

Project Description:

Design, prepare subgrade, and construct approximately 6-acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately eight years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 3,000,000

Comments:

Project expenditures are estimated at \$58,500 through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Fiscal Sustainability

Solid Waste Improvements

Landfill Final Cover System

Project Number: **24-0027**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$4,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 4,000,000	\$ 0	\$ 0	\$ 0

Project Description:

Installation of the final cover system for the closed portions of the landfill.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 4,000,000

Comments:

There are no expenditures thru 2023.

Council Priorities: Fiscal Sustainability

Landfill Gas Updates

Project Number: **17-0099**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$39,750,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 30,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 9,750,000

Project Description:

Maintenance and necessary update/replacement of aged equipment per changing regulations, and landfill gas expansion.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 1,750,000

State Revolving Funds (SRF) \$ 38,000,000

Comments:

Project expenditures estimated at \$4,000,000 through 2023. The initial improvements to the gas system must be completed by 2024 to maintain compliance. The highest and best use of the gas is being determined and may result in construction of a renewable gas facility with an approximate cost of \$40,000,000. These projects may be partially funded with low interest bond, in partnership with MDNR and EIERA. This work includes Phase VI of the gas collection system and the procurement of the Noble Hill Generation Facility. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Solid Waste Improvements

Landfill Learning Lab

Project Number: 20-0018

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

A Landfill Learning Lab is proposed that would allow landfill field trips to be delivered regardless of weather conditions. The lab space could also be utilized for expanding community programs to audiences of varying ages and incorporate a wide range of solid waste topics. An approximate 2,000 square foot facility is recommended. This would accommodate up to 50 adults, plus countertop, sink and storage space, installation of technology, tables/chairs and 2 restrooms. The landfill continues to increase in popularity as a field trip/community awareness destination. In 2016, 535 participants toured the landfill, while in 2019 there were 2,066 participants who toured the landfill. Landfill field trips were significantly impacted in 2020 and early 2021 due to COVID-19. However, schools and community groups are resuming normal site visits and tours.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 1,000,000

Comments:

There are no projected expenditures through 2023. Costs could be partially funded by a Waste District "O" grant or other environmental education grant sources. This project been included to the Capital Improvements Program since 2020.

Council Priorities: Quality of Place

Leachate Management Improvements

Project Number: 13-0030

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 500,000	\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, permit and construct necessary piping, pumps and controls to manage and treat leachate in compliance with all applicable permits. Project may include additional storage capacity such as an additional pond, storage tanks, or other updates as required by applicable regulations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 1,600,000

Comments:

Project expenditures are estimated at \$400,000 through 2023. This project has been included in the Capital Improvements Program since 2013.

Council Priorities: Fiscal Sustainability

Solid Waste Improvements

Lone Pine Recycling Site Upgrades

Project Number: 17-0100

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Rehabilitation of the Lone Pine recycling site and lift station to include office space and bathroom, adding new paving, new fencing and gates and relocate the entrance. Other upgrades include repairs to some perimeter fencing, update electrical service and relocate transformer, and extend electrical for compactor relocation. Security cameras, updating internet cable service, Wi-Fi becoming a part of the City phone system are also included in the upgrade.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 500,000

Comments:

Project expenditures are estimated at \$200,000 through 2023. The current office is located in portable building and bathroom consists of a portable toilet. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Quality of Place

Solid Waste Facilities Paving

Project Number: 17-0103

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$800,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 400,000	\$ 0	\$ 0	\$ 0	\$ 400,000

Project Description:

Review facility access and repair or update paving as needed to maintain and or improve access to facilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 800,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Fiscal Sustainability

Solid Waste Facility Security Improvement

Project Number: 23-0003

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 0	\$ 0	\$ 250,000	\$ 500,000	\$ 0	\$ 250,000

Project Description:

Repair and replace fencing, lighting, cameras, gates, and other security and facility access controls across solid waste division facilities. These improvements will provide better site access for employees and customers, as well as improving site safety and control.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves \$ 1,100,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Fiscal Sustainability



STORMWATER Improvements

2024 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on reducing flooding to streets and private property and have been selected based on a systematic process of evaluating over 6,300 service requests, related to stormwater, that the City has received from citizens since the late 80's. This data-driven method assesses service requests based on four criteria. These include severity of flooding, frequency of flooding, public safety concerns, and maintenance burden. In addition, projects are also created where improvements are needed to repair or maintain the existing infrastructure. The Stormwater Program has been predominantly funded out of the ¼ Cent Capital Improvement Sales Tax and Level Property Tax with additional funding provided from the Detention Buyout Fund.

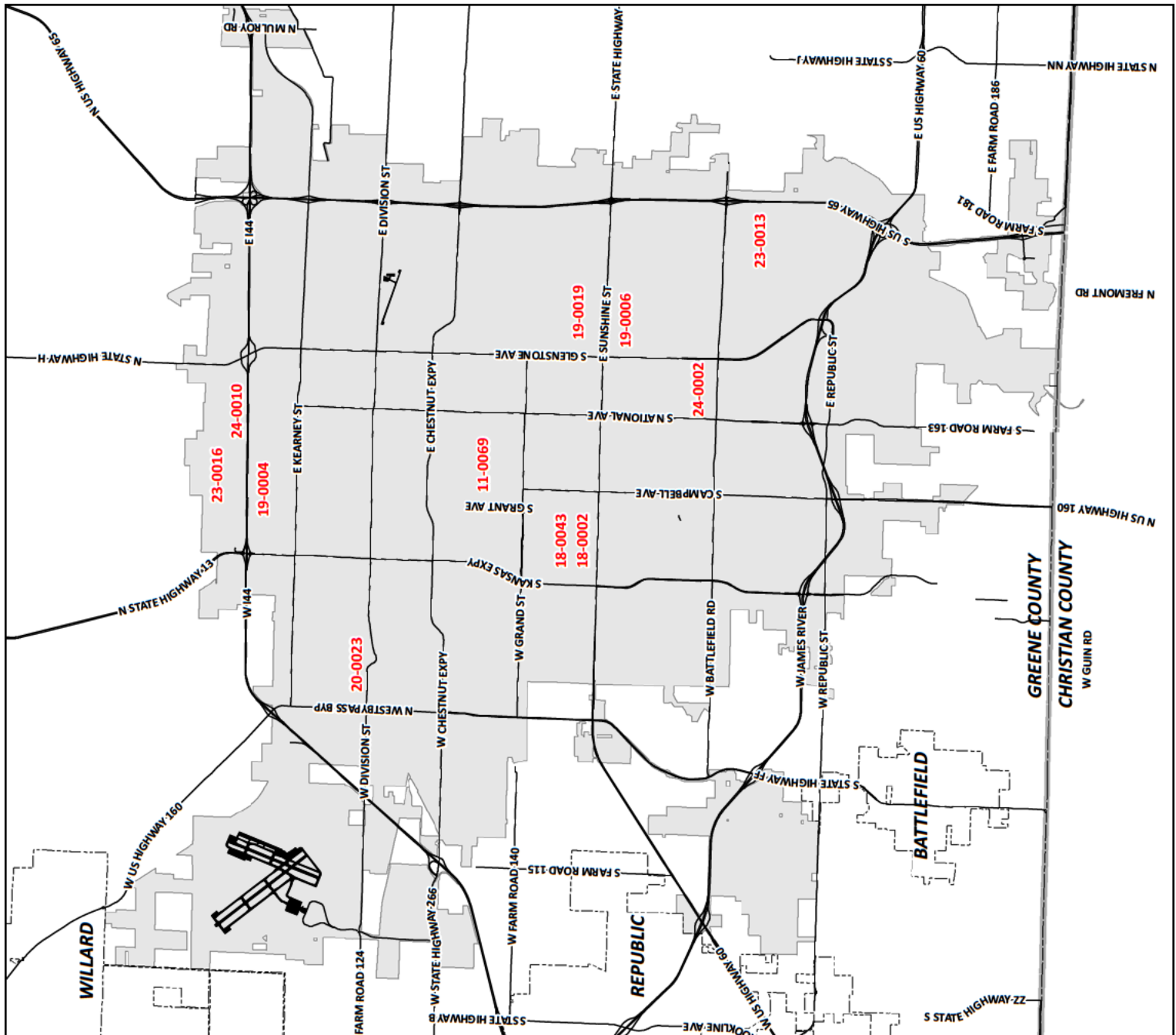
Stormwater Improvements (Map 1 of 2)

- | | |
|-----------|---|
| * 19-0040 | 2019-2024 Stormwater Permit Compliance and Flood Control Projects |
| 23-0013 | Chimney Hills Subdivision Stormwater Improvements |
| 20-0023 | Division Street and Ohara Avenue Stormwater Improvements |
| 23-0016 | Fairgrounds Green Infrastructure |
| * 17-0059 | Floodplain Acquisition |
| 19-0004 | Grant Avenue from Norton Road to Woodridge St. Stormwater Improvements |
| * 21-0001 | Green Infrastructure Projects |
| 11-0069 | Jefferson/Loren to Grand/Holland Storm Water Improvements - Zone 3 |
| 19-0006 | Lone Pine Avenue to Catalpa Street Stormwater Improvements |
| 19-0019 | Loren Street and Karla Avenue to Bennett Street and Meadowview Avenue Stormwater Improvements |
| 24-0002 | Metal Pipe Rehabilitation Project from Bradford Lake to Primrose St |
| 24-0010 | Oscar Blom Golf Course Stream Restoration Phase 1 |
| 18-0002 | Renew Jordan Creek Box Culvert Segment Phelps to Boonville |
| 18-0043 | Renew Jordan Creek Phase I From Main to Boonville |

* Denotes City-Wide Program - Not Labeled on Map



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Capital Improvements Program

2023 - 2028

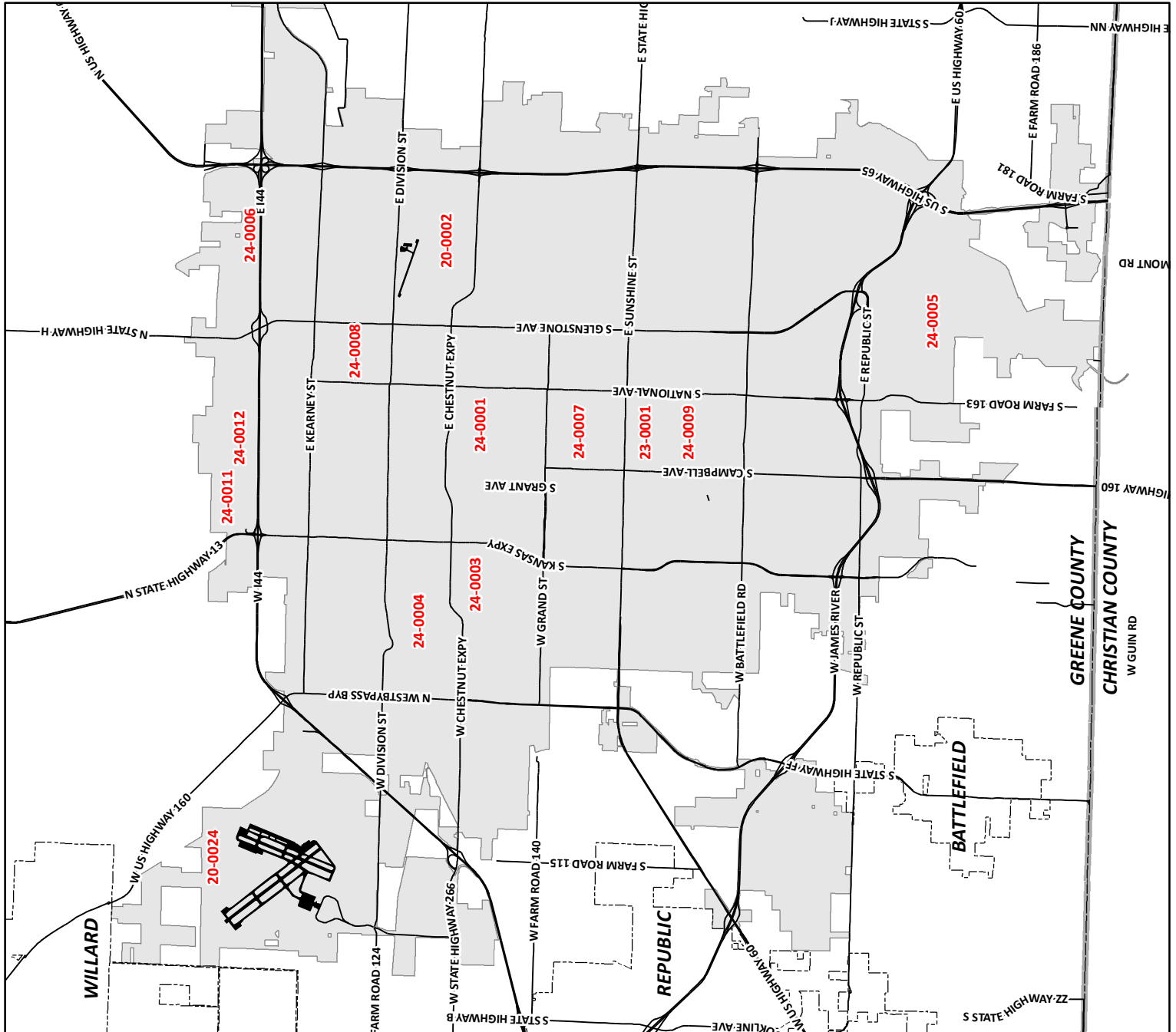
Stormwater Improvements (Map 2 of 2)

- 20-0002 Rockhurst Street - Patterson Avenue to Cedarbrook Avenue
- 23-0001 South Creek Improvements between Sunset Ct and Crestview St
- 24-0012 South Dry Sac Streambank Stabilization
- * 98-0004 Stormwater Improvements - Miscellaneous Small Projects
- 24-0007 Stormwater Improvements along Kimbrough Ave and Harrison St between Cherry
- 24-0004 Stormwater Improvements along Nichols St from Park Ave to Wabash Ave
- 24-0005 Stormwater Improvements along Pratt Ave, Swallow St, and Cardinal St
- 24-0001 Stormwater Improvements along Tampa St between Main Ave and Campbell Ave
- 24-0008 Stormwater Improvements along Yates Ave from Blaine St to Atlantic St
- 24-0009 Stormwater Improvements in Woodbine Subdivision between Seminole and Lindberg
- 24-0006 Stormwater Improvements near Stewart Ave and Smith St
- * 18-0038 Stormwater System Condition Assessment and Replacement
- 24-0003 Westport Branch Green Infrastructure and Stormwater Improvements
- 20-0024 Willard Road Stormwater Improvements near Springfield/Branson Regional Airport
- 24-0011 Zoo Visitor Parking Lot Green Infrastructure

* Denotes City-Wide Program - Not Labeled on Map



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Stormwater Improvements

2019-2024 Stormwater Permit Compliance and Flood Control Projects

Project Number: 19-0040

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements to address flooding, restore floodplains and riparian corridors, and improve water quality. Projects may include but are not limited to installation of culverts, bridges, or underground storm sewer systems, construction of or modifications to detention basins, channel and floodplain restorations, and acquisition of flood prone properties.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 100,000

Comments:

Project expenditures are estimated at \$30,000 through 2023. Major projects will be reported as accomplishments or are reported on separate summary pages. This program has been included in the Capital Improvements Program since 2011. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvement Sale Tax projects and programs beyond 2024.

Council Priorities:

Chimney Hills Subdivision Stormwater Improvements

Project Number: 23-0013

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 50,000	\$ 1,200,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, and construct stormwater improvements from Mimosa St. north along the rear yards of properties in the 3100 block of S. Patterson Ave. to replace failing stormwater infrastructure. This project was generated from citizen complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,300,000

Comments:

There are no project expenditures through 2023.

Council Priorities: Quality of Place

Stormwater Improvements

Division Street and Ohara Avenue Stormwater Improvements

Project Number: 20-0023

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$940,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 940,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire other real property and real property interest, and construct stormwater improvements near Division Street and Ohara Avenue. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints. Improvements may include additional excavation on the City-Owned property at 3330 West Division Street to reduce flood elevations to adjacent properties and improve conveyance from Division Street south to the railroad. Improvements might also include increasing the capacity of the stormwater system along Division Street and possibly raising the profile of Division Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 270,000
ARPA Federal Grant	\$ 555,000
1/4-cent Capital Improvement Sales Tax	\$ 115,000

Comments:

Project expenditures are estimated at \$152,000 through 2023. This project has been included in the Capital Improvements Program since 2020. Federal funding will require City Council approval and other funding may require City Council approval.

Council Priorities: Quality of Place, Economic Vitality

Fairgrounds Green Infrastructure

Project Number: 23-0016

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,450,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,450,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will design and construct stormwater infrastructure improvements on the Fairgrounds property. The property has a significant amount of impervious surface that was developed prior to current stormwater practices for water quality. Runoff from upstream also drains through the property. Rain gardens, native plantings, and other green infrastructure practices will be constructed to improve water quality.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	\$ 750,000
ARPA Federal Grant	\$ 700,000

Comments:

Project expenditures are estimated at \$150,000 through 2023.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

Floodplain Acquisition

Project Number: 17-0059

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0

Project Description:

Acquire and remove structures that cannot be feasibly protected from flooding by constructing stormwater improvements. Acquisition will be on a voluntary basis from willing sellers. Properties will be converted to floodplain or a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 300,000
State Stormwater Grant	\$ 300,000

Comments:

Past acquisitions have been reported as completed projects. This funding may be used as a match along with grant funding from SEMA through their Hazard Mitigation Grant Programs (HMGP) to acquire flood prone properties and remove them from the floodplain. State grant funding will require City Council approval.

Council Priorities: Public Safety, Quality of Place

Grant Avenue from Norton Road to Woodridge Street Stormwater Improvements

Project Number: 19-0004

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$700,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire real property and real property interest, and construct stormwater improvements along Grant Avenue from Norton Road to Woodridge Street. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

Stormwater Detention Buyout Funds	\$ 150,000
1/4-cent Capital Improvement Sales Tax	\$ 220,000
Level Property Tax	\$ 330,000

Comments:

Project expenditures are estimated at \$151,400 through 2023. This project has been included in the Capital Improvements Program since 2019. This project is partially funded through Level Property Tax, the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, and Stormwater Detention Buyout Funds.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

Green Infrastructure Projects

Project Number: **21-0001**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$29,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 17,000,000

Project Description:

This project includes several green infrastructure improvements and programs to protect water quality by reducing or treating stormwater runoff. Examples of these types of projects include rain gardens, pervious pavement, stream restoration and riparian corridor improvements. These improvements may be implemented as enhancements to other projects and may include cost share agreements with other public and private property owners.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 29,000,000

Comments:

This project has been included in the Capital Improvements Program since 2021. Smaller improvement projects and programs may be funded from the Sewer System annual operating budget. Larger projects and programs may be budgeted as part of the construction budget which will be subject to Council approval. As projects are identified they may be listed separately, or as stand-alone or enhancements to other types of improvement projects.

Council Priorities: Quality of Place, Public Safety

Jefferson/Loren to Grand/Holland Stormwater Improvements - Zone 3

Project Number: **11-0069**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,770,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 835,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 935,000	\$ 0

Project Description:

Design, acquire right-of-way, acquire real property and real property interest, and construct stormwater drainage improvements to address neighborhood flooding and also the replacement of box culverts in poor condition near Roanoke Avenue and Delmar Street. Project could include constructing channels, pipes and inlets, or creation of a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,162,000
ARPA Federal Grant \$ 608,000

Comments:

Project expenditures are estimated at \$45,000 through 2023. For Roanoke and Delmar, the project expenditures are estimated at \$71,000 through 2023. This project has been included in the Capital Improvements Program since 2011. This project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011. Federal funding will require City Council approval.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

Lone Pine Avenue to Catalpa Street Stormwater Improvement

Project Number: **19-0006**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,216,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 616,000	\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire other real property and real property interest, and construct stormwater improvements near Lone Pine Avenue and Catalpa Street. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 482,000
ARPA Federal Grant	\$ 734,000

Comments:

Project expenditures are estimated at \$85,000 through 2023. This project has been in the Capital Improvements program since 2020. Federal funding will require City Council approval.

Council Priorities: Quality of Place

Loren St & Karla Ave to Bennett St & Meadowview Ave Stormwater Improvement

Project Number: **19-0019**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,435,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 235,000	\$ 1,200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire real property and real property interest, and construct stormwater improvements from Loren Street and Karla Avenue to Bennett Street and Meadowview Avenue. The project will reduce flooding to streets and private property in the neighborhood. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 597,000
ARPA Federal Grant	\$ 838,000

Comments:

Project expenditures expected to be \$165,000 through 2023. This project has been included the Capital Improvements Program since 2020. Federal funding will require City Council approval.

Council Priorities: Quality of Place

Stormwater Improvements

Metal Pipe Rehabilitation Project from Bradford Lake to Primrose St

Project Number: **24-0002**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 950,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to rehabilitate or replace the culvert between Bradford Lake and Primrose St. This project was generated when PW staff was contacted by the property owner after a small collapse occurred immediately upstream of the lake. A visual inspection of the underground metal pipe revealed that the invert is severely corroded with complete section loss in some areas.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Public Safety, Quality of Place

Oscar Blom Golf Course Stream Restoration Phase 1

Project Number: **24-0010**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 75,000	\$ 225,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will include design and construction of streambank stabilization and riparian planting improvements for a portion of the stream through the golf course.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 280,000
Watershed Committee \$ 20,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place, Public Safety

Stormwater Improvements

Renew Jordan Creek Box Culvert Segment Phelps to Boonville

Project Number: 18-0002

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,900,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 3,900,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire real property and real property interest, construct stormwater improvements through the parcel at the Southeast corner of Boonville and Phelps to increase capacity and reduce flooding in the downtown area along the Jordan Creek.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 1,800,000
ARPA Federal Grant	\$ 2,100,000

Comments:

Project expenditures are estimated at \$206,000 through 2023. This project is part of a larger project to daylight Jordan Creek through downtown which will improve water quality, spur economic development, and ultimately reduce flooding through this heavily developed area. Design will further determine the extent of the project. This project has been included in the Capital Improvements Program since 2018. Funding for this project will require City Council approval.

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Renew Jordan Creek Phase I From Main to Boonville

Project Number: 18-0043

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$25,872,711

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 10,000,000	\$ 15,872,711	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater and water quality improvements along Jordan Creek from Main Avenue to Boonville Avenue to prevent structural and street flooding, restore floodplains, enhance water quality and spur economic development in the downtown area. Project will include acquisition of parcels at 334 N. Main Avenue, 353 N. Campbell Avenue, and 237 W. Mill Street in addition to acquisition of other right-of-way easements and parcels as necessary for construction of the improvements.

Proposed Funding Sources:

MoDNR Stormwater Grant	\$ 400,000
Level Property Tax	\$ 4,353,000
ARPA Federal Grant	\$ 5,500,000
City Sanitary Sewer System Fund Balance Reserves	\$ 3,000,000
Environmental Protection Agency (EPA) Grant	\$ 300,000
1/4-cent Capital Improvement Sales Tax	\$ 2,860,000
ARPA Federal Grant	\$ 3,749,711
State Revolving Funds (SRF)	\$ 5,710,000

Comments:

Project expenditures are estimated at \$3,000,000 through 2023. This project has been included in the Capital Improvements Program since 2018. Federal Grant Funding, City Sanitary Sewer System Fund Balance Reserves, and Funding to be Identified will require City Council approval.

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Stormwater Improvements

Rockhurst Street - Patterson Avenue to Cedarbrook Avenue

Project Number: 20-0002

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$5,381,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,381,000	\$ 3,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire real property and real property interest, and construct stormwater improvements along Rockhurst Street from Patterson Avenue to the regional detention basin in Glenwood Park along Cedarbrook Avenue. The project will reduce flooding to streets and properties in the neighborhood as well as incorporate green infrastructure and water quality enhancements. This project was generated from citizen flooding complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 1,706,245
City Sanitary Sewer System Fund Balance Reserves	\$ 1,650,000
ARPA Federal Grant	\$ 2,024,755

Comments:

Project expenditures are estimated at \$173,000 through 2023. This project has been included in the Capital Improvements Program since 2020. Federal funds will require city council approval.

Council Priorities: Quality of Place

South Creek Improvements between Sunset Ct and Crestview St.

Project Number: 23-0001

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, and construct stormwater improvements from in the South Kickapoo Estates 3rd Addition Subdivision from Sunset Ct. to Crestview St to replace failing stormwater infrastructure, improve hydraulic capacity to reduce the extents of the FEMA mapped special flood hazard area, and improve water quality. This project was generated from citizen complaints.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 2,500,000
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Comments:

There are no project expenditures through 2023.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

South Dry Sac Streambank Stabilization

Project Number: **24-0012**

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$750,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 750,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will provide streambank stabilization to the South Dry Sac stream in two areas where erosion is threatening existing 42" trunk sewer mains. Riparian stream restoration methods will be utilized to stabilize this stream reach which is in a category of green infrastructure.

Proposed Funding Sources:

Sanitary Sewer System Retained Earnings \$ 750,000

Comments:

Project expenditures are estimated at \$50,000 through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities:

Stormwater Improvements - Miscellaneous Small Projects

Project Number: **98-0004**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 0	\$ 100,000

Project Description:

Construct miscellaneous stormwater drainage improvement projects. This is an annual program and is dependent on the availability of stormwater detention buyout funds. These smaller projects can be designed in-house and constructed by street maintenance staff. Project is contingent upon acquisition of right-of-way.

Proposed Funding Sources:

Stormwater Detention Buyout Funds \$ 600,000

Comments:

Past projects have been reported separately as an accomplishment. This project has been included in the Capital Improvements Program since 1998.

Council Priorities:

Stormwater Improvements along Kimbrough Ave. and Harrison St. between Cherry a

Project Number: **24-0007**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 950,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to reduce flooding to the property at 609 E. Cherry St. and to the intersection of Kimbrough Ave. and Cherry St. This project was generated from service requests for flooding from staff at Missouri State University.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 3,000,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Economic Vitality, Quality of Place

Stormwater Improvements

Stormwater Improvements along Nichols St. from Park Ave. to Wabash Ave

Project Number: **24-0004**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 600,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to construct stormwater improvements to reduce flooding to properties east of Wabash Ave. between Nichols St. and Scott St.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 2,600,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements along Pratt Ave., Swallow St., and Cardinal St.

Project Number: **24-0005**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 500,000	\$ 500,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to construct stormwater improvements to reduce flooding to properties along Pratt Ave., Swallow St., and Cardinal St.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,500,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place, Public Safety

Stormwater Improvements along Tampa St. between Main and Campbell

Project Number: **24-0001**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 950,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, and construct stormwater improvements to reduce flooding to Tampa Street and the property at 444 W. Tampa St. This property was generated by repeated flooding and damage to 444 W. Tampa St.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,000,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

Stormwater Improvements along Yates Ave. from Blaine to Atlantic

Project Number: **24-0008**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 600,000	\$ 1,000,000	\$ 1,000,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to construct stormwater improvements to reduce flooding to properties along Yates Ave. between Blaine St. and Atlantic St. This project was generated from citizen service requests for flooding.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 2,600,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place

Stormwater Improvements in Woodbine Subdivision between Seminole and Lindberg

Project Number: **24-0009**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 500,000	\$ 500,000	\$ 500,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to construct stormwater improvements to reduce flooding to properties west of Kansas Ave. along Seminole St., Whiteside St., and Lindberg St. This project was generated from citizen service requests for flooding.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,500,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place

Stormwater Improvements near Stewart Ave. and Smith St.

Project Number: **24-0006**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 600,000	\$ 1,500,000	\$ 1,500,000	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, to repair or replace the culvert and walls along Grandview Branch near the intersection of Stewart Ave. and Smith St. The concrete masonry unit (CMU) wall failed in early 2023 with approx. 20 linear feet of wall collapsing into the channel. City Bridge and Waterway crews constructed temporary repairs. This project was generated by the need to fix deteriorating infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 3,600,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place

Stormwater Improvements

Stormwater System Condition Assessment and Replacement

Project Number: 18-0038

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Inspect and assess the condition of the City's underground stormwater system to identify critical infrastructure in need of replacement. Project will establish an inventory of the City's underground storm sewer system with a condition rating for future planning of the construction of storm sewer replacement and improvement projects.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 100,000

Comments:

Project expenditures are estimated at \$420,000 through 2023. This project has been included in the Capital Improvements Program since 2018. This Condition Assessment project is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011. Funding for future storm sewer improvement projects identified and determined from this Condition Assessment will require City Council approval of a future funding source.

Council Priorities: Public Safety

Westport Branch Green Infrastructure and Stormwater Improvements

Project Number: 24-0003

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$1,650,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 150,000	\$ 1,450,000	\$ 50,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, other real property, and property interest, and construct green infrastructure and stormwater improvements to provide water quality treatment and reduce flooding to properties along an unnamed tributary to Westport Branch between Phelps St. and Chestnut St. The flood control portion of this project was generated from service requests from the property located at 2621 W. Phelps St. for flooding.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 300,000
City Sanitary Sewer System Fund Balance Reserves \$ 950,000
Environmental Protection Agency (EPA) Grant \$ 400,000

Comments:

Project expenditures are estimated at \$50,000 through 2023. This project is a new addition to the Capital Improvements Program. The proposed EPA federal funding will require City Council approval.

Council Priorities: Public Safety, Quality of Place

Stormwater Improvements

Willard Road Stormwater Improvements near Springfield/Branson Regional Airport

Project Number: 20-0024

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$320,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 320,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, acquire other real property and property interest, and construct stormwater improvements along Willard Road between Ritter Road and General Aviation Avenue as well as on airport property. The project will reduce flooding to streets and airport property.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 320,000

Comments:

Project expenditures are estimated at \$3,000 through 2023. This project has been included in the Capital Improvements Program since 2020. Funding will require City Council approval.

Council Priorities: Economic Vitality, Quality of Place

Zoo Visitor Parking Lot Green Infrastructure

Project Number: 24-0011

Department: Environmental Services

Total Project Cost Including Past and Future Spending Plan: \$70,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 70,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct green infrastructure improvements, including rain gardens and native plantings, in the Zoo visitor parking lot for water quality improvement.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves \$ 50,000
Watershed Committee \$ 20,000

Comments:

Project expenditures are estimated at \$20,000 through 2023. This project is a new addition to the Capital Improvements Program.

Council Priorities: Quality of Place



STREET Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. Street improvements represents a collection of projects and programs that have been identified by City Staff through a variety of assessment methods and studies that focus on facility need, safety, connectivity, traffic congestion, condition and requests from citizens. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs administered over the course of the program cycle. Street improvements routinely include a variety of infrastructure improvements that receive funding from targeted revenue streams, special taxing districts and funding support from partnering agencies, including the county, the state, federal governments and developers. Many of the projects include the integration of other improvements critical to comprehensively improving the system, such as stormwater, sidewalks, trail connections, and utility relocation/improvement.



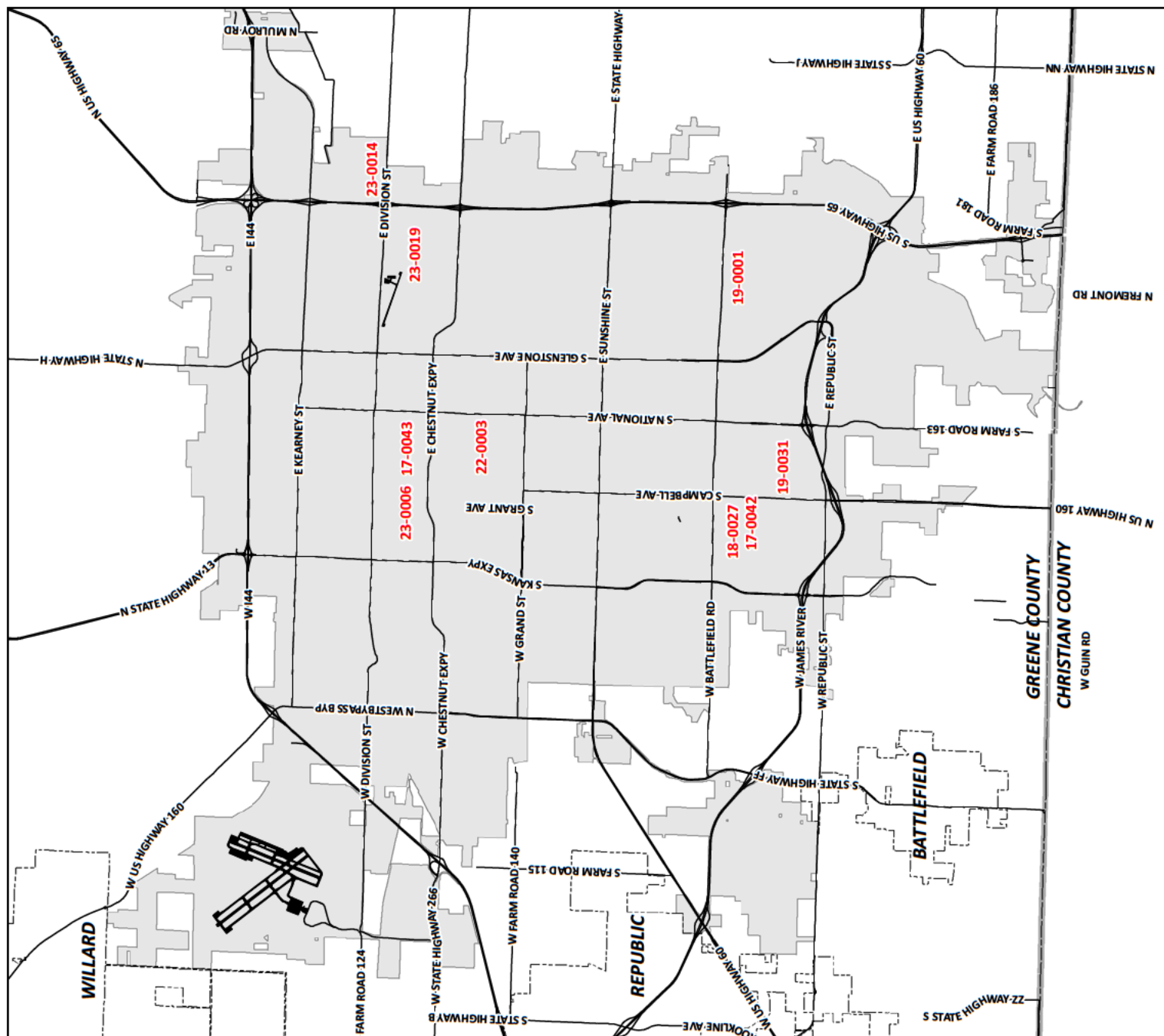
Street Improvements (Map 1 of 3)

- | | |
|-----------|---|
| * 19-0041 | 2019-2024 Public/Private Shared Cost and Economic Development |
| * 19-0029 | 2019-2024 Street Stabilization and Major Repaving |
| * 20-0005 | 2021-2025 Bridge Repair and Replacement |
| * 20-0004 | 2021-2025 Major Street Resurfacing and Rehabilitation Program |
| * 24-0030 | 2024 Federal Pavement Resurfacing Project |
| | Economic Development |
| * 18-0022 | 2024-2028 1/4-cent Capital Improvement Sales Tax Program |
| * 20-0015 | 2025-2029 1/8-cent Transportation Sales Tax Program |
| 19-0001 | Battlefield and Lone Pine Intersection Improvements |
| 17-0042 | Campbell & Walnut Lawn Intersection Improvements - Design & Partial ROW |
| 18-0027 | Campbell and Walnut Lawn Intersection Improvements - Construction |
| 19-0031 | Campbell Avenue from Republic to Westview-Design and Partial Right-of-Way |
| 17-0043 | Central Street Phase 2 - Grant to Clay - Design and Partial Right-of-Way |
| 22-0003 | Cherry Street Safety Improvements- Weller Avenue to Kentwood Avenue |
| 23-0006 | Clifton Avenue from Kearney to High Street |
| 23-0019 | Division/Pythian Railroad Crossing Elimination Concept Design |
| 23-0014 | Eastgate Extension - Division to LeCompte |

* Denotes City-Wide Program - Not Labeled on Map



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Capital Improvements Program

2024 - 2029

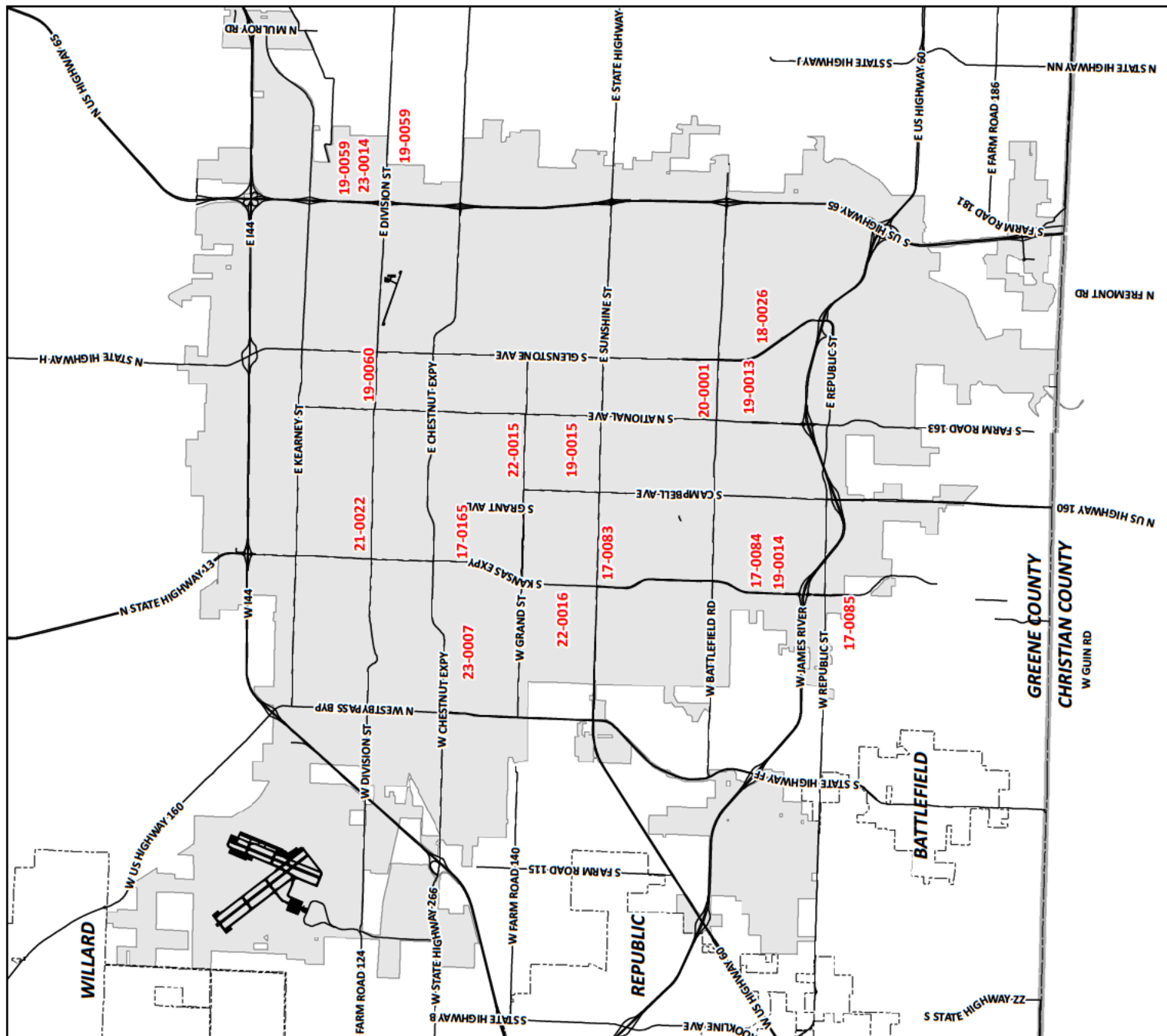
Street Improvements (Map 2 of 3)

- 23-0014 Eastgate Extension - Division to LeCompte
- * 19-0013 Fremont Avenue from Erie Street to Independence Street
- 18-0026 Galloway Street - Luster to Lone Pine - Construction
- 22-0015 Grand Street Improvements Near Pedestrian Underpass
- 21-0022 Grant Avenue Bridge Rehabilitation
- 23-0007 Hilton Avenue from Mt. Vernon Street to Walnut Street
- 19-0014 Kansas Avenue between Maplewood Street and Walnut Lawn Street
- 17-0083 Kansas Expressway and Sunset Street Intersection Improvements
- 17-0084 Kansas Expressway and Walnut Lawn Intersection Improvements
- 17-0085 Kansas Expressway Extension - Republic Road to Farm Road 190
- 22-0016 Kansas Expressway Improvements from Bennett Street to South of Sunshine Street
- 19-0059 LeCompte Road Improvements
- 17-0165 Main Avenue Bridge over Jordan Creek
- 20-0001 National Avenue - Battlefield to Walnut Lawn
- 19-0060 National Avenue and Division Street Intersection Improvements
- 19-0015 National Avenue and Sunset Street Intersection Improvements

* Denotes City-Wide Program - Not Labeled on Map



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2024 - 2029

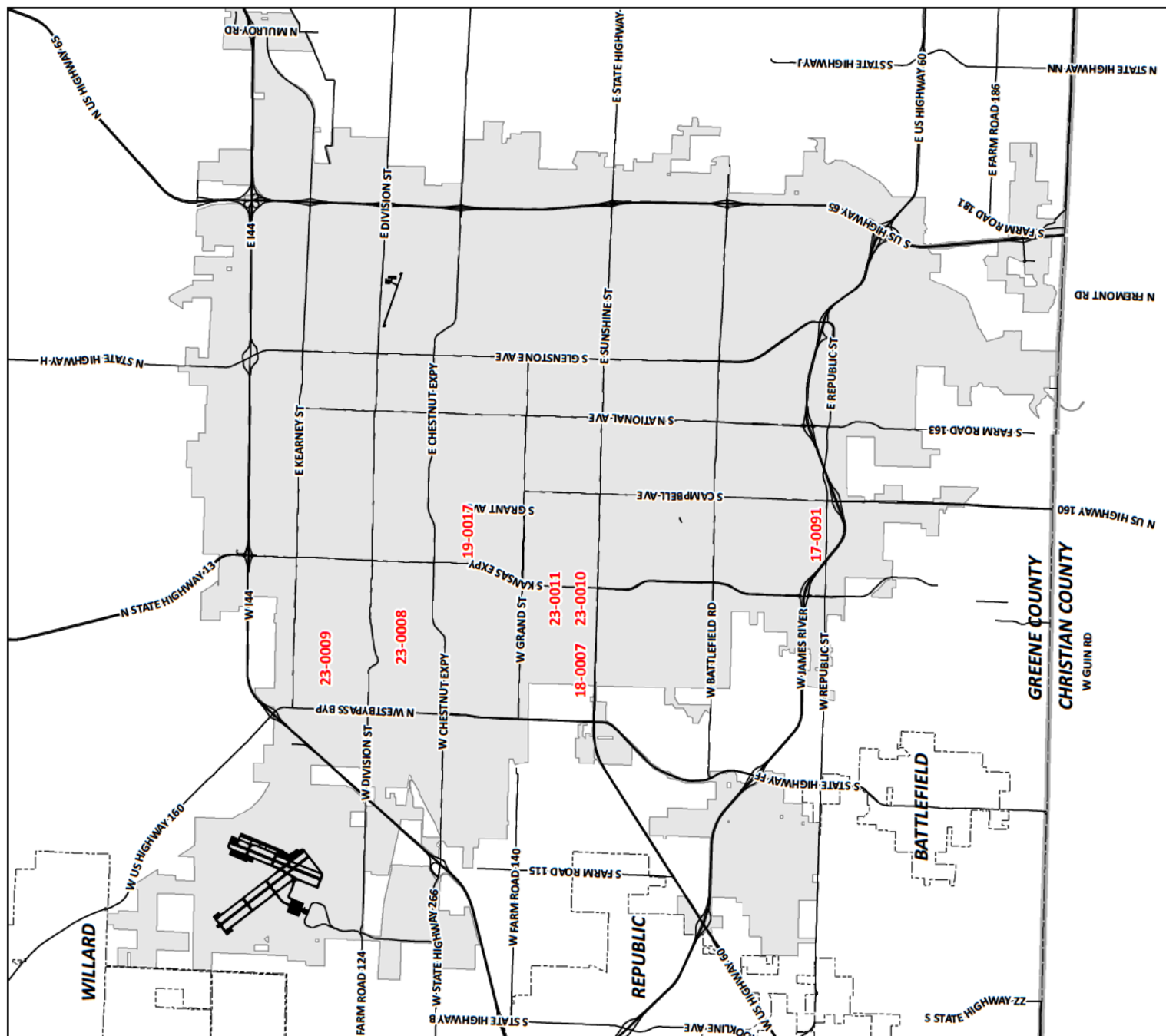
Street Improvements (Map 3 of 3)

223-0008	Nichols Street from Dickerson Avenue to Hutchinson Avenue
223-0009	Pacific Street from Colgate Avenue to Golden Avenue
17-0091	Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase
18-0007	Scenic Avenue Bridge over Wilson Creek
223-0010	Scenic Avenue from Catalpa Street to Sunshine Street
223-0011	Scenic Avenue from Olive Street to Catalpa Street
19-0017	Walnut Street Bridge over Jordan Creek

* Denotes City-Wide Program - Not Labeled on Map



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Street Improvements

2019-2024 Public/Private Shared Cost and Economic Development

Project Number: 19-0041

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$74,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 74,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 37,000
Cost shared by Private Sector/ Intergovernmental	\$ 37,000

Comments:

There are no project expenditures through 2023. The Grant Avenue Connect Parkway project is funded from this program and reported separately. Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/4-cent Capital Improvement program and has been included in the Capital Improvements Program since 2000. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvements Sales Tax projects and programs beyond 2024.

Council Priorities: Economic Vitality

2019-2024 Street Stabilization and Major Repaving

Project Number: 19-0029

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$15,800,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,550,000	\$ 2,150,000	\$ 2,200,000	\$ 2,250,000	\$ 2,300,000	\$ 2,350,000	\$ 0

Project Description:

Stabilize or upgrade structurally deficient local streets. Project also includes high priority resurfacing on the major thoroughfare system to protect and preserve significant transportation assets such as portions of Battlefield Road, Sunshine Street and National Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 1,450,000
Greene County Road & Bridge Tax	\$ 13,356,000
Federal STBG Grant - City	\$ 994,000

Comments:

Project expenditures are estimated at \$17,165,000 through 2023. This project includes the traditional Capital Improvements Project to pave residential streets that has been part of the 1/4-cent Capital Improvement Sales Tax program since 1989. A Street Stabilization project has been included in the Capital Improvements Program since 1994. Federal STBG Grant funding and 1/4-cent Capital Improvement Sales Tax funding will require City Council approval beyond 2024.

Council Priorities: Fiscal Sustainability

Street Improvements

2021-2025 Bridge Repair and Replacement

Project Number: 20-0005

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$320,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 160,000	\$ 160,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. Some bridges may have become structurally deficient. This program will enhance the safety of the traveling public by improving and increasing the load bearing capacity on these routes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 320,000

Comments:

Project expenditures are estimated at \$20,000 through 2023. The Grant Avenue Bridge Rehabilitation project is funded from this program and reported separately. This program has been included in the Capital Improvements Program since 2013. Funding beyond this program will require City Council approval of 1/8-cent Transportation Sales Tax projects and programs beyond 2025.

Council Priorities: Fiscal Sustainability

2021-2025 Major Street Resurfacing and Rehabilitation Program

Project Number: 20-0004

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,575,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,287,500	\$ 1,287,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This is a continuing program to stabilize or upgrade local streets, resurface the major thoroughfare system or upgrade residential streets to collector standards with stormwater control, lighting, and sidewalk improvements as necessary.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 2,575,000

Comments:

Project expenditures are estimated at \$2,625,000 through 2023. This program has been included in the Capital Improvements Program since 2020. Funding beyond this program will require City Council approval of 1/8-cent Transportation Sales Tax projects and programs beyond 2025.

Council Priorities: Fiscal Sustainability

Street Improvements

2024 Federal Pavement Resurfacing Project

Project Number: 24-0030

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$4,300,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Resurfacing of approximately 400,000 SY of roadway

Proposed Funding Sources:

Federal STBG Grant - City	\$ 3,440,000
1/8-cent Transportation Sales Tax	\$ 860,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvement Program. This project is funded through the 1/8-cent Transportation Sales Tax, and Federal STBG.

Council Priorities: Fiscal Sustainability

2024-2028 1/4-cent Capital Improvement Sales Tax Program

Project Number: 18-0022

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$63,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 15,625,000	\$ 15,625,000	\$ 15,625,000	\$ 15,625,000	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, and construct various improvements at locations to be determined. Proposed projects are to be determined. Proposed continuing programs may include: Sidewalk Reconstruction, School Sidewalks, Traffic Calming, Street Stabilization, Metro Signs and Markings, Reforestation, Stormwater Permit Compliance and Flood Control, Street Concept Design, Center City Development and Shared Cost/Economic Development. Funds from this proposed capital improvement sales tax program could be leveraged through continued partnership with MoDOT and/or Greene County as well as federal grants and other third-party cost share public-private investments.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 63,000,000
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Comments:

There are no project expenditures through 2023. This future program requires City Council approval of the projects and programs to be funded. This would be the second phase within the 20-year tax cycle approved by voters and does not include possible investments from MoDOT, Greene County, grants or other funding sources that may be leveraged with the sales tax funds. This program would be a continuation of the 1/4-cent Capital Improvement Sales Tax first approved by voters in 1989 and subsequently every three years since then through 2019. In 2019 the 1/4-cent Capital Improvement Sales Tax was renewed for a 20-year period.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Street Improvements

2025-2029 1/8-cent Transportation Sales Tax Program

Project Number: 20-0015

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$32,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 2,000,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 7,500,000	\$ 0

Project Description:

Design, acquire right-of-way, and construct various transportation improvements. Proposed projects are to be determined. Proposed continuing programs may include: Traffic Flow and Safety, Walkability including sidewalks, bike routes, transit, and rail crossings, Bridge Repair/Replacement, Major Streets Resurfacing and Rehabilitation, and Shared Funding Transportation Improvements related to economic development and quality of life enhancements. Funds from this proposed transportation sales tax program could be leveraged through continued partnership with MoDOT and/or Greene County as well as federal grants and other third-party cost share public-private investments.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 32,000,000

Comments:

There are no project expenditures through 2023. This future program requires City Council approval of the projects and programs to be funded. This would be the second 4-year phase of the 20-year tax cycle approved by voters and does not include possible investments from MoDOT, Greene County, grants or other funding sources that may be leveraged with the sales tax funds. This program would be a continuation of the 1/8 Cent Transportation Sales Tax first approved by voters in 1996 and every four years since then through 2021. In 2021 the 1/8-cent Transportation Sales Tax was renewed for a 20-year period.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Battlefield and Lone Pine Intersection Improvements

Project Number: 19-0001

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$130,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 130,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements or real property and construct improvements to the intersection of Battlefield Road and Lone Pine Avenue. This project includes new signal equipment, turn lane improvements, and Americans with Disabilities Act (ADA) upgrades.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 130,000

Comments:

Project expenditures are estimated at \$780,000 through 2023. This project has been included in the Capital Improvements Program since 2019.

Council Priorities: Public Safety, Economic Vitality

Street Improvements

Campbell & Walnut Lawn Intersection Improvements - Design & Partial Right-of-Way

Project Number: 17-0042

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$950,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 950,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and acquire right-of-way, easements or real property for improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 950,000

Comments:

Project expenditures are estimated at \$250,000 through 2023. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Economic Vitality, Public Safety

Campbell and Walnut Lawn Intersection Improvements - Construction

Project Number: 18-0027

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$5,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 4,900,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construction of improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 5,000,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2018. City Council approval may be required for the funding source to be identified.

Council Priorities: Economic Vitality, Public Safety

Campbell Avenue from Republic to Westview - Design and Partial Right-of-Way

Project Number: 19-0031

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$275,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 275,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and acquire right-of-way, easements or real property for improvements on Campbell Avenue between Republic Road and Westview Street. This project includes adding a third southbound lane to Campbell Avenue including access management.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 275,000

Comments:

Project expenditures are estimated at \$125,000 through 2023. This project has been included in the Capital Improvements Program since 2019.

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Street Improvements

Central Street Phase 2 - Grant to Clay - Design and Partial Right-of-Way

Project Number: 17-0043

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$335,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 100,000	\$ 235,000	\$ 0

Project Description:

Design and acquire right-of-way, easements or real property for improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 335,000

Comments:

Project expenditures are estimated at \$265,000 through 2023. This project had been included in the Capital Improvements Program since 2017. Construction from Grant to Clay will require City Council approval of a future funding source such as the 1/4-cent Capital Improvement Sales Tax or the 1/8-cent Transportation Sales Tax.

Council Priorities: Public Safety, Quality of Place

Cherry Street Safety Improvements- Weller Avenue to Kentwood Avenue

Project Number: 22-0003

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$542,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 42,000

Project Description:

Replace the railroad crossing at Cherry Street and Weller Avenue. Reconstruction of the intersection will add pedestrian crossing to the intersection and sidewalk along the south side of Cherry Street between Weller Avenue and Kentwood. Cherry Street will be lowered by approximately 18 inches west of Delaware Avenue to improve sight distance. The project will also incorporate stormwater improvements to Cherry Street at Fairview to address an existing sinkhole south of Fairview.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 42,500

Federal Grant Funding \$ 500,000

Comments:

Project expenditures are estimated at \$7,500 through 2022. This project has been included in the Capital Improvements Program since 2022.

Council Priorities:

Street Improvements

Clifton Avenue from Kearney Street to High Street

Project Number: 23-0006

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$290,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 164,000	\$ 126,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Clifton Avenue between Kearney Street and High Street. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 52,250
1/8-cent Transportation Sales Tax	\$ 50,250
ARPA Federal Grant	\$ 187,500

Comments:

Project expenditures are estimateed at \$2,000 through 2023. This project has been included in the Capital Improvements Program since 2023. Federal funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Division/Pythian Railroad Crossing Elimination Concept Design

Project Number: 23-0019

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 600,000

Project Description:

This project will include an 80/10/10 cost share with Missouri Highways and Transportation Commission (MHTC), BNSF Railway Company (BNSF), and the City to do the planning, environmental review, and preliminary engineering of the grade separation of Division Street and BNSF Railway, and street closure of Pythian Street at BNSF Railway. The preliminary engineering will be used to apply for a Railroad Crossing Elimination Grant administrated by the Federal Railroad Administration.

The City performed a Railroad Reconfiguration and Grade Separation Study in 2006. The study recommended a grade separation at Division Street and closing the existing grade crossing at Pythian Street. The concept design of a Division Street overpass and the Pythian Street closure at the existing BNSF Railroad crossing will generate the final design of future projects.

Proposed Funding Sources:

Missouri Department of Transportation (MoDOT)	\$ 800,000
Burlington Northern Santa Fe Railway	\$ 100,000
1/4-cent Capital Improvement Sales Tax	\$ 100,000
1/8-cent Transportation Sales Tax	\$ 100,000

Comments:

There are no project expenses through 2022. This project is a new addition to the Capital Improvements Program. Funding of conceptual design will require City Council approval of cost share agreements with MHTC and BNSF. Funding beyond conceptual design will also require City Council approval of a 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales Tax.

Council Priorities: Public Safety

Street Improvements

Eastgate Extension – Division to LeCompte

Project Number: 23-0014

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$6,852,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,852,000	\$ 5,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct an extension of Eastgate Avenue from Division Street north connecting to LeCompte Road at the southern entrance of Springfield Underground. The new roadway is expected to be a three-lane section with curb and gutter and sidewalks. It would include improvements at the intersection of Eastgate and Division as well as the extension of gas, water, and sanitary sewer. A 10' Multi-use path (trail) will be constructed in concert with the LeCompte Road Improvements, through a partnership with Ozark Greenways and OTO.

Proposed Funding Sources:

Missouri Department of Transportation (MoDOT)	\$ 3,480,858
1/8-cent Transportation Sales Tax	\$ 925,000
Private Developer	\$ 2,446,142

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2023. Funding will require City Council approval and could include federal funds, inter-governmental funds, cost share with private sector, and city funding. The multi-use path (trail) portion of this project was included in the CIP in 2023 as a component of the LeCompte Road Widening and Trail Improvement Project.

Council Priorities: Economic Vitality, Fiscal Sustainability, Quality of Place

Fremont Avenue from Erie Street to Independence Street

Project Number: 19-0013

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$7,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 670,000	\$ 1,000,000	\$ 5,530,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements and real property, and construct improvements to Fremont Avenue between Erie Street and Independence Street. This project will include street widening with curb and gutter, integrated sidewalks / multi-use side path, and stormwater improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 7,200,000
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Comments:

Project expenditures are estimated at \$50,000 through 2023. This project has been included in the Capital Improvements Program since 2019. Full funding of this project will require City Council approval.

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Street Improvements

Galloway Street - Luster to Lone Pine - Construction

Project Number: 18-0026

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$7,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 6,000,000	\$ 1,600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 6,100,000
Missouri Department of Transportation (MoDOT)	\$ 1,500,000

Comments:

Project expenditures are estimated at \$500,000 through 2023. This project has been included in the Capital Improvements Program since 2018.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Grand Street Improvements Near Pedestrian Underpass

Project Number: 22-0015

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 400,000	\$ 1,600,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Grand Street near the proposed improvements to Missouri State University's pedestrian underpass. These improvements could include sidewalks, a multi-use path, quality of place enhancements, and new turn lanes.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 400,000
Federal STBG Grant - City	\$ 1,600,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2022. Federal STBG funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax funding may require City Council approval.

Council Priorities: Public Safety, Quality of Place

Street Improvements

Grant Avenue Bridge Rehabilitation

Project Number: **21-0022**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 600,000	\$ 600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and rehabilitation improvements of the Grant Avenue bridge driving surface as well as the bridge joints. Work will include the removing of a thin layer of driving surface and the installation of a new modified concrete surface. This program will enhance the safety of the traveling public by improving the structural integrity of this bridge.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 600,000
Greene County Road & Bridge Tax	\$ 600,000

Comments:

Project expenditures are estimated at \$10,000 through 2023. This project has been included in the Capital Improvements Program since 2021.

Council Priorities: Public Safety

Hilton Avenue from Mt. Vernon Street to Walnut Street

Project Number: **23-0007**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,253,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 576,500	\$ 576,500	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Hilton Avenue between Mt. Vernon Street and Walnut Street. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 207,300
1/8-cent Transportation Sales Tax	\$ 207,300
ARPA Federal Grant	\$ 838,400

Comments:

Project expenditures are estimated at \$50,000 through 2023. This project has been included in the Capital Improvements Program since 2023. Federal funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Street Improvements

Kansas Avenue between Maplewood Street and Walnut Lawn Street

Project Number: 19-0014

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$7,850,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 2,350,000	\$ 5,000,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements or real property and construct improvements on Kansas Avenue between Maplewood Street and Walnut Lawn Street. This project includes widening Kansas Avenue with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 7,850,000

Comments:

Project expenditures are estimated at \$400,000 through 2023. This project has been included in the Capital Improvements Program since 2019. Full funding of this project will require City Council approval of a future funding source.

Council Priorities: Public Safety, Quality of Place

Kansas Expressway and Sunset Street Intersection Improvements

Project Number: 17-0083

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,417,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,417,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Sunset Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and moving signal equipment.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 40,000
Missouri Department of Transportation (MoDOT) \$ 1,217,000
Federal STBG Grant - City \$ 160,000

Comments:

Project expenditures are estimated at \$1,365,000 through 2023. This project had been included in the Capital Improvements Program since 2017.

Council Priorities: Public Safety, Fiscal Sustainability

Street Improvements

Kansas Expressway and Walnut Lawn Intersection Improvements

Project Number: 17-0084

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,693,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,693,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Walnut Lawn Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and replacing the signal equipment.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 58,000
Missouri Department of Transportation (MoDOT)	\$ 1,405,000
Federal STBG Grant - City	\$ 230,000

Comments:

Project expenditures are estimated at \$1,764,000 through 2023. This project had been included in the Capital Improvements Program since 2017.

Council Priorities: Public Safety, Fiscal Sustainability

Kansas Expressway Extension - Republic Road to Farm Road 190

Project Number: 17-0085

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$21,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 7,000,000	\$ 6,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 8,000,000

Project Description:

Design, acquire right-of-way and construct the extension of Kansas Expressway from Republic Road to Farm Road 190 in Greene County.

Proposed Funding Sources:

Greene County	\$ 13,000,000
1/8-cent Transportation Sales Tax	\$ 500,000

Comments:

Project expenditures are estimated at \$23,000,000 through 2023. Greene County will manage the joint project with the City contributing Federal STBG grant funding. City participation will only be in the first phase of the project, which ends at Farm Road 182. This project has been included in the Capital Improvements Program since 2017.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety

Street Improvements

Kansas Expressway Improvements from Bennett Street to South of Sunshine Street

Project Number: 22-0016

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$6,780,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,000,000	\$ 3,780,000	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct capacity improvements to Kansas Expressway from Bennett Street to a point south of Sunshine Street

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 600,000
Missouri Department of Transportation (MoDOT)	\$ 3,000,000
Federal STBG Grant - City	\$ 3,180,000

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2022. Federal STBG funding will require City Council approval and the 1/8-cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Public Safety, Economic Vitality, Fiscal Sustainability

LeCompte Road Widening and Trail Improvements

Project Number: 19-0059

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$4,633,275

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,146,759	\$ 1,743,258	\$ 1,743,258	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will include a cost share with Springfield Underground to widen approximately 2,000 feet of LeCompte Road to a 3-lane section from the Springfield Underground's entrance to Division Street. This project will include turn lane improvements at LeCompte Road and Division Street and a 10' multi-use path (trail) along LeCompte Road, from the BNSF railroad crossing to the newly constructed Eastgate Avenue.

Proposed Funding Sources:

EDA Grant	\$ 1,500,000
1/8-cent Transportation Sales Tax	\$ 1,628,811
Private Developer Agreements	\$ 1,256,010
Federal Grant Funding	\$ 248,453

Comments:

There are no project expenditures through 2023. This project has been included in the Capital Improvements Program since 2019, and was expanded in 2023 to include trail (sidepath) improvements. Capital expenditures for the trail improvements adjacent to Eastgate Avenue are included in the project estimates for the LeCompte Road Improvement Project.

Council Priorities: Economic Vitality, Fiscal Sustainability, Quality of Place, Public Safety

Street Improvements

Main Avenue Bridge over Jordan Creek

Project Number: 17-0165

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$7,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 5,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements and real property, and construct improvements to the Main Avenue bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 1,500,000
Federal STBG Grant - City	\$ 6,000,000

Comments:

Project expenditures are estimated at \$250,000 through 2023. This project had been included in the Capital Improvements Program since 2017. Full funding will require City Council approval of the funding source to be identified.

Council Priorities: Fiscal Sustainability, Quality of Place, Public Safety

National Avenue - Battlefield to Walnut Lawn

Project Number: 20-0001

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,790,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 1,590,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements or real property, and construct improvements for a third southbound lane on National Avenue between Battlefield Road and Walnut Lawn Street. The project also includes signal upgrades at the intersection of National Avenue and Montclair Street and at National Avenue and Walnut Lawn Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 1,790,000
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Comments:

Project expenditures are estimated at \$110,000 through 2023. This project has been in the Capital Improvements Program since 2020.

Council Priorities: Economic Vitality, Public Safety

Street Improvements

National Avenue and Division Street Intersection Improvements

Project Number: 19-0060

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,394,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,394,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project will be a collaborative partnership with BNSF Railroad, MoDOT, and the City of Springfield to make improvements to the railroad signal equipment and the vehicular traffic signal at the intersection of National Avenue and Division Street. City improvements to the intersection include the removal of the truss signal infrastructure and replacement with traditional traffic signal poles and arms, as well as implementation of a battery backup system, improved signal equipment, geometric and American with Disabilities Act (ADA) improvements, and new bike lanes on Division Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 625,000
City Sanitary Sewer System Fund Balance Reserves	\$ 19,000
Missouri Department of Transportation (MoDOT)	\$ 750,000

Comments:

Project expenditures are estimated at \$275,500 through 2023. This project has been included in the Capital Improvements Program since 2019.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety

National Avenue and Sunset Street Intersection Improvements

Project Number: 19-0015

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$700,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 700,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to the intersection of National Avenue and Sunset Street. This project will include new signal equipment, turn lane improvements, and American with Disabilities Act (ADA) upgrades.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 700,000
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Comments:

Project expenditures are estimated at \$150,000 through 2023. This project has been included in the Capital Improvements Program since 2019.

Council Priorities: Public Safety, Quality of Place

Street Improvements

Nichols Street from Dickerson Avenue to Hutchinson Avenue

Project Number: 23-0008

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$309,400

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 169,700	\$ 139,700	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Nichols Street between Dickerson Avenue and Hutchinson Avenue. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 54,500
1/8-cent Transportation Sales Tax	\$ 49,500
ARPA Federal Grant	\$ 205,400

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program. Federal funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Pacific Street from Colgate Avenue to Golden Avenue

Project Number: 23-0009

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,015,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 190,000	\$ 412,500	\$ 412,500	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Pacific Street between Colgate Avenue and Golden Avenue. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 185,000
1/8-cent Transportation Sales Tax	\$ 225,000
ARPA Federal Grant	\$ 605,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program. Federal funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Street Improvements

Republic Road and Campbell Intersection & Republic Road Fairview Ave to Chase

Project Number: 17-0091

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,430,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,430,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Republic Road between Fairview Avenue and the driveway to Chase. Project will include widening Republic Road to five lanes with bicycle lanes and sidewalks. The intersection of Republic Road and Campbell Avenue will also be improved with additional lanes and pedestrian facilities through the intersection.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 196,000
Missouri Department of Transportation (MoDOT)	\$ 1,418,000
Federal STBG Grant - City	\$ 816,000

Comments:

Project expenditures are estimated at \$800,000 through 2022. This project had been included in the Capital Improvements Program since 2017.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety

Scenic Avenue Bridge over Wilson Creek

Project Number: 18-0007

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 50,000	\$ 2,550,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, and construct improvements to the Scenic Avenue Bridge over Wilson Creek. This project will include connections to the Wilson's Creek Greenway Trail and Scenic Avenue sidewalks.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 1,560,000
1/8-cent Transportation Sales Tax	\$ 1,040,000

Comments:

Project expenditures are estimated at \$210,000 through 2023. This project has been included in the Capital Improvements Program since 2018. The 1/8 cent Transportation Sales Tax funding may require City Council approval.

Council Priorities: Public Safety, Quality of Place

Street Improvements

Scenic Avenue from Catalpa Street to Sunshine Street

Project Number: 23-0010

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$4,065,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 600,000	\$ 1,732,500	\$ 1,732,500	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Scenic Avenue between Catalpa Street and Sunshine Street. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 931,718
1/8-cent Transportation Sales Tax	\$ 954,718
ARPA Federal Grant	\$ 2,178,564

Comments:

Project expenditures are estimated at \$25,000 through 2023. This project has been included in the Capital Improvements Program since 2023. Funding for this project will require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Scenic Avenue from Olive Street to Catalpa Street

Project Number: 23-0011

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,275,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 415,000	\$ 1,430,000	\$ 1,430,000	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to Scenic Avenue between Olive Street and Catalpa Street. These improvements could include sidewalk, a multi-use path, and stormwater drainage improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 529,000
1/8-cent Transportation Sales Tax	\$ 552,000
ARPA Federal Grant	\$ 2,194,000

Comments:

Project expenditures are estimated at \$25,000 through 2023. This project has been included in the Capital Improvements Program since 2023. Federal funding will require City Council approval and the 1/4-cent Capital Improvement Sales Tax and 1/8-cent Transportation Sales tax funding may require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Street Improvements

Walnut Street Bridge over Jordan Creek

Project Number: **19-0017**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,785,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,200,000	\$ 1,585,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct improvements to the Walnut Street Bridge over Jordan Creek.

Proposed Funding Sources:

Federal STBG Grant - City	\$ 240,000
1/4-cent Capital Improvement Sales Tax	\$ 625,000
Federal FHWA Grant administered by MoDOT	\$ 1,920,000

Comments:

Project expenditures are estimated at \$575,000 through 2023. This project has been included in the Capital Improvements Program since 2019. Federal STBG Grant funding will require City Council approval.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place



TARGETED INFRASTRUCTURE

Improvements

2024 Capital Improvements Program

Projects included in this category of the Capital Improvements Program are primarily focused on making targeted improvements to computer management, information, and implementation systems, in addition to industrial parks, community improvement districts, and neighborhoods. Improvements are identified by a variety of community partnership organizations, special tax financing districts, neighborhoods, as well as City Council. Projects include basic infrastructure improvements to neighborhood parks, streets, sidewalks and stormwater facilities, in addition to full range of industrial park and streetscape improvements. This category would also include upgrades and special purchases for computer software, as well as city facilities identified through a variety of city-administered programs and comprehensive planning activities. Funding for these projects come from a variety of sources and often involve a combination of resources from city taxes, state and federal grants, special tax districts, and private partnerships.



Capital Improvements Program

2024 - 2029

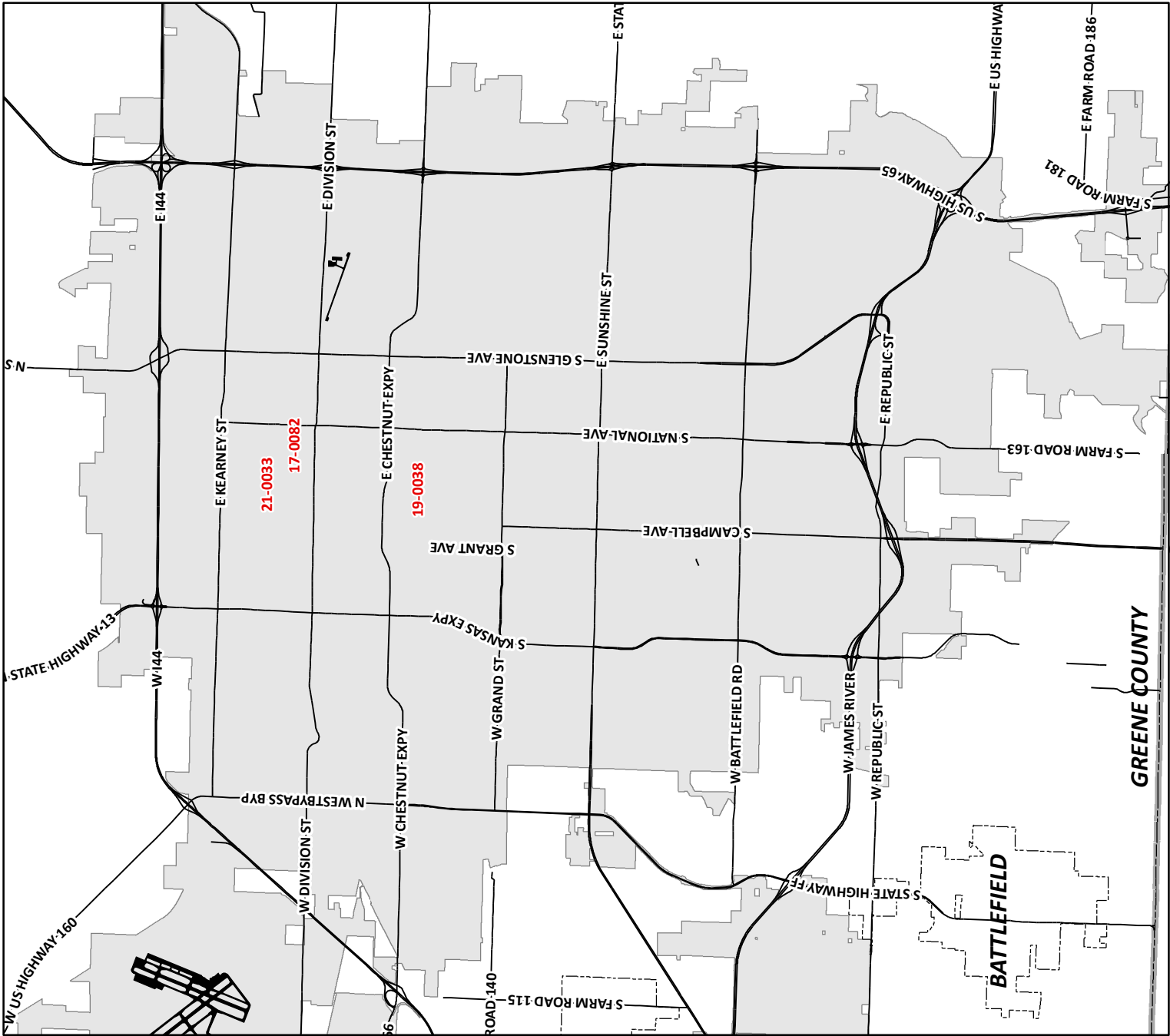
Targeted Infrastructure Improvements

- * 19-0045 2019-2024 Minor Neighborhood Improvements
- * 19-0043 2019-2024 Neighborhood Initiative Program
- 21-0033 Commercial Street Public Improvements
- * 19-0023 Grant Avenue Connect Parkway
- 17-0082 Jefferson Avenue Footbridge
- 19-0038 Jordan Valley Redevelopment - The Commons
- * 00-0016 Partnership Industrial Center West Development

* Denotes City-Wide Program - Not Labeled on Map



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Targeted Infrastructure Improvements

2019-2024 Minor Neighborhood Improvements

Project Number: 19-0045

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 249,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 750,500

Project Description:

Construct and fund minor neighborhood infrastructure or public safety capital improvements in each Council zone, through the approved pothole funding process. Targeted expenditures and projects are identified and recommended by City Councilmembers through routine neighborhood planning processes or through neighborhood input received during the review and approval process for rezoning and subdivision applications. Examples include street improvements, sidewalks, drainage, or other projects and programs that aim to improve neighborhoods.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,000,000

Comments:

Project expenditures are estimated at \$500,500 through 2023. The Minor Neighborhood Improvements program has been included in the Capital Improvements Program since 1996. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvements Sales Tax projects and programs beyond 2024.

Council Priorities: Public Safety, Quality of Place, Economic Vitality

2019-2024 Neighborhood Initiative Program

Project Number: 19-0043

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$800,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 450,000	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 200,000

Project Description:

Construct various capital improvement projects in the twenty-one (21) registered neighborhood organizations throughout the City. The project lists will be developed by the neighborhoods, voted on by the Neighborhood Advisory Council, analyzed, budgeted, and completed by the City.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 800,000

Comments:

Project expenditures are estimated at \$250,000 through 2023. This program has been included in the Capital Improvements Program since 2017. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvements Sales Tax projects and programs beyond 2024.

Council Priorities: Public Safety, Quality of Place, Economic Vitality

Targeted Infrastructure Improvements

Commercial Street Public Improvements

Project Number: **21-0033**

Department: Economic Vitality

Total Project Cost Including Past and Future Spending Plan: \$1,380,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 0	\$ 380,000

Project Description:

The Commercial Street Tax Increment Financing Plan was adopted by City Council in August 23, 2021. Commercial Street revitalization and redevelopment has been a priority for the past 25-years and is a component of the Commercial Street Plan, which was adopted as a component of the Comprehensive Plan in 2022. Potential projects for TIF and CID funding would include streetscape enhancements, wayfinding, gateway improvements, parking lot improvements, Commercial Club improvements, footbridge plaza improvements, alley improvements and public art installations.

Proposed Funding Sources:

Commercial Street Tax Increment Financing \$ 1,380,000

Comments:

The Commercial Street TIF anticipates funding gateway improvements in 2023. Future improvements will depend on exact TIF generation, which is anticipated to be approximately \$200,000 per year for years 2024-2028. Property owners, Businesses, and Residents in the area will have an opportunity to recommend priority projects to the TIF Commission and City Council on an annual basis.

Council Priorities: Quality of Place, Economic Vitality, Fiscal Sustainability

Grant Avenue Connect Parkway

Project Number: **19-0023**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$11,325,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 5,662,500	\$ 5,662,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements or real property, and construct a multi-use connection between the Wonders of Wildlife Museum and Downtown Springfield.

Proposed Funding Sources:

Federal Grant Funding \$ 7,361,250
1/4-cent Capital Improvement Sales Tax \$ 1,698,750
1/8-cent Transportation Sales Tax \$ 566,250
City Utilities \$ 1,698,750

Comments:

Project expenditures are estimated at \$20,200,000 through 2023. This project has been included in the Capital Improvements Program since 2019.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Targeted Infrastructure Improvements

Jefferson Avenue Footbridge

Project Number: 17-0082

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$8,000,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 6,000,000	\$ 2,000,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Inspect, design, and construct improvements to the Jefferson Avenue Footbridge between Commercial Street and Chase Street. This project involves the rehabilitation of the pedestrian bridge which is over 100 years old and is on the historic register. This will include repairing or replacing structural members and installing American with Disabilities Act (ADA) accessible approaches.

Proposed Funding Sources:

Intergovernmental \$ 8,000,000

Comments:

Project expenditures are estimated at \$550,000 through 2023. This project had been included in the Capital Improvements Program since 2017. Full funding will require City Council approval of the funding source to be identified.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Targeted Infrastructure Improvements

Partnership Industrial Center West Development

Project Number: 00-0016

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,936,500

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 489,417	\$ 489,417	\$ 489,417	\$ 489,417	\$ 489,415	\$ 0	\$ 489,417

Project Description:

Develop infrastructure for a new industrial park. Construct streets, stormwater and sanitary sewer facilities within the park as necessary.

Proposed Funding Sources:

Proceeds generated by the sale of parcels within the Industrial Park \$ 2,936,500

Comments:

City share of project expenditures are estimated at \$5,882,400 through 2023. Costs incurred by partnership developers are not shown on this page. Projected additional expenditures are contingent upon future lot sales. This project has been included in the Capital Improvements Program since 2000.

Council Priorities: Economic Vitality, Fiscal Sustainability



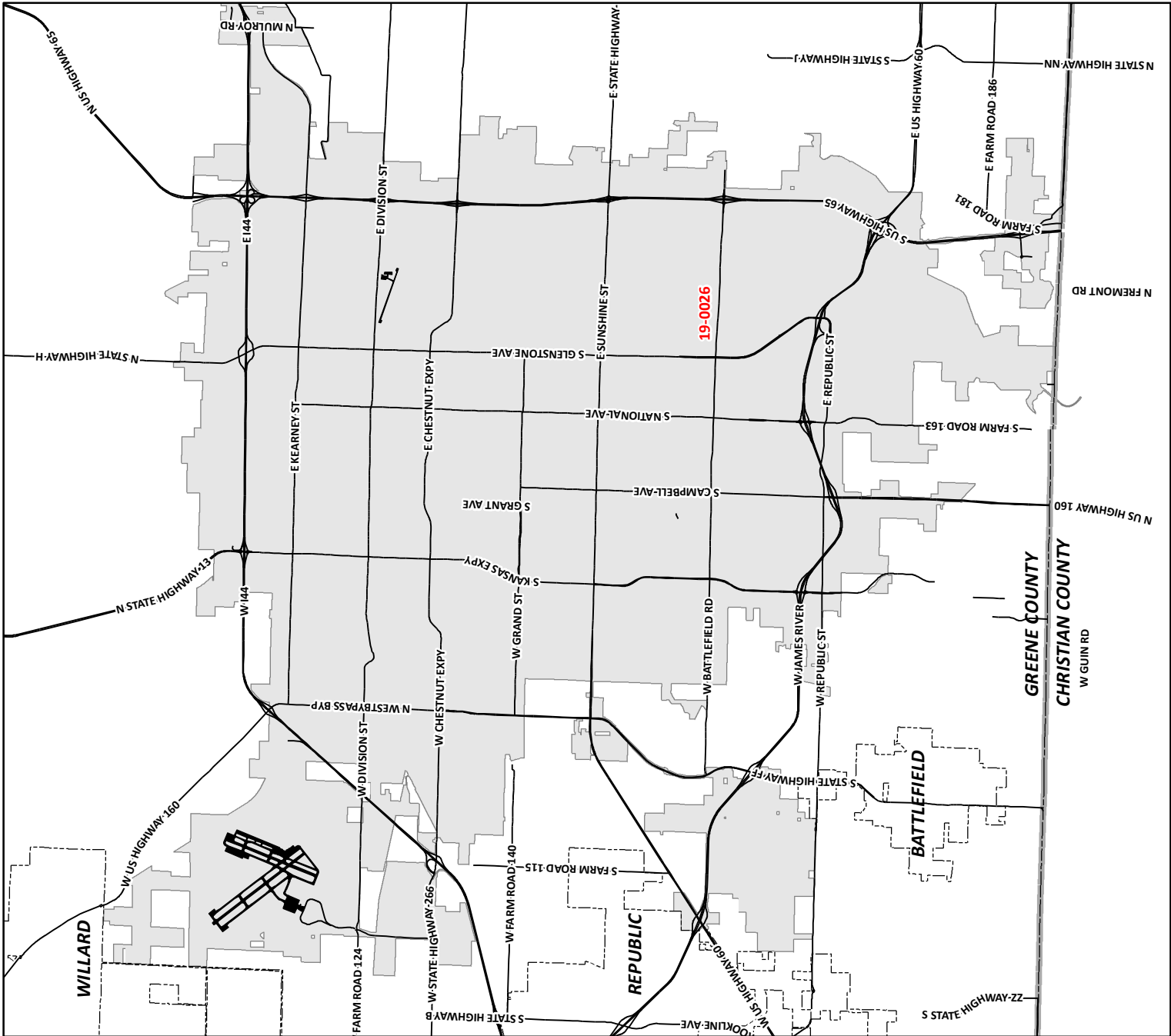
TRAFFIC MANAGEMENT SYSTEM

Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. Traffic management system improvements represent a collection of projects and programs that have been identified by City staff through a variety of assessment methods and studies that focus on improving and maintaining traffic safety, mobility, traveler information, traffic incident response, and traffic signal system operation and reliability. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs are administered over the course of the program cycle. Traffic management systems improvements routinely include a variety of traffic signal, advanced transportation management and traveler information system hardware and software, network communications, and related infrastructure improvements that receive funding from targeted revenue streams and funding support from partnering agencies, including the county, state, and federal governments.





Capital Improvements Program

2024 - 2029

Traffic Management System Improvements

- * 17-0055 2017-2021 Turn Lane and Safety Improvements
- * 19-0044 2019-2024 Metro/Safety Signs and Markings
- * 19-0018 2019-2024 Traffic Signal Program
- * 22-0008 2021-2025 Intelligent Transportation Systems (ITS) and Signal System Improvements
- * 22-0011 2021-2025 Railroad Safety Improvements
- * 22-0012 2021-2025 Turn Lane and Safety Improvements
- 19-0026 Battlefield Road and Luster Avenue Traffic Signal Improvements
- * 18-0019 Railroad safety improvements
- * 22-0009 Traffic Signal Replacements (Various Locations)
- * 24-0029 Transportation Management System Improvements

* Denotes City-Wide Program - Not Labeled on Map



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Traffic Management System Improvements

2017-2021 Turn Lane and Safety Improvements

Project Number: 17-0055

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$380,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 380,000

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flow warrant. This program supports independent safety improvements and provides funding for specific capital improvement projects. Program also allows for smaller improvements identified through crash and traffic studies related to access control.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 380,000

Comments:

Project expenditures are estimated at \$100,000 through 2022. Right turn lane improvements at the intersections of Battlefield/Campbell and Battlefield/National are completed. Additionally, turn lane improvements and the Division and Commercial intersection have also been completed. This program has been included in the Capital Improvements Program since 2013.

Council Priorities: Public Safety

2019-2024 Metro/Safety Signs and Markings

Project Number: 19-0044

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 70,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,430,000

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project also includes installation of reflective pavement markings on streets for lane lines, bike markings, pedestrian crossings, and more. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 1,500,000

Comments:

Project expenditures are estimated at \$1,430,000 through 2022. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvement Sale Tax projects and programs beyond 2024.

Council Priorities: Public Safety

Traffic Management System Improvements

2019-2024 Traffic Signal Program

Project Number: 19-0018

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$100,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This program will provide the design and construction of new or replacement traffic signal infrastructure and equipment including poles, mast arms, controllers, cabinets, signal heads, detectors, communications hardware, and other improvements/maintenance to the traffic signal system. Constructing roundabouts in lieu of signal installation or removing unwarranted signals may also be funded under this program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 100,000

Comments:

Project expenditures are estimated at \$1,240,000 through 2023. The intersection improvement project at Battlefield Road & Luster Avenue is also funded from this program and shown separately. This is a traditional 1/4-cent Capital Improvement Program and continues the traffic signal programs that were a part of the proposed 1987 1/2-cent Sales Tax Program and all the 1/4-cent Sales Tax Programs since 1992. A Traffic Signal Program has been included in the Capital Improvements Program since 1994. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvements Sales Tax projects and programs beyond 2024.

Council Priorities: Public Safety

2021-2025 Intelligent Transportation Systems (ITS) and Signal System Improvements

Project Number: 22-0008

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$50,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 25,000	\$ 25,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the city. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, dynamic message signs for traffic incident information, travel times, construction and maintenance information, advisories, and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 50,000

Comments:

Project expenditures are estimated at \$300,000 through 2023. This program was originally funded through the 2021-2025 Traffic Flow & Safety program. The Traffic Signal Replacements project is also funded from this program and is shown separately. This is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000. Funding beyond this program will require City Council approval of 1/8-cent Transportation Sales Tax projects and programs beyond 2025.

Council Priorities: Public Safety

Traffic Management System Improvements

2021-2025 Railroad Safety Improvements

Project Number: 22-0011

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 75,000	\$ 75,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 50,000

Project Description:

Railroad Safety Improvements include the replacement of concrete railroad panels, paved approaches, sidewalk crossings, railroad signals, signage, and markings at various locations throughout the City.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 200,000

Comments:

There are no program expenditures through 2022. This program was originally funded through the 2021-2025 Traffic Flow & Safety program. This is a traditional 1/8-cent Transportation Program that has been included in the Capital Improvements Program since 2005. Funding beyond this program will require City Council approval of 1/8-cent Transportation Sales Tax projects and programs beyond 2025.

Council Priorities: Public Safety

2021-2025 Turn Lane and Safety Improvements

Project Number: 22-0012

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$800,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 400,000	\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 300,000

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flow warrant.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 800,000

Comments:

There is an estimated \$300,000 of work completed in 2023. Examples of work completed in 2023 include the National and Sunshine EB to SB turn lane as well as the temporary traffic calming project in the Parkcrest Neighborhood. This program was originally funded through the 2021-2025 Traffic Flow & Safety program. This is a traditional 1/8-cent Transportation Sales Tax program that has been included in the Capital Improvements Programs since 2009.

Council Priorities: Public Safety

Traffic Management System Improvements

Battlefield Road and Luster Avenue Traffic Signal Improvements

Project Number: 19-0026

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$272,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 272,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construction of new traffic signal (replacement) and Americans with Disabilities Act (ADA) sidewalk improvements at the intersection of Battlefield Road and Luster Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 272,000

Comments:

Project expenditures are estimated at \$80,000 through 2023. This project has been included in the Capital Improvements Program since 2019. This project is funded through the traditional 1/4-cent Capital Improvement Program, Traffic Signal Program.

Council Priorities: Public Safety

Railroad Safety Improvements

Project Number: 18-0019

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$120,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 40,000	\$ 40,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 40,000

Project Description:

Railroad Safety Improvements include the replacement of concrete railroad panels, paved approaches, sidewalk crossings, railroad signals, signage, and markings, etc. at various locations throughout the City.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 120,000

Comments:

Project expenditures are estimated at \$930,000 through 2022. Railroad Safety Improvement projects include new concrete crossings at Washington/Phelps, Bennett Street, National Avenue, Grand Street and Division Street. This project is funded through the traditional 1/8-cent Transportation Program, Alternative Transportation, which has been included in the Capital Improvements Program since 2005.

Council Priorities: Public Safety

Traffic Management System Improvements

Traffic Signal Replacements (Various Locations)

Project Number: **22-0009**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,410,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 1,000,000	\$ 410,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

This project includes the design, equipment purchase, and construction of upgraded traffic signal hardware and Americans with Disabilities Act (ADA) improvements at various intersections including: Battlefield Road and Fort Avenue, Campbell Avenue and Broadmoor Street, Grant Avenue and Atlantic Street, Grant Avenue and High Street, Kimbrough Avenue and Madison Street, and National Avenue and Dale Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 282,000
Federal STBG Grant - City	\$ 1,128,000

Comments:

Project expenditures are estimated at \$90,000 through 2023. This project has been included in the Capital Improvements Program since 2022. This project is funded through the 1/8-cent Transportation Sales Tax, ITS & Signal System Improvements Program. Federal STBG Grant funding will require City Council approval.

Council Priorities: Public Safety

Transportation Management System Improvements

Project Number: **24-0029**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$3,062,500

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 2,000,000	\$ 1,062,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Transportation management system improvements in Springfield at various locations, including traffic signal controllers, traffic cabinet door security locks, traffic signal heads, accessible pedestrian signals, dynamic message signs, traffic monitoring CCTV cameras, vehicle detection systems, traffic network communications equipment, and rectangular rapid flashing beacons.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	\$ 612,500
Federal STBG Grant - City	\$ 2,450,000

Comments:

There are no project expenditures through 2023. This project is a new addition to the Capital Improvements Program. This project is funded through federal Surface Transportation Block Grant (STBG) and 1/8-Cent Transportation Sales Tax.

Council Priorities: Public Safety



WALKABILITY, BICYCLE, and SAFETY Improvements

2024 Capital Improvements Program

Projects and programs included in this category of the Capital Improvements Program align with recommendations from the Comprehensive Plan and a number of agency, regional, and community programs. The Walkability, Bicycle, and Safety Improvements category represents a collection of projects and programs that have been identified by City staff through a variety of assessment methods and studies that focus on improving and maintaining pedestrian & bicycle safety and mobility, in addition to addressing and maintaining Americans with Disabilities Act (ADA) compliance. Some projects represent long-term projects and unfunded needs, while others represent targeted projects to be identified as programs are administered over the course of the program cycle. This category routinely includes a variety of pedestrian, bicycle, and trail improvements including, but not limited to sidewalks, curb ramps, crosswalks, bicycle lanes, shared paths, trail connections, and pedestrian/bicycle overpass maintenance and improvements. Capital projects in this category receive funding from targeted revenue streams, special taxing districts and funding support from partnering agencies, including the county, the state, federal governments and developers.



Capital Improvements Program

2024 - 2029

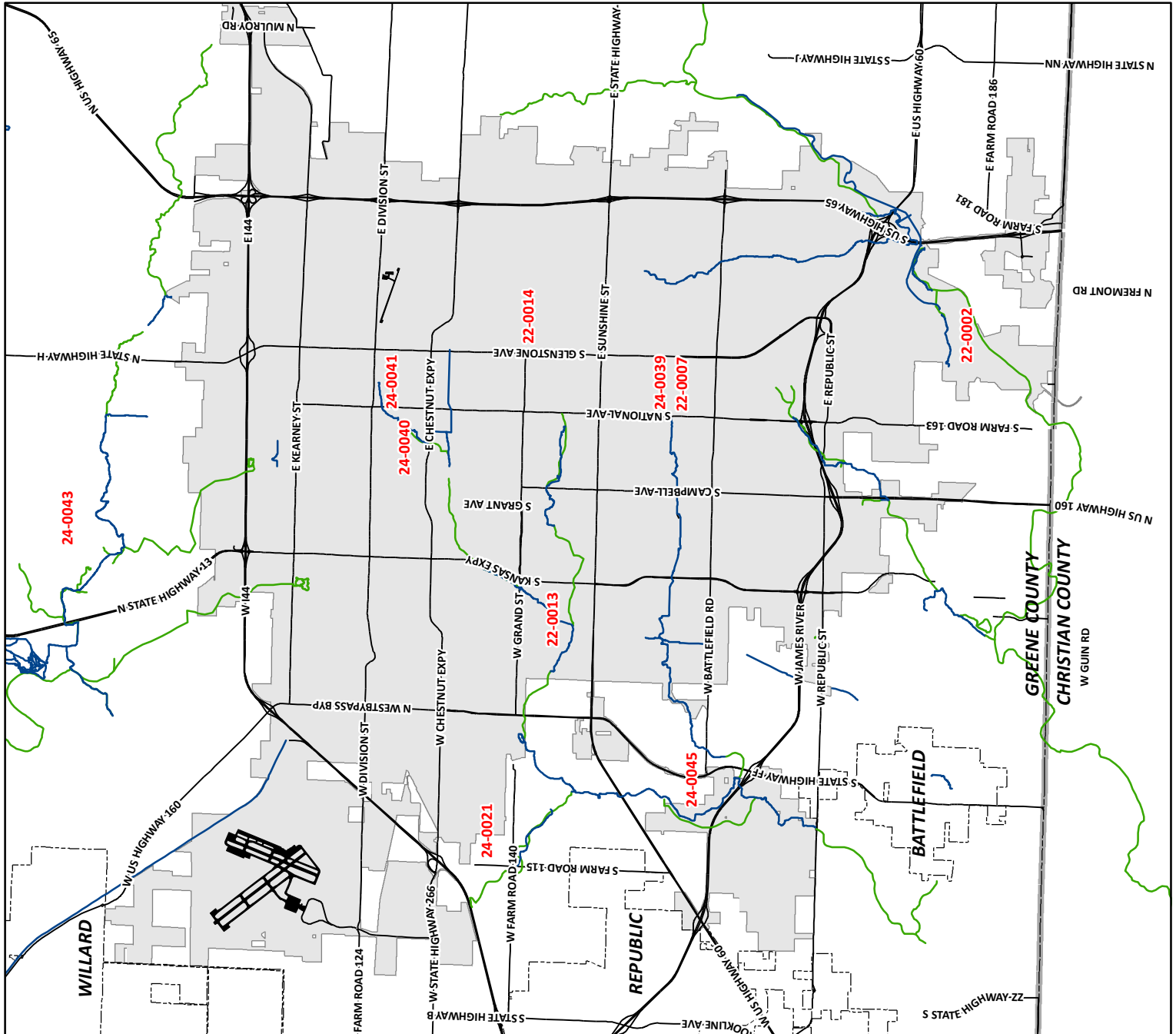
Walkability, Bicycle, and Safety Improvements

- * 19-0030 2019-2024 Sidewalk /Curb/Gutter and Ramp Construction
- * 22-0006 2021-2025 ADA Sidewalk Improvements
- * 22-0004 2021-2025 Sidewalk Connections and Other Transit Improvements
- * 22-0005 2021-2025 Trail Improvements
- 22-0002 Rails to Trails Chadwick Flyer Trail Extension
- 24-0043 Fullbright Spring Greenway - Lost Hill Park Pedestrian Bridge
- 22-0014 Glenstone Sidewalks Valley Water Mill Road to James River Freeway
- 24-0040 Jordan Creek Greenway Trail - Sherman Pkwy
- 24-0041 Jordan Creek Greenway Trail - Smith Park
- 22-0013 Kansas Expressway Sidewalks I-44 to James River Freeway
- 24-0021 Mt. Vernon and Miller Sidewalks
- 24-0045 South Creek Greenway Trail - FF Gap Completion
- 24-0039 South Creek Greenway Trail - Fremont to Glenstone
- 22-0007 South Creek Trail Connection - National to Fremont

* Denotes City-Wide Program - Not Labeled on Map



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Walkability, Bicycle, and Safety Improvements

2019-2024 Sidewalk/Curb/Gutter and Ramp Construction

Project Number: 19-0030

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,200,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 200,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,000,000

Project Description:

Replace non-compliant and/or broken sidewalks and curb ramps as needed and construct new sidewalks. Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act (ADA).

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax \$ 2,200,000

Comments:

Project expenditures are estimated at \$2,000,000 through 2023. This is a traditional 1/4-cent Capital Improvement Sales Tax program and continues the sidewalk and curb ramp project included in the 1/4-cent Capital Improvement Sales Tax program since 1989. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Funding beyond this program will require City Council approval of 1/4-cent Capital Improvement Sales Tax projects and programs beyond 2024.

Council Priorities: Quality of Place

2021-2025 ADA Sidewalk Improvements

Project Number: 22-0006

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 100,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 500,000

Project Description:

Identify and improve transit routes throughout the City to comply with ADA standards.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 600,000

Comments:

Project expenditures are estimated at \$500,000 through 2023. This program has been included in the Capital Improvements Program since 2022 and is funded from the 2021-2025 Walkability program.

Council Priorities: Quality of Place, Public Safety

2021-2025 Sidewalk Connections and Other Transit Improvements

Project Number: 22-0004

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$600,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 450,000

Project Description:

Design and construction of infrastructure projects to improve the interconnectivity of bicycle routes, sidewalks, greenway trails, and transit routes, promoting complete streets.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 600,000

Comments:

Project expenditures are estimated at \$450,000 through 2023. This program has been included in the Capital Improvements Program since 2022 and is funded from the 2021-2025 Walkability program.

Council Priorities: Public Safety, Quality of Place

Walkability, Bicycle, and Safety Improvements

2021-2025 Trail Improvements

Project Number: **22-0005**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$800,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 250,000	\$ 300,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 250,000

Project Description:

Design and construction of trailway infrastructure projects to improve the interconnectivity of bicycle routes, sidewalks, greenway trails, and transit routes, promoting complete streets.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 800,000

Comments:

Expenditures are estimated to be \$150,000 through 2023. This program has been included in the Capital Improvements Program since 2022 and is funded from the 2021-2025 Walkability program. Program funding is being held for possible grant match for South Creek ext. and Sherman Trails also, funding is being held for possible acquisition for Chadwick Flyer.

Council Priorities: Quality of Place, Public Safety, Economic Vitality

Chadwick Flyer Trail - Kissick Ave. to Trail of Honor

Project Number: **22-0002**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$2,820,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 775,000	\$ 1,600,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 445,000

Project Description:

Acquire Burlington Northern Sante Fe Railway from Sunshine Street south to approximately 1,200 feet east of Kissick Avenue for the continuation and construction of the Chadwick Flyer Trail. Design and construction of the trail will include upgrades to road crossings, bridges, and trestles in order to construct the ADA compliant concrete trail.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 120,000
ARPA Federal Grant \$ 2,700,000

Comments:

Previous Project expenditures through 2023 were 1,380,000 by project partners. Project expenditures through 2024 are estimated at \$386,000 for the PE and CE for the Kissick to Trail of Honor section and \$386,000 for the rail crossing removal and securing the structures. Planned expenditures for 2025 using ARPA funds will include \$1,608,196 for trail construction from Kissick to Trail of Honor. This project has been included in the Capital Improvements Program since 2022. City Council approval of a future funding source will be required. This is for the portion of the trail from Kissick to Sunshine. Estimates are subject to change as study is completed in 2024.

Council Priorities: Quality of Place, Public Safety, Economic Vitality

Walkability, Bicycle, and Safety Improvements

Fulbright Spring Greenway Trail - Lost Hill Park Pedestrian Bridge

Project Number: **24-0043**

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$150,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 150,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Construct a new pedestrian bridge and connector trail within Lost Hill Park to connect to the existing Fulbright Spring Greenway Trail.

Proposed Funding Sources:

Federal Grant Funding	\$ 120,000
Parks Operating Funds	\$ 30,000

Comments:

The new pedestrian bridge will bypass the existing low water crossing on the Fulbright Spring Greenway Trail that is in a flooded condition through much of the year. The proposed bridge is superior to the existing low water crossing and will accommodate access to the Fulbright Spring Greenway Trail. The new bridge will be designed to accommodate emergency and maintenance vehicles and includes a connector trail to the existing parking lot.

Council Priorities: Quality of Place, Economic Vitality, Public Safety

Glenstone Sidewalks Valley Water Mill Road to James River Freeway

Project Number: **22-0014**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$4,500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 4,500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct sidewalk improvements to comply with MoDOT's ADA Transition Plan on Glenstone Avenue from Valley Water Mill Road to Route 60 (James River Freeway). This project will be managed by MoDOT.

Proposed Funding Sources:

Federal STBG Grant - City	\$ 64,000
Missouri Department of Transportation (MoDOT)	\$ 4,436,000

Comments:

Project expenditures are estimated at \$9,600,000 through 2023. This program has been included in the Capital Improvements Program since 2022.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Walkability, Bicycle, and Safety Improvements

Jordan Creek Greenway Trail - Sherman Pkwy

Project Number: **24-0040**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$587,413

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 76,619	\$ 510,794	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right of way, easements, or real property, and construct pedestrian and bicycle improvements along Sherman Pkwy between Jordan Valley Park and Chestnut Expy.

Proposed Funding Sources:

Federal FHWA Grant administered by MoDOT	\$	61,295
1/8-cent Transportation Sales Tax	\$	15,323

Comments:

This is a new project added to the CIP in 2024. PE has been funded and OTO has committed to funding CE once design is completed.

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Jordan Creek Greenway Trail -Smith Park

Project Number: **24-0041**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$144,051

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 18,789	\$ 125,262	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Trail connection from the existing Jordan Creek trail to new 10 ft trail on Division St.

Proposed Funding Sources:

Federal FHWA Grant administered by MoDOT	\$	115,241
1/8-cent Transportation Sales Tax	\$	28,810

Comments:

Council Priorities: Economic Vitality, Public Safety, Quality of Place

Walkability, Bicycle, and Safety Improvements

Kansas Expressway Sidewalks I-44 to James River Freeway

Project Number: **22-0013**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$5,915,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 5,915,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right-of-way, easements, or real property, and construct sidewalk improvements to comply with MoDOT's ADA Transition Plan on Kansas Expressway (Route 13) from I-44 to Route 60 (James River Freeway). This project will be managed by MoDOT.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	\$ 10,000
1/8-cent Transportation Sales Tax	\$ 10,000
Sidewalk Buyout Funds	\$ 10,000
Federal STBG Grant - City	\$ 120,000
Missouri Department of Transportation (MoDOT)	\$ 5,765,000

Comments:

Project expenditures are estimated at \$1,030,000 through 2023. This program has been included in the Capital Improvements Program since 2022.

Council Priorities: Economic Vitality, Fiscal Sustainability, Public Safety, Quality of Place

Mt. Vernon and Miller Sidewalks

Project Number: **24-0021**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$1,249,481

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 162,981	\$ 1,086,500	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right of way, easements, or real prperty, and construct sidewalk improvements along Mt. Vernon Street between Lulwood Avenue and Westgate Avenue and on Miller Avenue between Tarkio Street and Mt. Vernon Street.

Proposed Funding Sources:

Federal FHWA Grant administered by MoDOT	\$ 999,585
1/8-cent Transportation Sales Tax	\$ 249,696

Comments:

This is a new project added to the CIP in 2024.

Council Priorities: Fiscal Sustainability, Public Safety, Quality of Place

Walkability, Bicycle, and Safety Improvements

South Creek Greenway Trail - FF Gap Completion

Project Number: **24-0045**

Department: Parks

Total Project Cost Including Past and Future Spending Plan:

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 0	\$ 750,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 750,000

Project Description:

Extend the South Creek Greenway Trail from Barrington Avenue to FR 123 completing the connection of the South Creek and Wilson's Creek Greenways Trails.

Proposed Funding Sources:

Cost shared by Private Sector/ Intergovernmental \$ 750,000

Comments:

Environmental Services acquired an easement from the property owner for the purpose of constructing a sanitary sewer main and a greenway trail. This new trail segment will close a major gap in the Greenway Trail network.

Council Priorities: Economic Vitality, Quality of Place

South Creek Greenway Trail - Fremont to Glenstone

Project Number: **24-0039**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$926,139

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 120,801	\$ 805,338	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design, acquire right of way, easements, or real property, and construct sidewalk/trail improvements along Sunset Street between Fremont Avenue and Glenstone Avenue.

Proposed Funding Sources:

Federal FHWA Grant administered by MoDOT \$ 740,911

1/8-cent Transportation Sales Tax \$ 185,228

Comments:

This is a new project added to the CIP in 2024.

Council Priorities: Quality of Place, Economic Vitality, Public Safety

South Creek Greenway Trail Connection - National to Fremont

Project Number: **22-0007**

Department: Public Works

Total Project Cost Including Past and Future Spending Plan: \$127,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 67,000	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Design and construct sidewalks along Sunset to connect the South Creek Trail at National to Meador Park on Fremont.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax \$ 127,000

Comments:

Project expenditures are estimated at \$33,000 through 2023. This project has been included in the Capital Improvements Program since 2022 and funded by the 2017-2021 Alternative Transportation Program.

Council Priorities: Quality of Place, Public Safety



DICKERSON PARK ZOO

Improvements

2024 Capital Improvements Program

Projects and programs included in the following section of the Capital Improvements Program align with those included in the Dickerson Park Zoo Master Plan and annual Parks, Open Space and Greenways Master Plan. Many of these projects surface as a result of priorities identified by, while others represent facility needs identified by administration to keep the park facilities in peak operational capacity and provide a healthy and safe animal habitat. Capital projects targeted for the Dickerson Park Zoo can include new animal exhibits, habitat improvements, infrastructure improvements as well improvements to the support facilities, staff offices and grounds. Zoo improvements have been predominantly funded through the 2001 and 2006 County-wide Parks ¼-cent sales tax referendums and Friends of the Zoo with potential additional funding provided through future Parks sales tax initiatives.



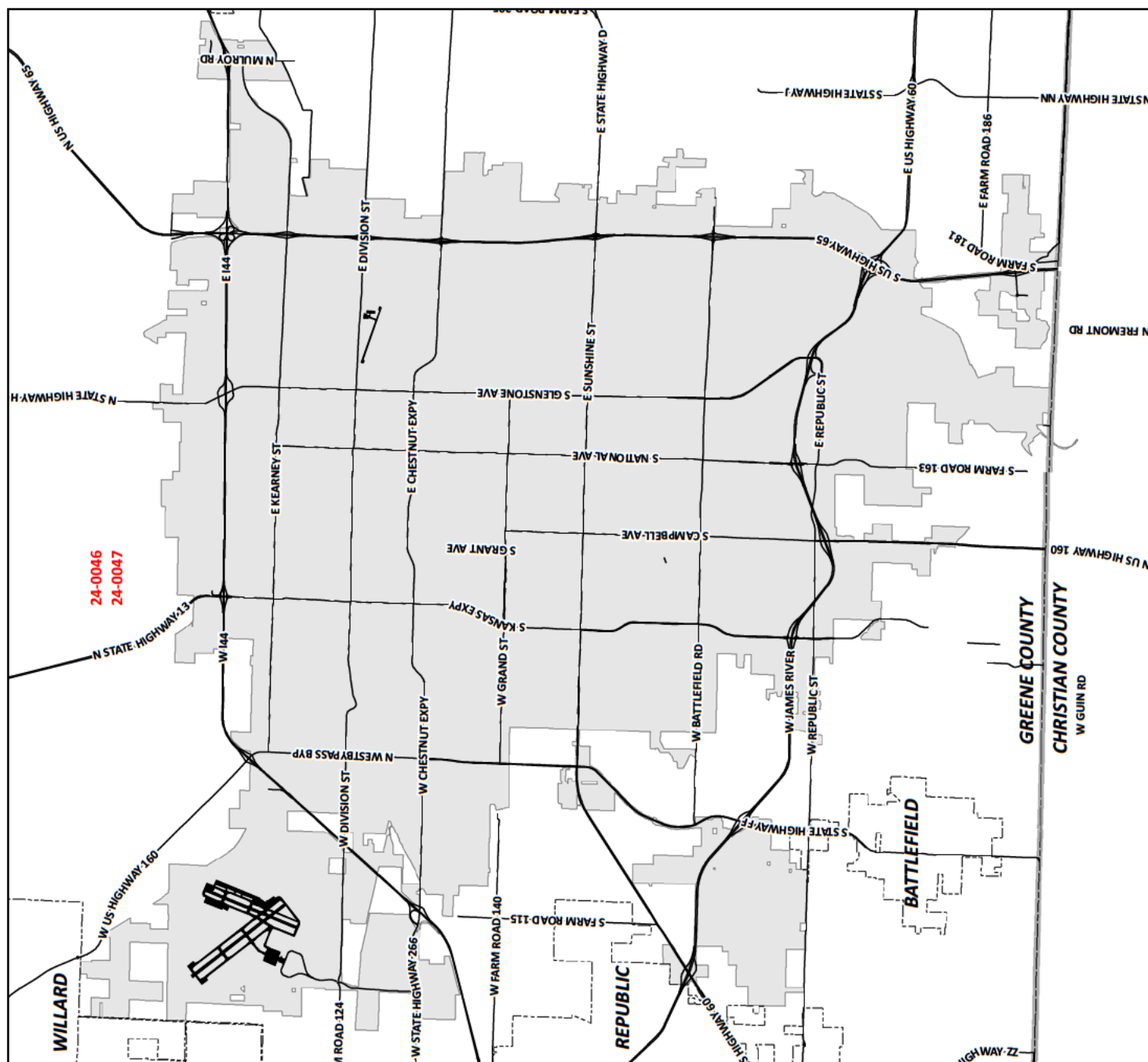
2024 - 2029 Zoo Improvements

24-0046 Bear and Wolf Exhibit Boardwalk Replacement

24-0047 Dickerson Park Zoo lake stablilation and repairs



DISCLAIMER: All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.



Zoo Improvements

Bear and Wolf Exhibit Boardwalk Replacement

Project Number: **24-0046**

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$500,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 500,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Replace elevated viewing boardwalk at the bear and wolf yard exhibits.

Proposed Funding Sources:

Parks Operating Funds \$ 500,000

Comments:

The elevated boardwalk not only provides a public viewing area of the bear and wolf exhibit yard areas, but is also a vital section of the pedestrian route through the zoo.

Council Priorities: Quality of Place, Public Safety

Dickerson Park Zoo lake stabilization and repairs

Project Number: **24-0047**

Department: Parks

Total Project Cost Including Past and Future Spending Plan: \$325,000

2024	2025	2026	2027	2028	2029	Past / Beyond
\$ 325,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Project Description:

Reconstruct the lake outfall structure, associated outfall piping and stabilize the lake bank.

Proposed Funding Sources:

Parks Operating Funds \$ 325,000

Comments:

Repair of of the failing lake infrasturcture is vital to keep the lake viable and protect the integrity main east-west route through the zoo intact.

Council Priorities: Quality of Place, Public Safety

IDENTIFIED BUT UNFUNDED CAPITAL IMPROVEMENTS

The following is a list of capital improvements that have been identified but have not been entirely funded or have no funding source identified. This list generally includes significant projects that are targeted to begin in the next 10-years. Most of these projects will span multiple years, may require multiple funding sources, and may include multiple phases.

Summary of Identified but Unfunded CIP Projects and Programs by Category

Table CIP-G

Identified but Unfunded Capital Improvement Projects
Airport Improvements
Airport Terminal Parking Garage
Cargo Apron Expansion
North T-Hanger Taxiline and Site Preparation
Snow Removal Equipment and Maintenance Building Improvements
Terminal Building Expansion
Fire Stations Improvements
Fire Station #15 – Republic Road and Kansas Exp.
Fire Station #16 – Kearney Street and Mulroy Road
Fire Station #17 – Evans Road and US Hwy. 65
Golf Course Improvements
Bill and Payne Stewart Golf Course asphalt cart paths
Municipal Building & Ground Improvements
Art Museum Expansion and Renovation Phase II (AMRN)
Fueling Site Improvements – Several Locations
Hammons Field Improvements
Municipal Court Building
Regional Police and Fire Training Facility (Phase II)
Regional Police and Fire Training Facility - Police Driving Range
SPD – Police Property Facility (Mill Bldg.)
Service Center Renovation / Additions
Signal Operations Shop
Springfield EXPO Center Facility Improvements
Yard Waste Recycling Facility – Automated Bagging Plant
Park Improvements
Fieldhouse Sportscenter Addition
Solid Waste Improvements
Additional Springfield Recycling Drop-off Center
Yard Waste Recycling Center - Bagging Plant
Stormwater Improvements
Fassnight Creek - Jefferson to Holland Drainage Improvements
Jordan Valley Redevelopment – West Meadows

N. Branch Jordan Creek Drainage Improvements/Regional Detention E. of Glenstone
Patton Alley Box Culvert Replacement
Ravenwood South Subdivision Phase III Stormwater Improvements
Renew Jordan Creek Phase II – Robberson Avenue to Washington Avenue
Stormwater Improvements Near the 500 Block of East Downing Street
Street Improvements
Boonville Avenue (streetscape) - Chestnut Exp. to Commercial Street
Brookside Drive Street Improvements
Chase Street Streetscape
Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1
Chestnut Expressway (Streetscape) - Airport BLVD to Scenic Avenue
College Street Streetscape between 7th Avenue and 9th Avenue
Commercial Street Streetscape Phase 6
Division Street – Glenstone to US Hwy 65
Lone Pine Avenue – Seminole Street to Sunshine Street
Jordan Valley Redevelopment – The Commons
Kansas Expressway – Bennett Avenue to Sunshine Street
Mulroy Ave. and Kearney Street – Street Improvements
Sunshine Street – Grant Avenue to Glenstone Avenue
Trafficway (streetscape) - National to Glenstone Avenue
West Bypass & Mt. Vernon Intersection Improvements
Targeted Infrastructure Improvements
Fleet Management Software Upgrade
Jordan Valley Redevelopment - The Commons
Lake Springfield Redevelopment Area
Walkability, Bicycle, and Safety Improvements
Chadwick Flyer Trail – Trail of Honor to Sunshine Street (Gaps)
Grand Street Trail from Kansas Expressway to National Avenue
Zoo Improvements
Dickerson Park Zoo – African Primate Exhibit

Index of Capital Improvement Projects and Programs Completed in 2023

These 20 projects were completed in 2023 at a total cost of \$33,065,172. Some of these projects and programs occurred over a number of years but concluded in 2023.

Table CIP-H

Fire Station Improvement Projects / Programs	
New Fire Station # 4	\$2,876,456
New Fire Station #13	\$3,455,875
New Fire Station #7	\$4,177,721
Fire Station #6 Remodel	\$742,919
Municipal Building and Ground Improvement Projects / Programs	
Fassnight Creek – Springfield Art Museum Site and Drainage Improvements	\$2,312,321
Springfield Art Museum Parking Lot	\$1,000,000
Busch Building 2 nd Floor PW Eng Suite Remodel	\$499,000
Stormwater Improvement Projects / Programs	
Jordan Creek Regional Detention Basin B6	\$1,121,000
Hampton from Seminole to Cherokee	\$1,159,880
Street Improvement Projects / Programs	
Central Street Phase 2 – Grant to Clay Construction	\$1,900,000
Division Street – National to Glenstone Construction	\$4,500,000
Economic Development/Street Concept Design	\$235,000
Jefferson Avenue Streetscape between St. Louis Street and Walnut Street	\$2,220,000
Kearney Street and West Bypass Intersection Improvements	\$2,650,000
Targeted Infrastructure Improvement Projects / Programs	
2019-2024 Center City Development	\$205,000
Traffic Management System Improvement Projects / Programs	
2017-2021 Turn Lane and Safety Improvements	\$380,000
Walkability, Bicycle, and Safety Improvement Projects / Programs	
2019-2024 Sidewalk/Curb/Gutter & Ramp Construction	\$2,200,000
Fassnight Trail – Clay Avenue to Brookside Drive	\$465,000
Traffic Management System Improvements	
Advanced Traffic Signal Vehicle Detection	\$775,000
Alternative Transportation Program	\$190,000
Total	\$33,065,172

Planning and Zoning Commission Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

APRIL 11, 2024

CITY COUNCIL PUBLIC HEARING:

MAY 6, 2024



CASE:

Redevelopment Plan for The Sisters Mill Redevelopment Area

LOCATION:

610 North Prospect Avenue

STAFF:

Matt D. Schaefer, AICP
417-864-1100

STAFF RECOMMENDATION:

Approve

PROPOSED MOTION:

Move to approve the Redevelopment Plan for The Sisters Mill Redevelopment Area.

ATTACHMENTS:

Exhibit I: Legal Description
Exhibit II: Redevelopment Plan

SUMMARY OF REQUEST:

The Sisters Mill Redevelopment Corporation ("Applicant") has filed a redevelopment plan pursuant to Chapter 353, RSMo for The Sisters Mill Redevelopment Area located at 610 North Prospect Avenue. The Applicant requests the Planning and Zoning Commission review the redevelopment plan and make a determination as to whether it conforms to the *Forward SGF Comprehensive Plan*.

Staff recommends the Planning and Zoning Commission approve the Redevelopment Plan for The Sisters Mill Redevelopment Area based on findings that said Redevelopment Plan conforms to the *Forward SGF Comprehensive Plan*.

Planning and Zoning Commission Staff Report



SUMMARY OF PROPOSAL:

The Sister Mill Redevelopment Area consists of a 0.91-acre tract of land addressed at 610 North Prospect Avenue that was originally developed as a flour mill in the early 1900's by the John F. Meyer & Sons Milling Co and later became known as Springfield Flour Mills. The site was purchased by the MFA Milling Co. in 1951. Operations ceased in the 1970's, and it has been abandoned since. The subject property was acquired by the applicant in May 2022, and subsequently rezoned from Planned Development District No. 292 to HC, Highway Commercial District, with Conditional Overlay District No. 217 by [General Ordinance 6751](#) on September 19, 2022.

Though many of the mill structures have been demolished, two deteriorated grain elevators remain on the south side of the site. Furthermore, the Area currently exhibits significant blighted conditions, which aside from hindering redevelopment, constitute a social and economic liability and a menace to the public health, safety, welfare. Such conditions include environmental contamination from past use, physical deterioration, fire damage, illegal dumping, trespassing, vandalism, and other criminal activity.

The Redevelopment Plan proposes to revitalize the former mill site with the construction of a two-story, 4,603 square foot commercial building designed for use as a casual dining restaurant. The building will include a covered patio, an office, storage space, and a small retail space that will complement the restaurant use. Additionally, the Redevelopment Plan proposes to remediate environmental contamination as well as rehabilitate the exterior of the grain elevators and secure them for potential future redevelopment. To facilitate redevelopment, the Plan provides for up to 25 years of partial real property tax abatement pursuant to Chapter 353, RSMo.

COMPATIBILITY WITH THE FORWARD SGF COMPREHENSIVE PLAN:

The Redevelopment Area is located within the City Corridor Placetype, an area appropriate for commercial and service-related development of varying scales, from standalone businesses to large retail centers. City Corridors are also key locations for multi-family developments that benefit from proximity to retail, commercial services, and employment centers. These uses are best located along major roadways with high traffic volumes. This placetype is accessible not only by car but also by walking, biking, and transit. City Corridors offer residents and visitors alike a wide range of shopping, service, entertainment, and employment destinations. Primary uses within this placetype include office, hospitality, retail, multi-family, sports and recreation facilities, and maker, artisan, and innovation spaces. Supporting uses may include schools and universities, places of worship, parks, open space, urban agriculture, and personal and outdoor storage.

Aside from the Downtown placetype, the City Corridor Placetype receives the highest volume of visitors. Therefore, it's essential to ensure development quality and visual appeal represent the City's desired image. This placetype emphasizes urban design characteristics such as: orienting buildings towards the street, placing off-street parking behind or beside the primary building, establishing active ground floor spaces in multi-story structures, utilizing quality materials and workmanship, and proactively incorporating landscaping, signage, and lighting into site designs.

Improving the quality of development and visual appeal within the City Corridor Placetype along all of Springfield's commercial corridors and gateways is a top priority within the *Forward SGF Comprehensive Plan*. One of the top ten initiatives highlighted in the Plan, as well as a goal outlined in Chapter 8 (Economic Development), is to promote reinvestment in Springfield's commercial corridors

Planning and Zoning Commission

Staff Report

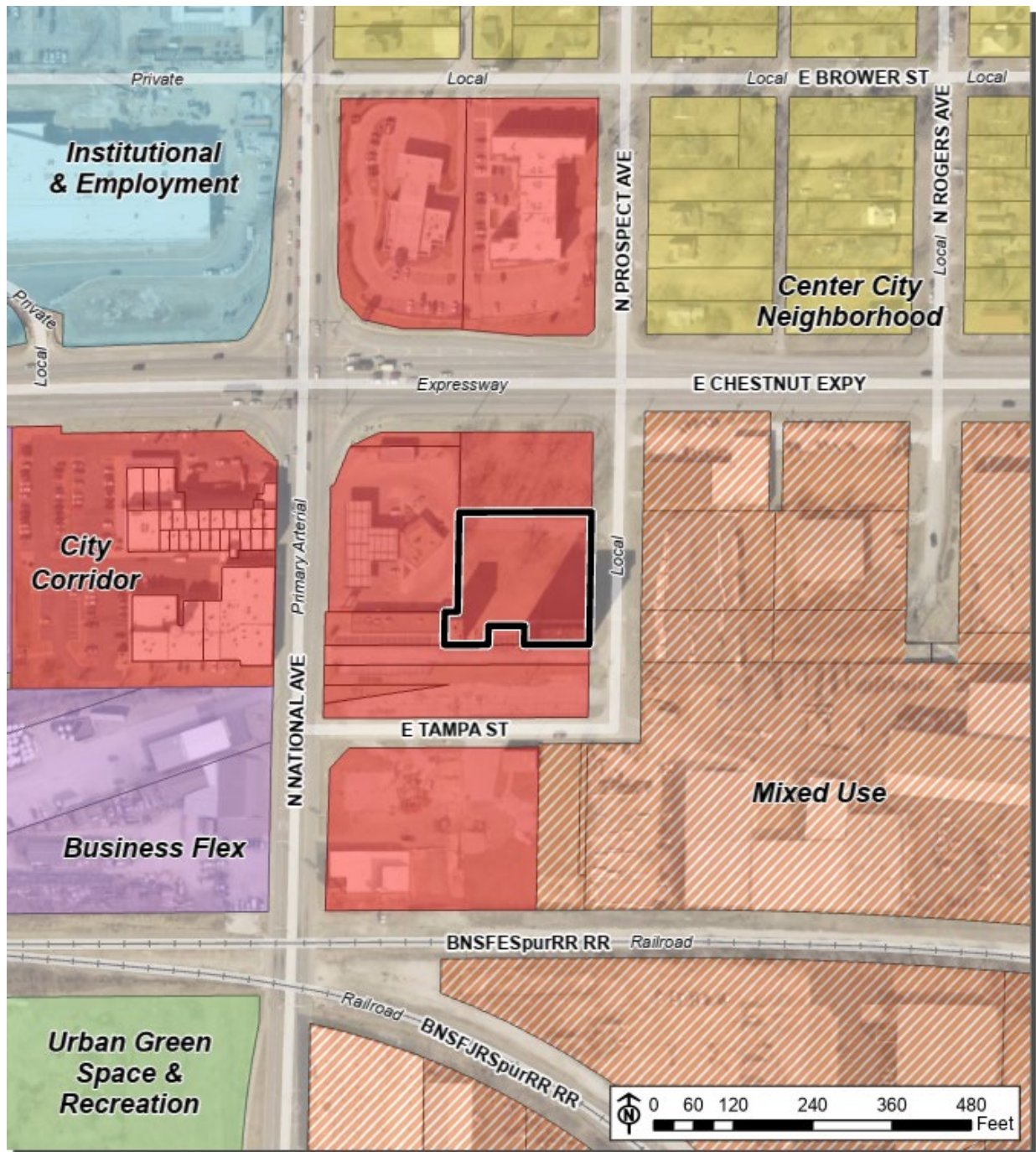


and key gateways. The Plan suggests targeting the highest traveled corridors and those facing the greatest disinvestment, including East Chestnut Expressway and North National Avenue, for public and private improvements. These improvements will significantly enhance the City's physical image, catalyze attractive development, and build community pride. Furthermore, *Forward SGF* states that development assistance should be provided to private developers and property owners in key redevelopment areas within the City Corridor placetype. This assistance can help offset the cost of infrastructure improvements and may include the use of economic development incentives such as Chapter 353 real property tax abatement, as mentioned in Strategy 1.5: Foster Public-Private Partnerships.

The Redevelopment Plan conforms with the *Forward SGF Comprehensive Plan* by remediating significant blighted conditions that have detrimentally impacted properties both in and around the redevelopment area and have detracted from the City's desired physical image. It will facilitate redevelopment of the Area for restaurant use consistent with the urban design and use characteristics of the City Corridor Placetype, as well as position the existing grain elevators for future redevelopment and reuse. Furthermore, the proposed redevelopment has the potential to become a catalyst for additional reinvestment and revitalization along the North National Avenue and East Chestnut Expressway commercial corridors.

Planning and Zoning Commission Staff Report

FUTURE PLACETYPES MAP:



 The Sisters Mill
Redevelopment Area

Forward SGF Future Placetypes

- | | |
|---|---|
|  City Corridor |  Mixed Use |
|  Center City Residential
Neighborhood |  Business Flex |
|  Institutional & Employment
Center |  Urban Green Space &
Recreation |

Planning and Zoning Commission Staff Report



STAFF COMMENTS:

Chapter 353, RSMo and Chapter 40, Article III, Springfield City Code authorize the establishment of Urban Redevelopment Corporations for purposes of redeveloping blighted areas. In accordance with the Statute, the City of Springfield may grant up to 25 years of partial real property tax abatement to encourage redevelopment of blighted areas. Real property taxes are abated during the first 10 years, based on 100% of the increase in assessed value of land and improvements. During the remaining 15 years, real property taxes are abated based on 50% of the assessed value of land and improvements. In order to receive the abatement, the redevelopment area must be redeveloped and used in accordance with an adopted redevelopment plan.

The applicant is required to submit a detailed application, which includes a redevelopment plan, blight report, tax impact analysis, and supporting documentation, as well as undergo a review process that includes notifying the affected taxing districts (i.e., Springfield R-12 School District, Greene County, Springfield-Greene County Library District, etc.) and attending public hearings before the Land Clearance for Redevelopment Authority (LCRA), Planning and Zoning Commission, and City Council.

The LCRA reviewed the blight report for the Redevelopment Area on April 2, 2024. By a vote of 3 to 0, it recommended that the City Council declare the Area a blighted area.

The Planning and Zoning Commission shall review the Redevelopment Plan for conformance with the Comprehensive Plan and make a recommendation regarding the same to the City Council.

EXHIBIT I
Legal Description
The Sisters Mill Redevelopment Area

A TRACT OF LAND BEING PART OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND SIXTEEN (16), BLOCK FOUR (4), IN THE BOULEVARD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND A PORTION OF THE NORTH ONE- HALF ($N\frac{1}{2}$) OF VACATED PINE STREET, AND ALSO PART O.F A VACATED ALLEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT SIXTEEN (16); THENCE NORTH $88^{\circ}52'10''$ EAST A DISTANCE OF 179.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH $88^{\circ}52'10''$ EAST A DISTANCE OF 20.37 FEET TO AN IRON PIN FOR CORNER, SAID POINT BEING ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE NORTH $00^{\circ}02'35''$ WEST ALONG SAID CENTERLINE A DISTANCE OF 150.03 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH $88^{\circ}52'12''$ EAST ALONG THE NORTH UNE OF SAID LOT FIVE (5), A DISTANCE OF 199.71 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH $00^{\circ}00'00''$ WEST A DISTANCE OF 201.50 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH $88^{\circ}57'02''$ WEST A DISTANCE OF 98.63 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH $00^{\circ}21'27''$ WEST A DISTANCE OF 28.66 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH $88^{\circ}57'02''$ WEST A DISTANCE OF 54.22 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH $00^{\circ}21'27''$ EAST A DISTANCE OF 31.41 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH $88^{\circ}57'02''$ WEST A DISTANCE OF 66.22 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH $00^{\circ}58'16''$ WEST A DISTANCE OF 53.89 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

EXHIBIT II
Redevelopment Plan for The Sisters Mill Redevelopment Area

**BLIGHT REPORT
&
REDEVELOPMENT PLAN
FOR THE
SISTERS MILL
REDEVELOPMENT AREA
SPRINGFIELD, MISSOURI**

February 20, 2024

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Map of Redevelopment Area	Exhibit A
Legal Description of Redevelopment Area.....	Exhibit B
Supporting Evidence of Blight.....	Exhibit C
Appraisal	Exhibit D
540 Tax Impact Analysis	Exhibit E
Tax Impact Analysis – (The Sisters Mill project).....	Exhibit F
Redevelopment Plans/Specs and Renderings	Exhibit G
Estimated Construction Costs (Project Budget)	Exhibit H
Environmental Report.....	Exhibit I
Urban Redevelopment Corporation/Developer	Exhibit J

Blight Report

I. General:

First enacted in 1943, Chapter 353 of the Missouri Revised Statutes is designated as “The Urban Redevelopment Corporations Law” (“**Chapter 353**”). The purpose of Chapter 353 is to involve private enterprises in the task of eliminating “blighted areas.” Under Chapter 353, municipalities are authorized to provide twenty-five-year tax abatements in exchange for the redevelopment of “blighted areas” under approved plans. Redevelopment under Chapter 353 may include reconstruction or rehabilitation of blighted areas for industrial, commercial, residential or public structure use.

Tax abatement is only available to for-profit Urban Redevelopment Corporations organized pursuant to Chapter 353 and can only be extended to real property that has been found to be a “blighted area” by the municipality.

Once a municipality approves tax abatement under Chapter 353, the abatement is available for a period of twenty-five years provided blight is remediated and the redevelopment area is redeveloped in accordance with a redevelopment plan approved by the municipality. During the first ten years, the property is not subject to real property taxes except in the amount of real property taxes assessed on the land, exclusive of improvements, during the calendar year preceding the calendar year during which the Urban Redevelopment Corporation acquired the property. During the next fifteen years, the real property may be assessed at up to fifty percent of its true value. “True Value” is defined as the assessor’s assessed valuation of the property, based upon its fair market value at the time. After this twenty-five-year period, the real property will be subject to assessment and payment of all ad valorem taxes based on the true value of the property.

II. Introduction:

The Blight Report for the Sisters Mill Redevelopment Area (this “**Blight Report**”) is made for the purpose of documenting the blighted conditions affecting the proposed Redevelopment Area (as hereinafter defined). This Blight Report demonstrates (i) that the Redevelopment Area is a “blighted area” under the Missouri Revised Statutes, chapter 353 due to it being an area which, “by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”¹ Additional supporting photographic evidence of blight is attached hereto as Exhibit C and may also be seen in current property photographs in the appraisal attached hereto as Exhibit D².

III. Redevelopment Area Description:

The redevelopment area is approximately .91 acres located at 610 N. Prospect Avenue at the southwest intersection of E. Chestnut Expressway and N. Prospect Ave. in Springfield, Missouri (the “**Redevelopment Area**”), see Exhibit A attached hereto for an outlined map of the Redevelopment

¹ Mo. Rev. Stat. § 353.020(2) (2021).

² See pages 42-44 of Appraisal.

Area. Currently, in the Redevelopment Area, there are two vacant buildings that are one hundred plus year old non-operational flour mills (the “**Buildings**”). The remainder of the Redevelopment Area is vacant and unimproved land.

The Redevelopment Area is depicted on the map attached hereto and incorporated herein as Exhibit A and is legally described on Exhibit B attached hereto and incorporated herein.

IV. Blight Defined:

Chapter 353 defines “blighted area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.”³

V. Evidence In Support of Blight:

Multiple factors exist throughout the Redevelopment Area that support a finding of blight as defined under Chapter 353 provided above because they have caused insanitary or unsafe conditions within the Redevelopment Area which can endanger life and property and without question constitutes both social and economic liability. These include the following:

- Environmental Works, Inc. performed a Phase I environmental survey on January 24, 2022 and concluded that based on the property age, historical usage, a 2005 Phase II ESA Brownfields Investigation as part of the City of Springfield, Brownfields Assessment Grant, and the property having had a 25,000 gallon AST between 1933 and 1979, among other miscellaneous issues such as potential asbestos, lead based paint, etc. that a Phase II environmental study was warranted. Terracon Consultants, Inc. performed a Phase II environmental review on June 28, 2022. The Phase II identified multiple issues that need correction, including lead materials within the flour mill structures and soil/groundwater contamination on the identified site.⁴ Lead based paint in the flour mill buildings must be remediated if these sites are to ever be developed and soil contamination that exists in the Redevelopment Area will require remediation for the development of all future projects. Clients have estimated the costs of remediation to be in the hundreds of thousands of dollars which only adds to the prohibitive expense of developing anything in the Redevelopment Area. Remediation costs required per the applicable project are already included in the estimated costs of development.
- Graffiti of a significant nature exists throughout the improvements located in the Redevelopment Area.
- Illegal homeless encampments have existed in the Redevelopment Area resulting in the disposal of drug paraphernalia, broken glass, discarded chemicals, and human waste throughout the Redevelopment Area.
- Trash and illegal dumping constantly impact the Redevelopment Area.

³ Id.

⁴ Environmental Report provided under Exhibit I attached hereto and incorporated herein identifying several environmental issues that will require various levels of remediation.

- The roof of the flour mill buildings and windows are in need of substantial repair and the failure of these building components has resulted in significant water damage, animal infestation, and other debris that can result in safety, healthy, or building structure issues.

Blight exists because of, but not limited to those conditions listed above, not only because it creates an eye sore to a main commercial corridor to the City of Springfield, but because these conditions cause the Redevelopment Area to be insanitary and unsafe, a threat to life and property, and result in social and economic liability for the Redevelopment Area, surrounding properties, and the City itself.

See Exhibit C attached for a summary of the Redevelopment Area site conditions and photographic evidence of blight.

Additionally, it is necessary to consider **Economic Underutilization**. In *Tierney v. Planned Industrial Expansion Authority of Kansas City*, 742 S.W.2d 146, 151 (Mo. 1987), the Supreme Court of Missouri stated that “the concept of urban redevelopment has gone far beyond ‘slum clearance,’ and the concept of economic underutilization is a valid one.” Accordingly, it is proper for a city to base its determination of blight on property being economically underutilized and otherwise not adding to a city’s vibrancy. The Redevelopment Area consists of an aging building in poor condition and in need of extensive replacements and repair. The property has become obsolete for functional usage and development.⁵ The prosecution of this Redevelopment Plan will allow the entire Redevelopment Area to be used for its highest and best use. As a result, the Redevelopment Area qualifies as being economically underutilized, which further supports a finding of blight.

VI. Impact of the Redevelopment Area’s Blighted Conditions

Due to the predominance of blighting factors described in Exhibit C attached hereto, the deterioration of the Redevelopment Area contributes to the insanitary and unsafe conditions that are a public menace. The underutilization of the Redevelopment Area and the Redevelopment Area’s appearance discourages new investment and development in the area and causes an obvious social and economic liability for the community and specifically the surrounding area. Furthermore, in its current condition, the Redevelopment Area is incapable of supporting its highest and best use. To overcome the economic and social liability created by the Redevelopment Area and enable the Redevelopment Area to fully contribute to the community, the blight must be remediated, and the Redevelopment Area rehabilitated.

The current condition of the Redevelopment Area also impedes the economic vitality and independence of the City by failing to generate sufficient tax revenue and discouraging reinvestment in, or maintenance of, the Redevelopment Area and the areas that surround it. In its current condition, the entire Redevelopment Area is currently assessed at \$59,610.⁶ However, after being rehabilitated, (as hereinafter defined) the Redevelopment Area will generate significant increases in assessed values resulting in the receipt of increased property taxes in the long-term in addition to an increase in activity that will generate additional sales tax revenue and redevelopment within and near the Redevelopment

⁵ See photographic evidence and descriptions provided in Exhibit G.

⁶ See Greene County Assessor's Office Information parcel information.

Area. For example, the project described in the Redevelopment Plan is estimated to have an assessed value of \$684,800 when complete.⁷ This increase in assessed value would generate an estimated \$334,275⁸ in additional property tax revenue to the taxing jurisdictions over the course of the 25-year Redevelopment Plan. Additionally, sales tax revenue generated on the gross sales over the full 25-year abatement period would total approximately \$3,270,400 in sales tax revenue.⁹ Thus, the Redevelopment Area's present physical insanitary and unsafe condition resulting in underutilization diminishes its potential to generate property tax revenues for the City up to its full potential. Without the comprehensive redevelopment of the Redevelopment Area, its physical condition will continue to deteriorate, it will remain a liability to the social and economic welfare of the City, and its economic efficiency will suffer. Further, due to the current state of the Redevelopment Area, substantial capital investment will be required to remove the blight and redevelop the area so it can be utilized for its highest and best uses, serving where a viable commercial development is provided with the potential for future related housing development. Without approval by the City of an economic development incentive program, it is unlikely that a developer will invest in the Redevelopment Area due to the prohibitive costs associated with the redevelopment.

See also Exhibit C attached.

VII. Conclusion

As discussed in this Report and demonstrated in Exhibit C, the Redevelopment Area, by reason of its insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, and because of the aforementioned conditions, the Redevelopment Area has become an economic and social liability, which is a menace to the public health, safety, or welfare in its present condition. The Redevelopment Area qualifies as a "blighted area" as defined in section 353.020(2) of the Missouri Revised Statutes. Accordingly, the City of Springfield should determine that Redevelopment Area is blighted.

⁷ See Greene County Assessor parcel information and Tax Impact Analysis contained in Exhibit F of the Redevelopment Plan.

⁸ *Id.*

⁹ Calculated based on an 8.1% sales tax revenue on projected gross restaurant and retail sales.

Redevelopment Plan

I. Introduction

The Sisters Mill Redevelopment Corporation (the “**Developer**”) has prepared the following plan (the “**Redevelopment Plan**”) for the planned rehabilitation of the Redevelopment Area defined below. The current project is the redevelopment of the old Flour Mill site at 610 N. Prospect, located in Springfield, Missouri, into a casual dining restaurant of American fare and retail space with options for outdoor dining with plenty of desirable green space as well as rehabilitate the exterior of the Flour Mill buildings (the “**Sisters Mill Project**”).

The property which has commonly been referred to as the Springfield Flour Mill has a colorful history. It was first shown on a map in 1902. When operating, it produced more than 3,000 box carloads of flour each year at the rate of 35,000 pounds of flour each day. 7,000 bushels of wheat went through its milling processes every 24 hours. The flour was shipped to various parts of the globe, including France, England, Germany, and South America. A Colorado company acquired the property in 1935 from the estate of the late Jack Blair. The flour mill has previously been known as Meyer’s Model flour. Grain from Kansas, Oklahoma, Colorado, and Nebraska has funneled into its mills to make flour for the world. Part of the original structure still stands but over the past several decades the condition of the property has continued to deteriorate. The property has been abandoned for approximately 50 years.

II. Description of the Project

A. *Boundaries of the Redevelopment Area*

The Sisters Mill Redevelopment Area consists of approximately .91 acres of land. A map identifying the Flour Mill Redevelopment Area is attached hereto as Exhibit A (see Figures A1-A3) and the Redevelopment Area is legally described on Exhibit B attached hereto.

The Redevelopment Area is bounded by Chestnut Expressway on the north, Tampa St. on the south, N. Prospect Ave. to the east, and National Ave. to the west. The Redevelopment Area is in a historic part of the City located very near Ozarks Technical Community College and the Springfield Cardinals minor league baseball stadium. The Redevelopment Area is approximately 1 mile from historic downtown Springfield and has immediately surrounding a convenience store, multi-tenant commercial office building, a construction supply warehouse, and a property being converted into a church.

B. *Need for Redevelopment*

The Developer is currently seeking a blight designation for the Redevelopment Area concurrently with the submission of this Redevelopment Plan. The prosecution of this Redevelopment Plan will eliminate conditions of blight and create a desirable environment for residents to engage socially while dining or shopping while increasing the taxable revenues to the City of Springfield. The Redevelopment Plan will permit this Project to develop the necessary utility infrastructure currently lacking to support significant redevelopment. It will also permit the development of vacant unimproved land, the exterior rehabilitation and interior stabilization of deteriorated and dangerous buildings while simultaneously cleaning the Redevelopment Area more generally of broken concrete, glass, overgrowth, trash, homeless encampments, etc. The

economic and social liability of the Redevelopment Area caused by the significant deterioration of physical conditions, lack of development, and reduced commercial and residential traffic will be replaced with high quality and attractive restaurant facility. The Redevelopment Area is a prime opportunity to create a desirable shopping and dining environment for residents and promote increased traffic and economic opportunities within a primary City Corridor while also increasing the taxable revenues to the City of Springfield.

The Redevelopment Area is also located in a flood zone which also makes development further challenging due to the added expense of flood insurance required.

C. *Redevelopment Plan Objectives and Strategies*

1. Goals of the Springfield – Forward SGF Comprehensive Plan.

The Redevelopment Area is located within a City Corridor planning area, which is a component of the Forward SGF Comprehensive Plan (the “**Comprehensive Plan**”). The Comprehensive Plan is a long-term guide for private investments and public improvements for the City of Springfield, including major connecting corridors of Springfield (each a “**City Corridor**”). The Comprehensive Plan cites as one of its goals to have an increased emphasis on city corridors to be better integrated and allow more flexible and broader permitted uses.¹⁰ “City Corridors are locations of significant redevelopment opportunity, where absorption of underserved housing, employment, sales, and service, can be accommodated.”¹¹ Chestnut Expressway, particularly in the areas including and near N. Prospect Avenue include some of the oldest parts of the Springfield community and, as demonstrated by the current condition of the Redevelopment Area, it suffers from problems commonly resulting from physical deterioration, economic obsolescence, and insanitary and unsafe conditions that are a menace to the public welfare. This provides an excellent opportunity for redevelopment where “[t]he City’s most traveled corridors are prioritized for streetscaping, beautification, and multimodal improvements to enhance the character and connectivity of Springfield.

It is important to note that investments should be balanced across the City to improve the overall image and vitality of Springfield in an equitable manner— this includes corridors facing the greatest disinvestment and those that are traveled the most, as well as those most used by GPS and navigation programs, such as Chestnut Expressway, Trafficway Street, or Glenstone Avenue. Development assistance should be provided to private developers and property owners in key redevelopment areas facing disinvestment in the City Corridor placetype to help offset cost of infrastructure improvements. This includes targeting the incentives outlined in Strategy 1.5: Foster Public-Private Partnerships and Incentives to these corridors.¹²

The Comprehensive Plan was adopted in 2022 by the City and establishes “placetypes” to guide the recommended development of specific areas throughout the City. The Comprehensive Plan indicates that the Redevelopment Area and surrounding property is an appropriate area for “commercial and service-related development[s] varying in scale, ranging from standalone

¹⁰ See Forward SGF Comprehensive Plan, pg. 32

¹¹ *Id.*

¹² See Forward SGF Comprehensive Plan, pg. 92

businesses to large retail centers. City Corridors are also key locations to support and encourage multi-family developments that rely on proximity to retail, commercial services, and employment centers. Each of these use groups are best located along major roadways with high volumes of traffic. This placetype is not only highly accessible by car, but also by walking, biking, and transit. City Corridors provide a wide range of shopping, service, entertainment, and employment destinations for both residents and visitors. Common uses within the placetype include chain restaurants, gas stations, hotels, national retailers, movie theaters, smaller offices, and a variety of support services.”¹³

The Comprehensive Plan directs that the City should leverage and target its resources to benefit the “highest travelled commercial corridors”..¹⁴ As this placetype receives the highest volume of visitors aside from the Downtown placetype, it is essential that the quality of development and visual appeal of the corridors are attractive and representative of the City’s desired image.”¹⁵ Also, the Comprehensive Plan makes clear that “city corridors contribute significantly to the local tax base, certain commercial areas are experiencing decline, and would benefit from a shift towards multifamily or other non-retail uses to reinvigorate the area and increase foot traffic.”¹⁶

2. Redevelopment Plan Objectives and Conformance with the Goals of the Springfield – Greene County Comprehensive Plan.

The implementation of this Redevelopment Plan will transform the Redevelopment Area into an attractive location for individuals to visit, dine, and shop. This will also help to create additional interest and activity in this City Corridor and more specifically serve as a high-quality project that brings economic vitality and visual charm to the area along Chestnut Expressway between N. Prospect Avenue and National Avenue. The Comprehensive Plan cites that shortfalls in prior planning documents was the failure to develop certain areas, including along Chestnut Expressway.¹⁷ A primary goal of the Comprehensive Plan is specifically to promote reinvestment in corridor locations and specifically identify Chestnut Expressway.¹⁸ The Comprehensive Plan seeks to create a “sense of place” in these vital corridors as they are “the first and last impression of many visitors, their enhancement will play a major role in improving the image and outward perception of the City.”¹⁹ The Redevelopment Area borders the Downtown Subarea Plan identified in the Comprehensive Plan. The Comprehensive Plan calls for redevelopment in this area in several ways that meet the intended purpose of this Redevelopment Area. These goals include:

- “Repurpose industrial and older buildings into art spaces and other uses to bring people Downtown.”²⁰
- “Provide public gathering spaces for socializing, events, and festivals.”²¹

¹³ See Forward SGF Comprehensive Plan, Commercial Street, pg. 46.

¹⁴ See Forward SGF Comprehensive Plan, pg. 78 and 92.

¹⁵ See Forward SGF Comprehensive Plan, pg. 46.

¹⁶ See Forward SGF Comprehensive Plan, pg. 87.

¹⁷ See Forward SGF Comprehensive Plan, pg. 20.

¹⁸ See Forward SGF Comprehensive Plan, pg. 92., “Goal 3: Promote reinvestment in Springfield’s commercial corridors and key gateways.”

¹⁹ See Forward SGF Comprehensive Plan, pg. 93., “Goal 3: Promote reinvestment in Springfield’s commercial corridors and key gateways.”

²⁰ See Forward SGF Comprehensive Plan, pg. 196.

²¹ Id.

- “Increase and maintain outdoor dining spaces.”²²

The Downtown Vision as prominently stated in the Comprehensive Plan calls for the support of Redevelopment Areas like as proposed in this redevelopment Plan.

...Downtown Springfield will flourish as the thriving, bustling core of the City. Residents and visitors from across the region will be drawn to Downtown for its wide variety of shops, restaurants, night life, and entertainment options unique to Springfield. Aging buildings will be revitalized, historically significant structures will be preserved and celebrated, and vacant storefronts will be activated. A mix of dining, entertainment, public gathering places, and local retailers will create the “Downtown Springfield” experience that cannot be replicated online....Enhanced streetscapes will come to life through a combination of public improvements and high quality private development, targeted on...gateways corridors like Trafficway....Vacant lots or expansive parking lots will be redeveloped with uses that contribute to Downtown’s activity and expand the desired built form. Patrons will be able to enjoy attractive outdoor spaces where they can gather, socialize, and relax....This will help reinforce Downtown as Springfield’s primary activity center within a “spoke and hub” system that is well connected to other supporting commercial centers within the City that together support the local economy.²³

Moreover, the Redevelopment Plan will allow for future additional development (including potential future housing on site) within a main city corridor as is part of the goal identified in the Comprehensive Plan. The rehabilitation of the Redevelopment Area will increase the taxable revenues to the City, while placing a greater portion of the City Corridor located along Chestnut Expressway between N. Prospect Avenue and National Avenue in congruence with the vision of the Comprehensive Plan discussed above.

III. Redevelopment Plan Requirements

A. Overview

The Redevelopment Plan provides for the development of a commercial restaurant space and the rehabilitation of the existing flour mill building exteriors. The Project is being designed to complement the look and style, scale, and intensity desired in a City Corridor. It is expected that the Redevelopment Plan will in-turn encourage and foster private investment in the surrounding areas. In addition, the safety of the Redevelopment Area (both real and perceived) will improve due to the increase in activity and investment as well as the elimination of insanitary and unsafe conditions.

The intent of this Redevelopment Plan is to encourage needed and desired commercial and mixed-use redevelopment through partial real property tax abatement.

B. General Maintenance Guidelines

²² Id.

²³ See Forward SGF Comprehensive Plan, pg. 196.

All structures, equipment, paved areas, and landscaped areas shall be maintained in a good and safe condition both inside and outside, structurally and otherwise.

C. *Design Guidelines*

All projects subject to this Redevelopment Plan should utilize good quality materials and be designed to complement existing development within the Redevelopment Area, encourage pedestrian activity, and contribute to a harmonious streetscape. All sides of buildings visible to the public, whether viewed from a nearby property or a roadway, shall display a similar level of quality and architectural finish.

D. *Land Use Plan*

1. *Former and Existing Land Use*

There are two existing mill structures located in the Redevelopment Area. These structures are currently vacant but were previously utilized as commercial flour mills. These structures are vacant and closed to any public access or commercial use. These flour mills have been vacant and unused for approximately 50 years. The remainder of the Redevelopment Area is vacant and unimproved.

2. *Proposed Land Use*

The Sisters Mill Project involves the development of a casual dining restaurant. The building will be 2 stories tall and approximately 4,603 sq. ft. The building will also include a covered patio, an office, and storage. The Sisters Mill project intends to incorporate a small retail space in addition to the food service business and incorporate parking on-site as part of the Project design by providing approximately 55 parking spaces. Additionally, the Project will rehabilitate the façade of the mill buildings and secure them for on-site beautification, safety, and potential future development.

The flour mill structures currently located at the site will remain (not be demolished), but rather the exteriors rehabilitated to a clean and safe appearance and the interiors cleaned and secured until such time as they may be developed in the future.

Remainder of Redevelopment Area.

It is anticipated the flour mill buildings may be redeveloped in the future (potentially with artisan retail shops, mixed-use, or residential components), however there are no current established plans for the redevelopment of these flour mills, though that is the long-term goal of the Developer. Instead, the flour mill facilities will have their exteriors rehabilitated to provide a clean, safe, and welcoming exterior appearance as well as the interiors stabilized, cleaned, and thereafter secured until such time as further development is planned and becomes a viable option. The Developer will engage with the City at the appropriate time in the future regarding redevelopment of the flour mills and the opportunities and benefits that may exist at that time, but any future development plan shall correspond and comply with the goals of the City Comprehensive Plan for City Corridor development.

E. *Existing and Proposed Zoning*

The Redevelopment Area is zoned HC, Highway Commercial District, with Conditional Overlay District No. 217. No rezoning is anticipated to be required, however all projects in the Redevelopment Area will be required to meet applicable zoning ordinances.

F. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances.

IV. Execution of the Project

A. *Execution*

The Developer or its successors in interest will be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

The Developer currently owns the land and improvements in the Redevelopment Area. The Developer does not plan to acquire any additional land. No eminent domain will be needed for land acquisition.

C. *Financing*

Please refer to *Source and Use of Funds* as contained in Exhibit F of the Redevelopment Plan.

D. *Disposition of Property*

No property is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The existing flour mill buildings are commercial in nature and currently vacant and as such, there is no need for relocation assistance.

F. *Redevelopment Schedule and Estimated Dates of Completion Redevelopment*

The Developer estimates that the Project will be completed in accordance with the following schedule:

- Project Schedule
 - ☐ Pre-Construction (Inspections/Permits): Summer 2024
 - ☐ Site Work: Summer/Fall 2024
 - ☐ Construction of Building: Completed by Fall 2025

V. Other Provisions

A. *Compliance with State and Local Law*

All redevelopment activities shall comply with the Springfield Zoning Ordinance and all other applicable state and local laws.

B. *Public Facilities*

The Redevelopment Plan is not anticipated to require any additional schools, parks, recreational and community facilities, or other public facilities. However, the cost of any additional water, sewerage, other public utilities, or sidewalks upgrades and/or relocations that may be necessary will be borne by the Property Owner who is implementing the development but may also be offset by any approved incentives or taxing districts, if applicable in the future. Projects that require the installation of new utility lines such lines should be located underground. Projects developed will have access to parking through on-site development of parking, access to City or other parking facilities, but will meet the statutory parking requirements per City ordinances and approved design standards.

C. *Additional Incentives or Supportive Programs*

Projects under this Redevelopment Plan may utilize additional incentives, supportive loan or grant programs, or taxing districts to support projects in the Redevelopment Area so long as additional incentives, programs, and/or taxing districts satisfy all statutory requirements and do not interfere with the satisfactory administration of the tax abatement provided under Chapter 353 as approved under this Redevelopment Plan. This paragraph is not intended to provide a guarantee of approval for any such utilization but is meant to allow for the possibility of additional incentive utilization if the Developer chooses to apply for such programs.

D. *Site Plan*

The Site Plan as provided in this Redevelopment Plan and attached hereto as Exhibit G has been submitted for pre-development review. The Site Plan remains under review by the City's Planning & Development Department to consider conformance with off-street parking, setbacks, and landscaping. The Project may request a partial vacation of a City right-of-way along N. Prospect Avenue on the eastern border of the Redevelopment Area which could significantly reduce or eliminate any existing issues and any request for such partial vacation will be subject to all required approvals. The Project Owner and Architect will work in close consultation with Planning & Development to ensure the Site Plan as proposed conforms with all City zoning requirements, receives any necessary variances, and will be subject to final approval of Planning & Development prior to building permits being issued.

Any substantial and material changes to the Site Plan will be subject to an amendment that will be provided to City Council for further review and approval, however, any minimal modifications to the Site Plan will be subject to City staff and departmental review and approval.

EXHIBIT A

[MAP OF REDEVELOPMENT AREA ATTACHED]

- | | |
|--------------------------------------|--------------------|
| 1. Redevelopment Area (Parcel Map) | Figures A-1 |
| 2. Redevelopment Area (Google Earth) | Figure A-2 and A-3 |

Figure A-1:

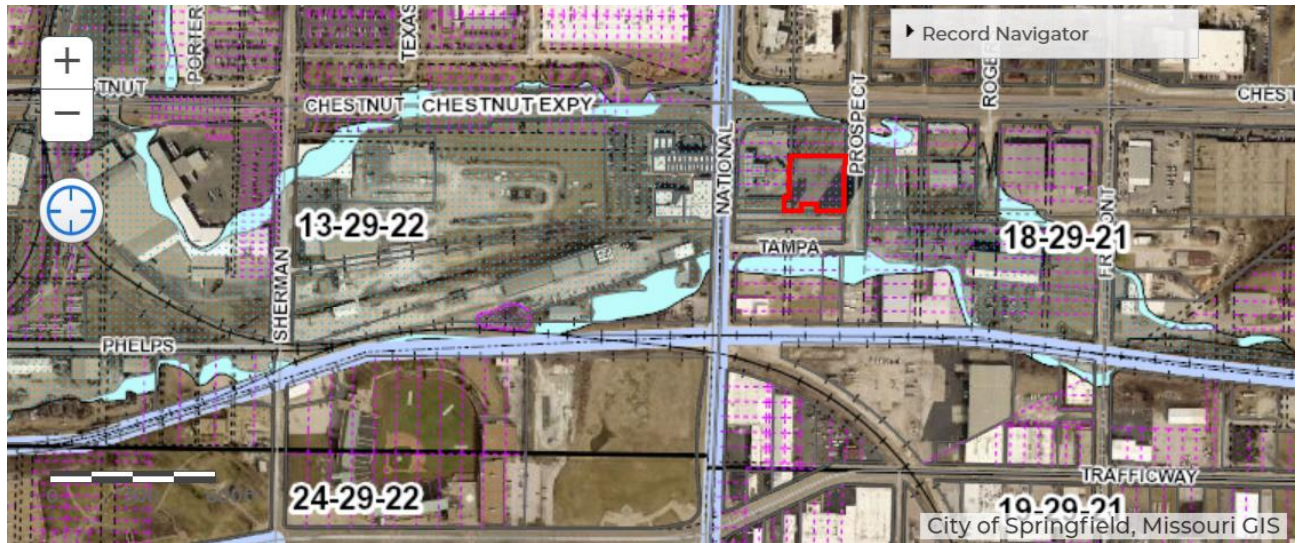


Figure A-2:



Figure A-3:



EXHIBIT B

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOTS FIVE (5), SIX (6), SEVEN (7), EIGHT (8) AND SIXTEEN (16), BLOCK FOUR (4), IN THE BOULEVARD ADDITION, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AND A PORTION OF THE NORTH ONE- HALF (N½) OF VACATED PINE STREET, AND ALSO PART O.F A VACATED ALLEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT SIXTEEN (16); THENCE NORTH 88°52'10" EAST A DISTANCE OF 179.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°52'10" EAST A DISTANCE OF 20.37 FEET TO AN IRON PIN FOR CORNER, SAID POINT BEING ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE NORTH 00°02'35" WEST ALONG SAID CENTERLINE A DISTANCE OF 150.03 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 88°52'12" EAST ALONG THE NORTH UNE OF SAID LOT FIVE (5), A DISTANCE OF 199.71 FEET TO AN IRON PIN FOR CORNER, SAID CORNER BEING THE NORTHEAST CORNER OF SAID LOT FIVE (5); THENCE SOUTH 00°00'00" WEST A DISTANCE OF 201.50 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 88°57'02" WEST A DISTANCE OF 98.63 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 00°21'27" WEST A DISTANCE OF 28.66 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 88°57'02" WEST A DISTANCE OF 54.22 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 00°21'27" EAST A DISTANCE OF 31.41 FEET TO AN IRON PIN FOR CORNER; THENCE SOUTH 88°57'02" WEST A DISTANCE OF 66.22 FEET TO AN IRON PIN FOR CORNER; THENCE NORTH 00°58'16" WEST A DISTANCE OF 53.89 FEET TO THE POINT OF BEGINNING, ALL IN GREENE COUNTY, MISSOURI.

EXHIBIT C

SUPPORTING EVIDENCE OF BLIGHT

Chapter 353 defines “blighted area” as “an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.” A brief summary of property conditions and photographic evidence supports the conclusion that this property satisfies the definition of blight.

A. Deterioration of Site Improvements

The Flour Mills were constructed in 1900. The Mills are 125 years-old and require significant maintenance, repair, and upgrades. The exterior of the abandoned structures is concrete and require extensive cleaning and the exterior must also be sealed to prevent additional deterioration. Extensive graffiti removal will be required as vandalism is significant throughout the structures. Windows are missing and will need to be sealed and eventually replaced. The roof of each building has deteriorated resulting in significant weather damage to the interior of the structures and will need to be fully replaced. The interiors must be cleaned out from years of pigeon and other animal contamination as well as homeless encampments that must be removed and prevented from reoccurring. Throughout the site there is significant debris, trash, deteriorated building materials, and water damage. The large structure also requires remediation of fire damage that was caused by homeless trespassers. The deterioration of site improvements is further described below and also evidenced by corresponding photographs included herein Exhibit C.

B. Insanitary and Unsafe Conditions

The Redevelopment Area exhibits insanitary and unsafe conditions both inside the structure as well as on the exterior around the site. Inadequate lighting, littering of hazardous materials including drug paraphernalia, and human waste. Soil contamination.

Phase 1 and Phase 2 environmental studies cite ground contamination that will need to be remediated. There is also contamination from repeated illegal encampments, including drug use contamination.

C. Conditions That Endanger Life or Property by Fire or other Causes

The results of the environmental studies indicate, with a high degree of certainty, that there is a presence of soil contamination that may create health hazards. The abandonment of this property has resulted in numerous and continued illegal homeless encampments which has resulted in fires and criminal activity. This also frustrates surrounding business owners and endangers their properties as well, creating a social and economic menace to the property and surrounding area.

All of the current conditions undoubtedly constitute that the property is an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.

Photographic Evidence:

A. Graffiti

Graffiti is present on exterior and interior of buildings and is an eyesore at a major, very visible intersection.





B. Illegal Homeless Encampments

Long-term issues with illegal homeless encampments have resulted in safety and health issues for the public and created a negative impact on neighboring businesses. Safety issues include but are not limited to; drug paraphernalia, broken glass, discarded chemicals, and human waste.

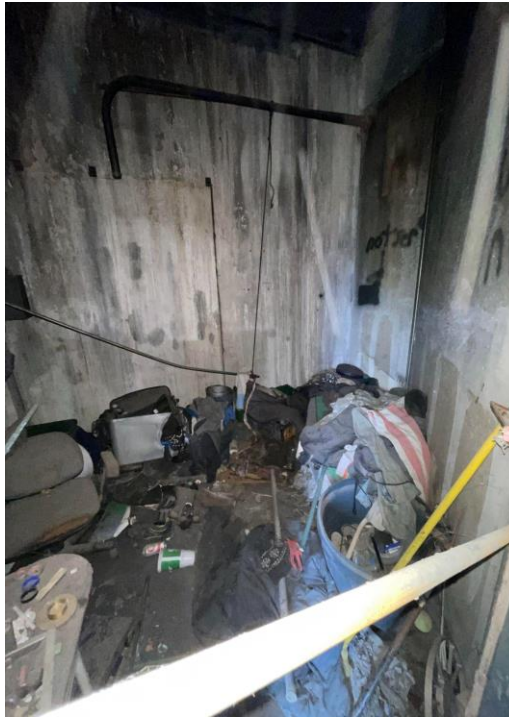


Exhibit C-4



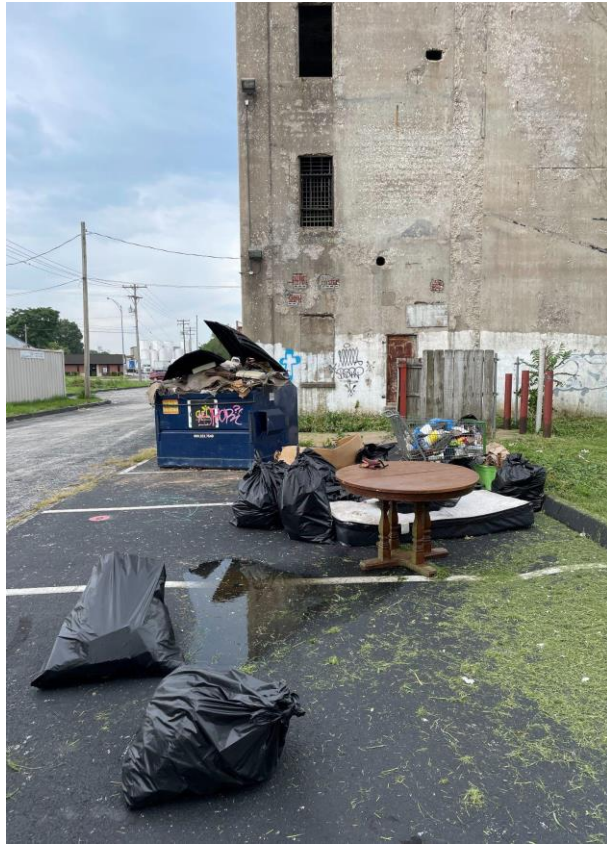
Exhibit C-5

C. Trash

Dumping site. Continuous homeless litter and illegal anonymous dumping creates public hazards and is unsightly.



Exhibit C-6



D. Roof Repairs

Neglect of the roof is causing water issues. This is accelerating the deterioration of the concrete structures.



E. Broken Windows

All windows are broken or missing, resulting in pigeon infestation and water issues.



Exhibit C-9



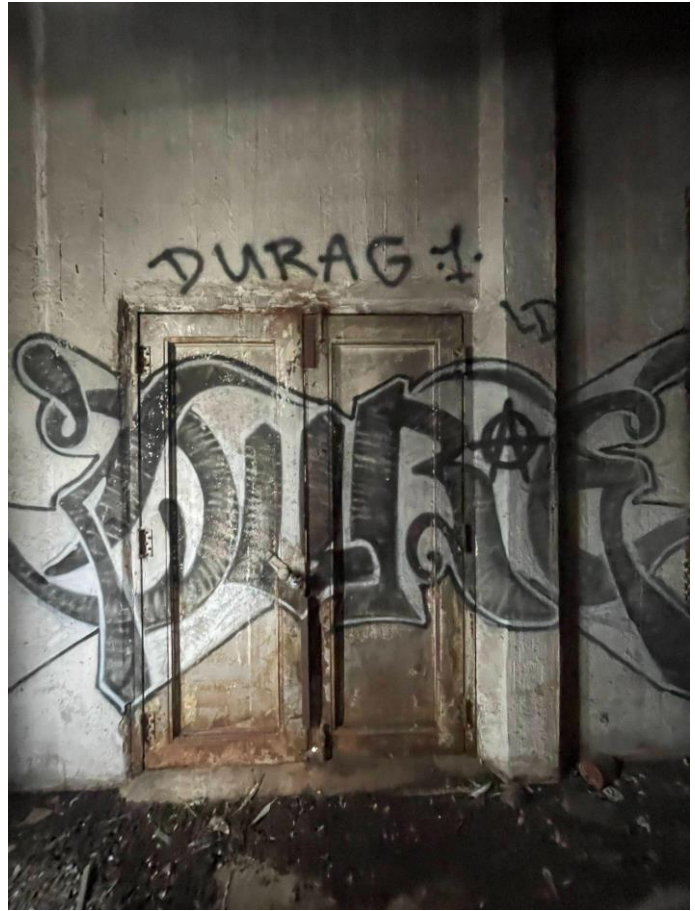
Exhibit C-10

F. Safety / Securing Existing Buildings

Photos show trespassing due to abandonment resulting in public access and a history of illegal encampment fire.



Exhibit C-11



***As seen in photos throughout Exhibit C, there is significant debris, trash, deteriorated building materials, and water damage.

G. Existing Mill/Building Exterior

Neglect has caused deterioration of the exterior. Typical weathering, cracking, chipping, etc. seen in example below exists throughout existing structures.



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EXHIBIT D

APPRAISAL

Appraisal will be provided under a separate cover.

EXHIBIT E

540 TAX IMPACT ANALYSIS

[please see attached]

EXHIBIT F
THE SISTERS MILL PROJECT TAX IMPACT ANALYSIS

[please see attached]

The Sisters Mill Project

Tax Impact Analysis

City of Springfield, Missouri
February 14, 2024

Spencer Fane LLP
2144 E. Republic Road, Suite B300
Springfield, MO 65804

Exhibit F-2

OP 3798031.6

The Sisters Mill Project

2024 Real Estate Assessment & Taxes

(Preliminary Amounts determined per covnersation with Greene County Assessor office)

Current Assessment Ratio			32%
	Appraised*	Assessed	
Land	\$ 265,000	\$ 84,800	
<u>Improvements</u>	1,875,000	\$ 600,000	
Total	\$ 2,140,000	\$ 684,800	

Jurisdiction	Tax	Levy per \$100
City of Springfield	4,171.12	0.6091
Springfield -- Greene County Library	1,594.21	0.2328
Ozarks Technical College	1,281.26	0.1871
Greene County	701.24	0.1024
Road & Bridge	701.92	0.1025
State of Missouri	205.44	0.0300
County Developmental Disability	306.79	0.0448
Springfield R-12	27,246.14	3.9787
County Seniors' Services	323.23	0.0472
Commercial SurTax	7,121.92	1.0400
	\$ 43,653.26	6.3746

*Per Greene County Assessor's Office

The Sisters Mill Project
Tax Impact Analysis -- Assessment Assumptions

	2024						2025					
	Appraised*			Assessed			Appraised			Assessed		
	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total	Land	Improvements	Total
Property 610 N. Prospect Parcel: 1218310016	24,600	161,700	186,300	7,870	51,740	\$ 59,610	265,000	1,875,000	2,140,000	84,800	600,000	\$ 684,800
Totals	\$ 24,600	161,700	186,300	\$ 7,870	51,740	59,610	\$ 265,000	1,875,000	2,140,000	\$ 84,800	600,000	684,800
Portion of total value that is land				100%								
Assessment ratio (commercial)				32%								
Assessment ratio (residential)				19%								

The Sisters Mill Project
Tax Impact Analysis
Projected Tax Revenue without Redevelopment

Biennial Growth Rate Assumption - Real Estate Taxes

-1.00%

				Real Estate Taxes Paid										
Year		Assessed Value (\$)		0.6091	0.2328	0.1871	0.1024	0.1025	0.0300	0.0448	3.9787	0.0472	1.0400	6.3746
Plan	Calendar	Total Land	Total Imp.	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2025	7,870	51,740	\$ 363	\$ 139	\$ 112	\$ 61	\$ 61	\$ 18	\$ 27	\$ 2,372	\$ 28	\$ 620	\$ 3,800
2.0	2026	7,870	51,740	363	139	112	61	61	18	27	2,372	28	\$ 620	3,800
3.0	2027	7,791	51,223	359	137	110	60	60	18	26	2,348	28	\$ 614	3,762
4.0	2028	7,791	51,223	359	137	110	60	60	18	26	2,348	28	\$ 614	3,762
5.0	2029	7,713	50,710	356	136	109	60	60	18	26	2,325	28	\$ 608	3,724
6.0	2030	7,713	50,710	356	136	109	60	60	18	26	2,325	28	\$ 608	3,724
7.0	2031	7,636	50,203	352	135	108	59	59	17	26	2,301	27	\$ 602	3,687
8.0	2032	7,636	50,203	352	135	108	59	59	17	26	2,301	27	\$ 602	3,687
9.0	2033	7,560	49,701	349	133	107	59	59	17	26	2,278	27	\$ 596	3,650
10.0	2034	7,560	49,701	349	133	107	59	59	17	26	2,278	27	\$ 596	3,650
11.0	2035	7,484	49,204	345	132	106	58	58	17	25	2,255	27	\$ 590	3,614
12.0	2036	7,484	49,204	345	132	106	58	58	17	25	2,255	27	\$ 590	3,614
13.0	2037	7,409	48,712	342	131	105	57	58	17	25	2,233	26	\$ 584	3,578
14.0	2038	7,409	48,712	342	131	105	57	58	17	25	2,233	26	\$ 584	3,578
15.0	2039	7,335	48,225	338	129	104	57	57	17	25	2,211	26	\$ 578	3,542
16.0	2040	7,335	48,225	338	129	104	57	57	17	25	2,211	26	\$ 578	3,542
17.0	2041	7,262	47,743	335	128	103	56	56	17	25	2,188	26	\$ 572	3,506
18.0	2042	7,262	47,743	335	128	103	56	56	17	25	2,188	26	\$ 572	3,506
19.0	2043	7,189	47,265	332	127	102	56	56	16	24	2,167	26	\$ 566	3,471
20.0	2044	7,189	47,265	332	127	102	56	56	16	24	2,167	26	\$ 566	3,471
21.0	2045	7,117	46,793	328	126	101	55	55	16	24	2,145	25	\$ 561	3,437
22.0	2046	7,117	46,793	328	126	101	55	55	16	24	2,145	25	\$ 561	3,437
23.0	2047	7,046	46,325	325	124	100	55	55	16	24	2,123	25	\$ 555	3,402
24.0	2048	7,046	46,325	325	124	100	55	55	16	24	2,123	25	\$ 555	3,402
25.0	2049	6,976	45,862	322	123	99	54	54	16	24	2,102	25	\$ 550	3,368
TOTAL				\$ 8,572	\$ 3,276	\$ 2,633	\$ 1,441	\$ 1,443	\$ 422	\$ 630	\$ 55,995	\$ 664	\$ 14,637	\$ 89,713

The Sisters Mill Project
Tax Impact Analysis
Projected Taxes with Renovation but without Abatement

Biennial Growth Rate Assumption - Real Estate Taxes 2.00%

Year		Assessed Value (\$)		Real Estate Taxes Paid										
				0.6091	0.2328	0.1871	0.1024	0.1025	0.0300	0.0448	3.9787	0.0472	1.0400	6.3746
Plan	Calendar	Total Land	Total Imp.	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	Sheltered Workshop	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid
1.0	2025	84,800	600,000	\$ 4,171	\$ 1,594	\$ 1,281	\$ 701	\$ 702	\$ 205	\$ 307	\$ 27,246	\$ 323	\$ 7,122	\$ 43,653
2.0	2026	84,800	600,000	4,171	1,594	1,281	701	702	205	307	27,246	323	7,122	43,653
3.0	2027	86,496	612,000	4,255	1,626	1,307	715	716	210	313	27,791	330	7,264	44,526
4.0	2028	86,496	612,000	4,255	1,626	1,307	715	716	210	313	27,791	330	7,264	44,526
5.0	2029	88,226	624,240	4,340	1,659	1,333	730	730	214	319	28,347	336	7,410	45,417
6.0	2030	88,226	624,240	4,340	1,659	1,333	730	730	214	319	28,347	336	7,410	45,417
7.0	2031	89,990	636,725	4,426	1,692	1,360	744	745	218	326	28,914	343	7,558	46,325
8.0	2032	89,990	636,725	4,426	1,692	1,360	744	745	218	326	28,914	343	7,558	46,325
9.0	2033	91,790	649,459	4,515	1,726	1,387	759	760	222	332	29,492	350	7,709	47,252
10.0	2034	91,790	649,459	4,515	1,726	1,387	759	760	222	332	29,492	350	7,709	47,252
11.0	2035	93,626	662,448	4,605	1,760	1,415	774	775	227	339	30,082	357	7,863	48,197
12.0	2036	93,626	662,448	4,605	1,760	1,415	774	775	227	339	30,082	357	7,863	48,197
13.0	2037	95,499	675,697	4,697	1,795	1,443	790	790	231	345	30,684	364	8,020	49,161
14.0	2038	95,499	675,697	4,697	1,795	1,443	790	790	231	345	30,684	364	8,020	49,161
15.0	2039	97,409	689,211	4,791	1,831	1,472	805	806	236	352	31,297	371	8,181	50,144
16.0	2040	97,409	689,211	4,791	1,831	1,472	805	806	236	352	31,297	371	8,181	50,144
17.0	2041	99,357	702,996	4,887	1,868	1,501	822	822	241	359	31,923	379	8,344	51,147
18.0	2042	99,357	702,996	4,887	1,868	1,501	822	822	241	359	31,923	379	8,344	51,147
19.0	2043	101,344	717,056	4,985	1,905	1,531	838	839	246	367	32,562	386	8,511	52,170
20.0	2044	101,344	717,056	4,985	1,905	1,531	838	839	246	367	32,562	386	8,511	52,170
21.0	2045	103,371	731,397	5,085	1,943	1,562	855	856	250	374	33,213	394	8,682	53,213
22.0	2046	103,371	731,397	5,085	1,943	1,562	855	856	250	374	33,213	394	8,682	53,213
23.0	2047	105,438	746,025	5,186	1,982	1,593	872	873	255	381	33,877	402	8,855	54,277
24.0	2048	105,438	746,025	5,186	1,982	1,593	872	873	255	381	33,877	402	8,855	54,277
25.0	2049	107,547	760,945	5,290	2,022	1,625	889	890	261	389	34,555	410	9,032	55,363
TOTAL				\$ 117,177	\$ 44,785	\$ 35,994	\$ 19,699	\$ 19,719	\$ 5,771	\$ 8,618	\$ 765,410	\$ 9,080	\$ 200,072	\$ 1,226,326

The Sisters Mill Project

Tax Impact Analysis

Projected Tax Impact following proposed Renovation and Abatement

Biennial Growth Rate Assumption - Real Estate Taxes

2.00%

				Real Estate Taxes Paid											
Year		Assessed Value (\$)		0.6091	0.2328	0.1871	0.1024	0.1025	0.0300	0.0448	3.9787	0.0472	1.0400	6.3746	
Plan	Calendar	Total Land	Total Imp.	City of Springfield	Greene County Library	Ozarks Tech. College	Greene County	Road & Bridge	State of Missouri	County Developmental Disability	Springfield R-12	County Seniors' Services	Commercial SurTax	Tax Paid	
1.0	2025	7,870	51,740	\$ 48	\$ 18	\$ 15	\$ 8	\$ 8	\$ 2	\$ 4	\$ 313	\$ 4	\$ 82	\$ 502	
2.0	2026	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
3.0	2027	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
4.0	2028	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
5.0	2029	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
6.0	2030	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
7.0	2031	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
8.0	2032	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
9.0	2033	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
10.0	2034	7,870	51,740	48	18	15	8	8	2	4	313	4	82	502	
11.0	2035	93,626	662,448	2,303	880	707	387	387	113	169	15,041	178	\$ 3,932	24,098	
12.0	2036	93,626	662,448	2,303	880	707	387	387	113	169	15,041	178	\$ 3,932	24,098	
13.0	2037	95,499	675,697	2,349	898	721	395	395	116	173	15,342	182	\$ 4,010	24,580	
14.0	2038	95,499	675,697	2,349	898	721	395	395	116	173	15,342	182	\$ 4,010	24,580	
15.0	2039	97,408	689,211	2,396	916	736	403	403	118	176	15,649	186	\$ 4,090	25,072	
16.0	2040	97,408	689,211	2,396	916	736	403	403	118	176	15,649	186	\$ 4,090	25,072	
17.0	2041	99,357	702,995	2,444	934	751	411	411	120	180	15,962	189	\$ 4,172	25,573	
18.0	2042	99,357	702,995	2,444	934	751	411	411	120	180	15,962	189	\$ 4,172	25,573	
19.0	2043	101,344	717,055	2,492	953	766	419	419	123	183	16,281	193	\$ 4,256	26,085	
20.0	2044	101,344	717,055	2,492	953	766	419	419	123	183	16,281	193	\$ 4,256	26,085	
21.0	2045	103,371	731,396	2,542	972	781	427	428	125	187	16,606	197	\$ 4,341	26,607	
22.0	2046	103,371	731,396	2,542	972	781	427	428	125	187	16,606	197	\$ 4,341	26,607	
23.0	2047	105,438	746,024	2,593	991	797	436	436	128	191	16,939	201	\$ 4,428	27,139	
24.0	2048	105,438	746,024	2,593	991	797	436	436	128	191	16,939	201	\$ 4,428	27,139	
25.0	2049	107,547	760,945	2,645	1,011	812	445	445	130	195	17,277	205	\$ 4,516	27,681	
TOTAL				\$ 37,361	\$ 14,280	\$ 11,476	\$ 6,281	\$ 6,287	\$ 1,840	\$ 2,748	\$ 244,046	\$ 2,895	\$ 63,792	\$ 391,006	
10 Yr. PILOT *				\$ 3,151	\$ 1,205	\$ 968	\$ 530	\$ 530	\$ 155	\$ 232	\$ 20,586	\$ 244	\$ 5,381	\$ 32,982	
(*based on current Assessed Value of Improvements)															
TOTAL TAX PLUS PILOT				40,513	15,484	12,444	6,811	6,817	1,995	2,980	264,632	3,139	69,173	423,988	

The Sisters Mill Project Redevelopment Area Tax Impact Analysis

Jurisdiction	Tax Revenue		
	Without Redevelopment or Abatement	***With Redevelopment and Abatement	Total Impact on Juris.
City of Springfield	\$ 8,572	\$ 40,513	\$ 31,940
Greene County Library	3,276	15,484	12,208
Ozarks Technical College	2,633	12,444	9,811
Greene County	1,441	6,811	5,370
Road & Bridge	1,443	6,817	5,375
State of Missouri	422	1,995	1,573
County Developmental Disability	630	2,980	2,349
Springfield R-12	55,995	264,632	208,637
County Seniors' Services	664	3,139	2,475
Commercial SurTax	14,637	69,173	54,536
Total	\$ 89,713	\$ 423,989	\$ 334,275

***Includes Taxes and PILOTS

SOURCES & USES OF FUNDS	
USE OF FUNDS (Based on Development Budget)	
Acquisition Cost	\$ 265,000.00
Working Capital	\$ 126,406.00
Other (SBA, etc.)	\$ 63,594.00
Closing Costs	\$ 20,000.00
Construction Costs	\$ 2,169,413.00
Cobined Total Cost	\$ 2,644,413.00
SOURCES OF FUNDS	
Borrower Equity	\$ 294,413.00
Construction Loan -	\$ 2,350,000.00
Total Loans + Equity	\$ 2,644,413.00

Appraisal Income Approach Pro Forma

	2025 Projections	2025 w/Abatement	2026 Projections	2026 w/Abatement	2027 Projections	2027 w/Abatement	2028 Projections	2028 w/Abatement
INCOME:								
Rent	\$ 92,060.00	\$ 92,060.00	\$ 94,821.80	\$ 94,821.80	\$ 97,666.45	\$ 97,666.45	\$ 100,596.45	\$ 100,596.45
Triple Net Reimbursement	\$ 30,163.00							
Gross Income	\$ 122,223.00	\$ 92,060.00	\$ 94,821.80	\$ 94,821.80	\$ 97,666.45	\$ 97,666.45	\$ 100,596.45	\$ 100,596.45
Vacancy (5%)	\$ (4,603.00)	\$ (4,603.00)	\$ (4,741.09)	\$ (4,741.09)	\$ (4,883.32)	\$ (4,883.32)	\$ (5,029.82)	\$ (5,029.82)
Adjusted Gross Income	\$ 117,620.00	\$ 87,457.00	\$ 90,080.71	\$ 90,080.71	\$ 92,783.13	\$ 92,783.13	\$ 95,566.63	\$ 95,566.63
EXPENSES:								
Real Estate Taxes (including PILOTs)	\$ (43,653)	\$ (3,800)	\$ (43,653)	\$ (3,800)	\$ (44,526)	\$ (3,800)	\$ (44,526)	\$ (3,800)
Insurance	(3,452)	(3,452)	(3,556)	(3,556)	(3,662)	(3,662)	(3,772)	(3,772)
Reserves	(2,000)	(2,000)	(2,060)	(2,060)	(2,122)	(2,122)	(2,185)	(2,185)
Maintenance	(4,603)	(4,603)	(4,741)	(4,741)	(4,883)	(4,883)	(5,030)	(5,030)
Administrative/General (Admin/Mgmt/Legal)	(3,529)	(3,529)	(3,635)	(3,635)	(3,744)	(3,744)	(3,856)	(3,856)
Total Expenses	\$ (57,237.00)	\$ (17,384.00)	\$ (57,644.78)	\$ (17,791.42)	\$ (58,937.59)	\$ (18,211.16)	\$ (59,369.93)	\$ (18,643.50)
Net Operating Income	\$ 60,383.00	\$ 70,073.00	\$ 32,435.93	\$ 72,289.29	\$ 33,845.54	\$ 74,571.97	\$ 36,196.70	\$ 76,923.12
Less Debt Service Mortgage (Bank)	(\$264,375.00)	\$ (264,375.00)	(\$253,521.00)	\$ (253,521.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
(year 1 assumes 6 mo. Interest only then amortizing)								
Cash Flow	\$ (203,992.00)	\$ (194,302.00)	\$ (221,085.07)	\$ (181,231.71)	\$ (208,821.46)	\$ (168,095.03)	\$ (206,470.30)	\$ (165,743.88)
Cash on Cash Return	-69%	-66%	-75%	-62%	-71%	-57%	-70%	-56%
					Bank Loan Amount	\$2,350,000.00	Rate	Amort.
							11.25%	26 years
					Borrower Equity	\$294,413.00		

This Pro Forma analysis is based upon the income analysis approach provided in the Appraisal assuming the property as a market rate commercial rental under a Triple Net Lease. While this results in a projected negative Cash-on-Cash return based upon actual bank terms, projected taxes, and owner equity, the projections assume this Project strictly as a market rate rental and does not consider the property as a going-concern restaurant as proposed. The going-concern ProForma Analysis is also included in this Tax Impact Analysis for consideration.

Pro Forma analysis of the property as a going-concern restaurant indicates that the Project is feasible based upon the applicant owner/developer's income and expense projections, but does require the requested real property tax-abatement as part of that projection. The Return Analysis provided on page Exhibit F-14 displays the estimated Cash-on-Cash Return under the Property as a going-concern restaurant as described in this Redevelopment Plan and indicates that the Project needs the but-for the real property tax abatement, the Project would be unable to generate a positive Cash-on-Cash return.

2029		2030		2031		2032		2033		2034	
Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement
\$ 103,614.34	\$ 103,614.34	\$ 106,722.77	\$ 106,722.77	\$ 109,924.45	\$ 109,924.45	\$ 113,222.19	\$ 113,222.19	\$ 116,618.85	\$ 116,618.85	\$ 120,117.42	\$ 120,117.42
\$ 103,614.34	\$ 103,614.34	\$ 106,722.77	\$ 106,722.77	\$ 109,924.45	\$ 109,924.45	\$ 113,222.19	\$ 113,222.19	\$ 116,618.85	\$ 116,618.85	\$ 120,117.42	\$ 120,117.42
\$ (5,180.72)	\$ (5,180.72)	\$ (5,336.14)	\$ (5,336.14)	\$ (5,496.22)	\$ (5,496.22)	\$ (5,661.11)	\$ (5,661.11)	\$ (5,830.94)	\$ (5,830.94)	\$ (6,005.87)	\$ (6,005.87)
\$ 98,433.62	\$ 98,433.62	\$ 101,386.63	\$ 101,386.63	\$ 104,428.23	\$ 104,428.23	\$ 107,561.08	\$ 107,561.08	\$ 110,787.91	\$ 110,787.91	\$ 114,111.55	\$ 114,111.55
\$ (45,417)	\$ (3,800)	\$ (45,417)	\$ (3,800)	\$ (46,325)	\$ (3,800)	\$ (46,325)	\$ (3,800)	\$ (47,252)	\$ (3,800)	\$ (47,252)	\$ (3,800)
(3,885)	(3,885)	(4,002)	(4,002)	(4,122)	(4,122)	(4,246)	(4,246)	(4,373)	(4,373)	(4,504)	(4,504)
(2,251)	(2,251)	(2,319)	(2,319)	(2,388)	(2,388)	(2,460)	(2,460)	(2,534)	(2,534)	(2,610)	(2,610)
(5,181)	(5,181)	(5,336)	(5,336)	(5,496)	(5,496)	(5,661)	(5,661)	(5,831)	(5,831)	(6,006)	(6,006)
(3,972)	(3,972)	(4,091)	(4,091)	(4,214)	(4,214)	(4,340)	(4,340)	(4,470)	(4,470)	(4,605)	(4,605)
\$ (60,705.76)	\$ (19,088.81)	\$ (61,164.43)	\$ (19,547.48)	\$ (62,545.20)	\$ (20,019.91)	\$ (63,031.80)	\$ (20,506.51)	\$ (64,459.50)	\$ (21,007.70)	\$ (64,975.73)	\$ (21,523.94)
\$ 37,727.86	\$ 79,344.81	\$ 40,222.20	\$ 81,839.15	\$ 41,883.04	\$ 84,408.33	\$ 44,529.28	\$ 87,054.57	\$ 46,328.41	\$ 89,780.21	\$ 49,135.82	\$ 92,587.61
(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
\$ (204,939.14)	\$ (163,322.19)	\$ (202,444.80)	\$ (160,827.85)	\$ (200,783.96)	\$ (158,258.67)	\$ (198,137.72)	\$ (155,612.43)	\$ (196,338.59)	\$ (152,886.79)	\$ (193,531.18)	\$ (150,079.39)
-7.0%	-5.5%	-6.9%	-5.5%	-6.8%	-5.4%	-6.7%	-5.3%	-6.7%	-5.2%	-6.6%	-5.1%
Monthly Pmt.		Annual Pmt.									
\$22,679.08		\$272,148.96									

2035		2035		2036		2036		2037		2037		2038		2038		2039		2039		2040		2040	
Projections		w/Abatement		Projections		w/Abatement		Projections		w/Abatement		Projections		w/Abatement		Projections		w/Abatement		Projections		w/Abatement	
\$	123,720.94	\$	123,720.94	\$	127,432.57	\$	127,432.57	\$	131,255.55	\$	131,255.55	\$	135,193.21	\$	135,193.21	\$	139,249.01	\$	139,249.01	\$	143,426.48	\$	143,426.48
\$	123,720.94	\$	123,720.94	\$	127,432.57	\$	127,432.57	\$	131,255.55	\$	131,255.55	\$	135,193.21	\$	135,193.21	\$	139,249.01	\$	139,249.01	\$	143,426.48	\$	143,426.48
\$	(6,186.05)	\$	(6,186.05)	\$	(6,371.63)	\$	(6,371.63)	\$	(6,562.78)	\$	(6,562.78)	\$	(6,759.66)	\$	(6,759.66)	\$	(6,962.45)	\$	(6,962.45)	\$	(7,171.32)	\$	(7,171.32)
\$	117,534.89	\$	117,534.89	\$	121,060.94	\$	121,060.94	\$	124,692.77	\$	124,692.77	\$	128,433.55	\$	128,433.55	\$	132,286.56	\$	132,286.56	\$	136,255.16	\$	136,255.16
\$	(48,197)	\$	(24,098)	\$	(48,197)	\$	(24,098)	\$	(49,161)	\$	(24,580)	\$	(49,161)	\$	(24,580)	\$	(50,144)	\$	(25,072)	\$	(50,144)	\$	(25,072)
	(4,639)		(4,639)		(4,778)		(4,778)		(4,922)		(4,922)		(5,069)		(5,069)		(5,221)		(5,221)		(5,378)		(5,378)
	(2,688)		(2,688)		(2,768)		(2,768)		(2,852)		(2,852)		(2,937)		(2,937)		(3,025)		(3,025)		(3,116)		(3,116)
	(6,186)		(6,186)		(6,372)		(6,372)		(6,563)		(6,563)		(6,760)		(6,760)		(6,962)		(6,962)		(7,171)		(7,171)
	(4,743)		(4,743)		(4,885)		(4,885)		(5,032)		(5,032)		(5,182)		(5,182)		(5,338)		(5,338)		(5,498)		(5,498)
\$	(66,452.49)	\$	(42,354.11)	\$	(67,000.16)	\$	(42,901.78)	\$	(68,528.20)	\$	(43,947.85)	\$	(69,109.22)	\$	(44,528.88)	\$	(70,690.89)	\$	(45,618.94)	\$	(71,307.30)	\$	(46,235.35)
\$	51,082.41	\$	75,180.79	\$	54,060.78	\$	78,159.16	\$	56,164.57	\$	80,744.92	\$	59,324.33	\$	83,904.68	\$	61,595.67	\$	86,667.62	\$	64,947.85	\$	90,019.81
	(\$242,667.00)		(242,667.00)		(\$242,667.00)		(242,667.00)		(\$242,667.00)		(242,667.00)		(\$242,667.00)		(242,667.00)		(\$242,667.00)		(242,667.00)		(\$242,667.00)		(242,667.00)
\$	(191,584.59)	\$	(167,486.21)	\$	(188,606.22)	\$	(164,507.84)	\$	(186,502.43)	\$	(161,922.08)	\$	(183,342.67)	\$	(158,762.32)	\$	(181,071.33)	\$	(155,999.38)	\$	(177,719.15)	\$	(152,647.19)
	-65%		-57%		-64%		-56%		-63%		-55%		-62%		-54%		-62%		-53%		-60%		-52%

2041 Projections	2041 w/Abatement	2042 Projections	2042 w/Abatement	2043 Projections	2043 w/Abatement	2044 Projections	2044 w/Abatement	2045 Projections	2045 w/Abatement	2046 Projections	2046 w/Abatement
\$ 147,729.27	\$ 147,729.27	\$ 152,161.15	\$ 152,161.15	\$ 156,725.99	\$ 156,725.99	\$ 161,427.77	\$ 161,427.77	\$ 166,270.60	\$ 166,270.60	\$ 171,258.72	\$ 171,258.72
\$ 147,729.27	\$ 147,729.27	\$ 152,161.15	\$ 152,161.15	\$ 156,725.99	\$ 156,725.99	\$ 161,427.77	\$ 161,427.77	\$ 166,270.60	\$ 166,270.60	\$ 171,258.72	\$ 171,258.72
\$ (7,386.46)	\$ (7,386.46)	\$ (7,608.06)	\$ (7,608.06)	\$ (7,836.30)	\$ (7,836.30)	\$ (8,071.39)	\$ (8,071.39)	\$ (8,313.53)	\$ (8,313.53)	\$ (8,562.94)	\$ (8,562.94)
\$ 140,342.81	\$ 140,342.81	\$ 144,553.10	\$ 144,553.10	\$ 148,889.69	\$ 148,889.69	\$ 153,356.38	\$ 153,356.38	\$ 157,957.07	\$ 157,957.07	\$ 162,695.78	\$ 162,695.78
\$ (51,147)	\$ (25,573)	\$ (51,147)	\$ (25,573)	\$ (52,170)	\$ (26,085)	\$ (52,170)	\$ (26,085)	\$ (53,213)	\$ (26,607)	\$ (53,213)	\$ (26,607)
(5,539)	(5,539)	(5,706)	(5,706)	(5,877)	(5,877)	(6,053)	(6,053)	(6,235)	(6,235)	(6,422)	(6,422)
(3,209)	(3,209)	(3,306)	(3,306)	(3,405)	(3,405)	(3,507)	(3,507)	(3,612)	(3,612)	(3,721)	(3,721)
(7,386)	(7,386)	(7,608)	(7,608)	(7,836)	(7,836)	(8,071)	(8,071)	(8,314)	(8,314)	(8,563)	(8,563)
(5,663)	(5,663)	(5,833)	(5,833)	(6,008)	(6,008)	(6,188)	(6,188)	(6,374)	(6,374)	(6,565)	(6,565)
\$ (72,945.08)	\$ (47,371.69)	\$ (73,599.03)	\$ (48,025.64)	\$ (75,295.54)	\$ (49,210.68)	\$ (75,989.31)	\$ (49,904.45)	\$ (77,747.30)	\$ (51,140.74)	\$ (78,483.32)	\$ (51,876.76)
\$ 67,397.73	\$ 92,971.12	\$ 70,954.06	\$ 96,527.45	\$ 73,594.15	\$ 99,679.01	\$ 77,367.07	\$ 103,451.93	\$ 80,209.77	\$ 106,816.33	\$ 84,212.46	\$ 110,819.02
(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
\$ (175,269.27)	\$ (149,695.88)	\$ (171,712.94)	\$ (146,139.55)	\$ (169,072.85)	\$ (142,987.99)	\$ (165,299.93)	\$ (139,215.07)	\$ (162,457.23)	\$ (135,850.67)	\$ (158,454.54)	\$ (131,847.98)
-60%	-51%	-58%	-50%	-57%	-49%	-56%	-47%	-55%	-46%	-54%	-45%

2047 Projections	2047 w/Abatement	2048 Projections	2048 w/Abatement	2049 Projections	2049 w/Abatement
\$ 176,396.48	\$ 176,396.48	\$ 181,688.37	\$ 181,688.37	\$ 187,139.03	\$ 187,139.03
\$ 176,396.48	\$ 176,396.48	\$ 181,688.37	\$ 181,688.37	\$ 187,139.03	\$ 187,139.03
\$ (8,819.82)	\$ (8,819.82)	\$ (9,084.42)	\$ (9,084.42)	\$ (9,356.95)	\$ (9,356.95)
\$ 167,576.66	\$ 167,576.66	\$ 172,603.96	\$ 172,603.96	\$ 177,782.07	\$ 177,782.07
\$ (54,277)	\$ (27,139)	\$ (54,277)	\$ (27,139)	\$ (55,363)	\$ (27,681)
(6,614)	(6,614)	(6,813)	(6,813)	(7,017)	(7,017)
(3,832)	(3,832)	(3,947)	(3,947)	(4,066)	(4,066)
(8,820)	(8,820)	(9,084)	(9,084)	(9,357)	(9,357)
(6,762)	(6,762)	(6,965)	(6,965)	(7,174)	(7,174)
\$ (80,305.69)	\$ (53,167.00)	\$ (81,086.54)	\$ (53,947.85)	\$ (82,976.36)	\$ (55,294.90)
\$ 87,270.96	\$ 114,409.65	\$ 91,517.41	\$ 118,656.10	\$ 94,805.71	\$ 122,487.17
(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
\$ (155,396.04)	\$ (128,257.35)	\$ (151,149.59)	\$ (124,010.90)	\$ (147,861.29)	\$ (120,179.83)
-53%	-44%	-51%	-42%	-50%	-41%

Going-Concern Restaurant Pro Forma

	2025	2025	2026	2026	2027	2027	2028	2028	2029	2029	2030	2030
	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement
INCOME:												
Restaurant (Food & Alcohol)	\$ 883,801.92	\$ 883,801.92	\$ 936,830.04	\$ 936,830.04	\$ 993,039.84	\$ 993,039.84	\$ 1,022,831.03	\$ 1,022,831.03	\$ 1,053,515.96	\$ 1,053,515.96	\$ 1,085,121.44	\$ 1,085,121.44
Retail Sales	\$ 162,960.00	\$ 162,960.00	\$ 172,737.60	\$ 172,737.60	\$ 183,101.86	\$ 183,101.86	\$ 188,594.91	\$ 188,594.91	\$ 194,252.76	\$ 194,252.76	\$ 200,080.34	\$ 200,080.34
Gross Income	\$ 1,046,761.92	\$ 1,046,761.92	\$ 1,109,567.64	\$ 1,109,567.64	\$ 1,176,141.69	\$ 1,176,141.69	\$ 1,211,425.94	\$ 1,211,425.94	\$ 1,247,768.72	\$ 1,247,768.72	\$ 1,285,201.78	\$ 1,285,201.78
Losses/Shrinkage (5%)	\$ (32,338.10)	\$ (32,338.10)	\$ (55,478.38)	\$ (55,478.38)	\$ (58,807.08)	\$ (58,807.08)	\$ (60,571.30)	\$ (60,571.30)	\$ (62,388.44)	\$ (62,388.44)	\$ (64,260.09)	\$ (64,260.09)
Adjusted Gross Income	\$ 994,423.82	\$ 994,423.82	\$ 1,054,089.25	\$ 1,054,089.25	\$ 1,117,334.61	\$ 1,117,334.61	\$ 1,150,854.65	\$ 1,150,854.65	\$ 1,185,380.29	\$ 1,185,380.29	\$ 1,220,941.69	\$ 1,220,941.69
EXPENSES:												
Real Estate Taxes (Including PILOTs)	\$ (43,653)	\$ (3,800)	\$ (43,653)	\$ (3,800)	\$ (44,526)	\$ (3,800)	\$ (44,526)	\$ (3,800)	\$ (45,417)	\$ (3,800)	\$ (45,417)	\$ (3,800)
COGS	\$ (345,515)	\$ (345,515)	\$ (366,246)	\$ (366,246)	\$ (388,221)	\$ (388,221)	\$ (399,867)	\$ (399,867)	\$ (411,863)	\$ (411,863)	\$ (424,219)	\$ (424,219)
Insurance	(6,000)	(6,000)	(6,180)	(6,180)	(6,365)	(6,365)	(6,556)	(6,556)	(6,753)	(6,753)	(6,956)	(6,956)
Reserves	(49,721)	(49,721)	(51,213)	(51,213)	(52,749)	(52,749)	(54,332)	(54,332)	(55,962)	(55,962)	(57,640)	(57,640)
Utilities	(30,000)	(30,000)	(30,900)	(30,900)	(31,827)	(31,827)	(32,782)	(32,782)	(33,765)	(33,765)	(34,778)	(34,778)
Advertising	(5,000)	(5,000)	(5,150)	(5,150)	(5,305)	(5,305)	(5,464)	(5,464)	(5,628)	(5,628)	(5,796)	(5,796)
Maintenance/Landscape/Trash/Cleaning	(2,400)	(2,400)	(2,472)	(2,472)	(2,546)	(2,546)	(2,623)	(2,623)	(2,701)	(2,701)	(2,782)	(2,782)
Credit Processing Fees (2.25% gross sales)	(23,552)	(23,552)	(24,965)	(24,965)	(26,463)	(26,463)	(27,257)	(27,257)	(28,075)	(28,075)	(28,917)	(28,917)
Administrative/General (Admin/Mgmt/Legal)	(9,200)	(9,200)	(9,476)	(9,476)	(9,760)	(9,760)	(10,053)	(10,053)	(10,355)	(10,355)	(10,665)	(10,665)
Payroll***	(287,207)	(287,207)	(299,413)	(299,413)	(312,138)	(312,138)	(325,404)	(325,404)	(339,234)	(339,234)	(353,651)	(353,651)
Vehicles*	\$ (15,701.43)	\$ (15,701.43)	\$ (16,643.51)	\$ (16,643.51)	\$ (17,642.13)	\$ (17,642.13)	\$ (18,171.39)	\$ (18,171.39)	\$ (18,716.53)	\$ (18,716.53)	\$ (19,278.03)	\$ (19,278.03)
Other Miscellaneous debt**	\$ (10,467.62)	\$ (10,467.62)	\$ (11,095.68)	\$ (11,095.68)	\$ (11,761.42)	\$ (11,761.42)	\$ (12,114.26)	\$ (12,114.26)	\$ (12,477.69)	\$ (12,477.69)	\$ (12,852.02)	\$ (12,852.02)
Total Expenses	\$ (828,417.64)	\$ (788,564.38)	\$ (867,407.75)	\$ (827,554.49)	\$ (909,304.62)	\$ (868,578.30)	\$ (939,149.70)	\$ (898,423.38)	\$ (970,946.48)	\$ (929,329.63)	\$ (1,002,952.80)	\$ (961,335.94)
Net Operating Income	\$ 166,006.18	\$ 205,859.44	\$ 186,681.51	\$ 226,534.77	\$ 208,029.98	\$ 248,756.31	\$ 211,704.94	\$ 252,431.27	\$ 214,433.80	\$ 256,050.65	\$ 217,988.90	\$ 259,605.75
Less Debt Service Mortgage (Bank)	\$ (264,375.00)	\$ (264,375.00)	\$ (253,321.00)	\$ (253,321.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)	\$ (242,667.00)
(year 1 assumes 6 mo. interest only then amortizing)												
Cash Flow	\$ (98,368.82)	\$ (58,515.56)	\$ (66,639.49)	\$ (26,786.23)	\$ (34,637.02)	\$ 6,089.31	\$ (30,962.06)	\$ 9,764.27	\$ (28,233.20)	\$ 13,383.65	\$ (24,678.10)	\$ 16,938.75
Cash on Cash Return	-33%	-20%	-23%	-9%	-12%	2%	-11%	3%	-10%	5%	-8%	6%

	Rate	Amort.	Monthly Pmt.	Annual Pmt.	
Bank Loan Amount	\$2,350,000.00	11.25%	26 years	\$22,679.08	\$272,148.96
Return Analysis follows this Pro Forma					
Annual Expense Increase		3.00%			
Annual Gross Sales Increase		3.00%			
Gross Income growth/COGS of 6% for first 3 years, then 2% year.					
Insurance	0.72%				
Reserves	6.00%				
Utilities	3.62%				
Advertising	0.60%				
Maintenance	0.29%				
Payroll	34.67%				
Vehicles	1.90%				
COGS	41.71%				
Taxes	5.27%				
Administrative and General	1.11%				
Expenses as percentage of total expenses w/o abatement					
Borrower Equity				\$294,413.00	
Notes on Expenses					
*Assumes 1.5% of gross sales					
**Assumes 1% of gross sales for additional potential short-term debt such as vendor or bank lines of credit.					
***Assumes 4.25% growth annually.					
25 Year Period Avg. Return					
Average Cash on Cash Return w/o abatement -4.69%					
Average Cash on Cash Return with abatement 6.22%					

2031 Projections	2031 w/Abatement	2032 Projections	2032 w/Abatement	2033 Projections	2033 w/Abatement	2034 Projections	2034 w/Abatement	2035 Projections	2035 w/Abatement	2036 Projections	2036 w/Abatement	2037 Projections	2037 w/Abatement
\$ 1,117,675.09	\$ 1,117,675.09	\$ 1,151,205.34	\$ 1,151,205.34	\$ 1,185,741.50	\$ 1,185,741.50	\$ 1,221,313.74	\$ 1,221,313.74	\$ 1,257,953.16	\$ 1,257,953.16	\$ 1,295,691.75	\$ 1,295,691.75	\$ 1,334,562.50	\$ 1,334,562.50
\$ 206,082.75	\$ 206,082.75	\$ 212,265.23	\$ 212,265.23	\$ 218,633.19	\$ 218,633.19	\$ 225,192.19	\$ 225,192.19	\$ 231,947.95	\$ 231,947.95	\$ 238,906.39	\$ 238,906.39	\$ 246,073.58	\$ 246,073.58
\$ 1,323,757.84	\$ 1,323,757.84	\$ 1,363,470.57	\$ 1,363,470.57	\$ 1,404,374.69	\$ 1,404,374.69	\$ 1,446,505.93	\$ 1,446,505.93	\$ 1,489,901.11	\$ 1,489,901.11	\$ 1,534,598.14	\$ 1,534,598.14	\$ 1,580,636.09	\$ 1,580,636.09
\$ (66,187.89)	\$ (66,187.89)	\$ (68,173.53)	\$ (68,173.53)	\$ (70,218.73)	\$ (70,218.73)	\$ (72,325.30)	\$ (72,325.30)	\$ (74,495.06)	\$ (74,495.06)	\$ (76,729.91)	\$ (76,729.91)	\$ (79,031.80)	\$ (79,031.80)
\$ 1,257,569.95	\$ 1,257,569.95	\$ 1,295,297.04	\$ 1,295,297.04	\$ 1,334,155.96	\$ 1,334,155.96	\$ 1,374,180.63	\$ 1,374,180.63	\$ 1,415,406.05	\$ 1,415,406.05	\$ 1,457,868.23	\$ 1,457,868.23	\$ 1,501,604.28	\$ 1,501,604.28
\$ (46,325)	\$ (3,800)	\$ (46,325)	\$ (3,800)	\$ (47,252)	\$ (3,800)	\$ (47,252)	\$ (3,800)	\$ (48,197)	\$ (24,098)	\$ (48,197)	\$ (24,098)	\$ (49,161)	\$ (24,580)
\$ (436,946)	\$ (436,946)	\$ (450,054)	\$ (450,054)	\$ (463,556)	\$ (463,556)	\$ (477,462)	\$ (477,462)	\$ (491,786)	\$ (491,786)	\$ (506,540)	\$ (506,540)	\$ (521,736)	\$ (521,736)
(7,164)	(7,164)	(7,379)	(7,379)	(7,601)	(7,601)	(7,829)	(7,829)	(8,063)	(8,063)	(8,305)	(8,305)	(8,555)	(8,555)
(59,370)	(59,370)	(61,151)	(61,151)	(62,985)	(62,985)	(64,875)	(64,875)	(66,821)	(66,821)	(68,826)	(68,826)	(70,891)	(70,891)
(35,822)	(35,822)	(36,896)	(36,896)	(38,003)	(38,003)	(39,143)	(39,143)	(40,317)	(40,317)	(41,527)	(41,527)	(42,773)	(42,773)
(5,970)	(5,970)	(6,149)	(6,149)	(6,334)	(6,334)	(6,524)	(6,524)	(6,720)	(6,720)	(6,921)	(6,921)	(7,129)	(7,129)
(2,866)	(2,866)	(2,952)	(2,952)	(3,040)	(3,040)	(3,131)	(3,131)	(3,225)	(3,225)	(3,322)	(3,322)	(3,422)	(3,422)
(29,785)	(29,785)	(30,678)	(30,678)	(31,598)	(31,598)	(32,546)	(32,546)	(33,523)	(33,523)	(34,528)	(34,528)	(35,564)	(35,564)
(10,985)	(10,985)	(11,315)	(11,315)	(11,654)	(11,654)	(12,004)	(12,004)	(12,364)	(12,364)	(12,735)	(12,735)	(13,117)	(13,117)
(368,682)	(368,682)	(384,351)	(384,351)	(400,685)	(400,685)	(417,715)	(417,715)	(435,467)	(435,467)	(453,975)	(453,975)	(473,269)	(473,269)
\$ (19,856.37)	\$ (19,856.37)	\$ (20,452.06)	\$ (20,452.06)	\$ (21,065.62)	\$ (21,065.62)	\$ (21,697.59)	\$ (21,697.59)	\$ (22,348.52)	\$ (22,348.52)	\$ (23,018.97)	\$ (23,018.97)	\$ (23,709.54)	\$ (23,709.54)
\$ (13,237.58)	\$ (13,237.58)	\$ (13,634.71)	\$ (13,634.71)	\$ (14,043.75)	\$ (14,043.75)	\$ (14,465.06)	\$ (14,465.06)	\$ (14,899.01)	\$ (14,899.01)	\$ (15,345.98)	\$ (15,345.98)	\$ (15,806.36)	\$ (15,806.36)
\$ (1,037,007.85)	\$ (994,482.67)	\$ (1,071,336.85)	\$ (1,028,811.66)	\$ (1,107,818.09)	\$ (1,064,366.40)	\$ (1,144,643.65)	\$ (1,101,191.96)	\$ (1,183,731.87)	\$ (1,159,633.49)	\$ (1,223,241.27)	\$ (1,199,142.89)	\$ (1,265,131.23)	\$ (1,240,550.88)
\$ 220,562.09	\$ 263,087.28	\$ 223,960.19	\$ 266,485.38	\$ 226,337.87	\$ 269,789.56	\$ 229,536.99	\$ 272,988.68	\$ 231,674.18	\$ 255,772.56	\$ 234,626.96	\$ 258,725.35	\$ 236,473.06	\$ 261,053.40
(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)	(\$242,667.00)	(242,667.00)
\$ (22,104.91)	\$ 20,420.28	\$ (18,706.81)	\$ 23,818.38	\$ (16,329.13)	\$ 27,122.56	\$ (13,130.01)	\$ 30,321.68	\$ (10,992.82)	\$ 13,105.56	\$ (8,040.04)	\$ 16,058.35	\$ (6,193.94)	\$ 18,386.40
-8%	7%	-6%	8%	-6%	9%	-4%	10%	-4%	4%	-3%	5%	-2%	6%

Exhibit F-16

2038	2038	2039	2039	2040	2040	2041	2041	2042	2042	2043	2043	2044	2044
Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement	Projections	w/Abatement
\$ 1,374,599.38	\$ 1,374,599.38	\$ 1,415,837.36	\$ 1,415,837.36	\$ 1,458,312.48	\$ 1,458,312.48	\$ 1,502,061.85	\$ 1,502,061.85	\$ 1,547,123.71	\$ 1,547,123.71	\$ 1,593,537.42	\$ 1,593,537.42	\$ 1,641,343.54	\$ 1,641,343.54
\$ 253,455.79	\$ 253,455.79	\$ 261,059.46	\$ 261,059.46	\$ 268,891.25	\$ 268,891.25	\$ 276,957.99	\$ 276,957.99	\$ 285,266.73	\$ 285,266.73	\$ 293,824.73	\$ 293,824.73	\$ 302,639.47	\$ 302,639.47
\$ 1,628,055.17	\$ 1,628,055.17	\$ 1,676,896.82	\$ 1,676,896.82	\$ 1,727,203.73	\$ 1,727,203.73	\$ 1,779,019.84	\$ 1,779,019.84	\$ 1,832,390.44	\$ 1,832,390.44	\$ 1,887,362.15	\$ 1,887,362.15	\$ 1,943,983.01	\$ 1,943,983.01
\$ (81,402.76)	\$ (81,402.76)	\$ (83,844.84)	\$ (83,844.84)	\$ (86,360.19)	\$ (86,360.19)	\$ (88,950.99)	\$ (88,950.99)	\$ (91,619.52)	\$ (91,619.52)	\$ (94,368.11)	\$ (94,368.11)	\$ (97,199.15)	\$ (97,199.15)
\$ 1,546,652.41	\$ 1,546,652.41	\$ 1,593,051.98	\$ 1,593,051.98	\$ 1,640,843.54	\$ 1,640,843.54	\$ 1,690,068.85	\$ 1,690,068.85	\$ 1,740,770.91	\$ 1,740,770.91	\$ 1,792,994.04	\$ 1,792,994.04	\$ 1,846,783.86	\$ 1,846,783.86
\$ (49,161)	\$ (24,580)	\$ (50,144)	\$ (25,072)	\$ (50,144)	\$ (25,072)	\$ (51,147)	\$ (25,573)	\$ (51,147)	\$ (25,573)	\$ (52,170)	\$ (26,085)	\$ (52,170)	\$ (26,085)
\$ (537,388)	\$ (537,388)	\$ (553,510)	\$ (553,510)	\$ (570,115)	\$ (570,115)	\$ (587,219)	\$ (587,219)	\$ (604,835)	\$ (604,835)	\$ (622,980)	\$ (622,980)	\$ (641,670)	\$ (641,670)
(8,811)	(8,811)	(9,076)	(9,076)	(9,348)	(9,348)	(9,628)	(9,628)	(9,917)	(9,917)	(10,215)	(10,215)	(10,521)	(10,521)
(73,017)	(73,017)	(75,208)	(75,208)	(77,464)	(77,464)	(79,788)	(79,788)	(82,182)	(82,182)	(84,647)	(84,647)	(87,186)	(87,186)
(44,056)	(44,056)	(45,378)	(45,378)	(46,739)	(46,739)	(48,141)	(48,141)	(49,585)	(49,585)	(51,073)	(51,073)	(52,605)	(52,605)
(7,343)	(7,343)	(7,563)	(7,563)	(7,790)	(7,790)	(8,024)	(8,024)	(8,264)	(8,264)	(8,512)	(8,512)	(8,768)	(8,768)
(3,524)	(3,524)	(3,630)	(3,630)	(3,739)	(3,739)	(3,851)	(3,851)	(3,967)	(3,967)	(4,086)	(4,086)	(4,208)	(4,208)
(36,631)	(36,631)	(37,730)	(37,730)	(38,862)	(38,862)	(40,028)	(40,028)	(41,229)	(41,229)	(42,466)	(42,466)	(43,740)	(43,740)
(13,511)	(13,511)	(13,916)	(13,916)	(14,333)	(14,333)	(14,763)	(14,763)	(15,206)	(15,206)	(15,662)	(15,662)	(16,132)	(16,132)
(493,383)	(493,383)	(514,351)	(514,351)	(536,211)	(536,211)	(559,000)	(559,000)	(582,758)	(582,758)	(607,525)	(607,525)	(633,345)	(633,345)
\$ (24,420.83)	\$ (24,420.83)	\$ (25,153.45)	\$ (25,153.45)	\$ (25,908.06)	\$ (25,908.06)	\$ (26,685.30)	\$ (26,685.30)	\$ (27,485.86)	\$ (27,485.86)	\$ (28,310.43)	\$ (28,310.43)	\$ (29,159.75)	\$ (29,159.75)
\$ (16,280.55)	\$ (16,280.55)	\$ (16,768.97)	\$ (16,768.97)	\$ (17,272.04)	\$ (17,272.04)	\$ (17,790.20)	\$ (17,790.20)	\$ (18,323.90)	\$ (18,323.90)	\$ (18,873.62)	\$ (18,873.62)	\$ (19,439.83)	\$ (19,439.83)
\$ (1,307,526.20)	\$ (1,282,945.85)	\$ (1,352,427.66)	\$ (1,327,355.71)	\$ (1,397,925.57)	\$ (1,372,853.61)	\$ (1,446,064.54)	\$ (1,420,491.14)	\$ (1,494,899.58)	\$ (1,469,326.18)	\$ (1,546,519.57)	\$ (1,520,434.71)	\$ (1,598,944.13)	\$ (1,572,859.27)
\$ 239,126.21	\$ 263,706.56	\$ 240,624.32	\$ 265,696.27	\$ 242,917.97	\$ 267,989.93	\$ 244,004.31	\$ 269,577.70	\$ 245,871.34	\$ 271,444.73	\$ 246,474.47	\$ 272,559.33	\$ 247,839.73	\$ 273,924.60
(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
\$ (3,540.79)	\$ 21,039.56	\$ (2,042.68)	\$ 23,029.27	\$ 250.97	\$ 25,322.93	\$ 1,337.31	\$ 26,910.70	\$ 3,204.34	\$ 28,777.73	\$ 3,807.47	\$ 29,892.33	\$ 5,172.73	\$ 31,257.60
-1%	7%	-1%	8%	0%	9%	0%	9%	1%	10%	1%	10%	2%	11%

Exhibit F-17

2045 Projections	2045 w/Abatement	2046 Projections	2046 w/Abatement	2047 Projections	2047 w/Abatement	2048 Projections	2048 w/Abatement	2049 Projections	2049 w/Abatement
\$ 1,690,583.85	\$ 1,690,583.85	\$ 1,741,301.37	\$ 1,741,301.37	\$ 1,793,540.41	\$ 1,793,540.41	\$ 1,847,346.62	\$ 1,847,346.62	\$ 1,902,767.02	\$ 1,902,767.02
\$ 311,718.65	\$ 311,718.65	\$ 321,070.21	\$ 321,070.21	\$ 330,702.32	\$ 330,702.32	\$ 340,623.39	\$ 340,623.39	\$ 350,842.09	\$ 350,842.09
\$ 2,002,302.50	\$ 2,002,302.50	\$ 2,062,371.58	\$ 2,062,371.58	\$ 2,124,242.73	\$ 2,124,242.73	\$ 2,187,970.01	\$ 2,187,970.01	\$ 2,253,609.11	\$ 2,253,609.11
\$ (100,115.13)	\$ (100,115.13)	\$ (103,118.58)	\$ (103,118.58)	\$ (106,212.14)	\$ (106,212.14)	\$ (109,398.50)	\$ (109,398.50)	\$ (112,680.46)	\$ (112,680.46)
\$ 1,902,187.38	\$ 1,902,187.38	\$ 1,959,253.00	\$ 1,959,253.00	\$ 2,018,030.59	\$ 2,018,030.59	\$ 2,078,571.51	\$ 2,078,571.51	\$ 2,140,928.65	\$ 2,140,928.65
\$ (53,213)	\$ (26,607)	\$ (53,213)	\$ (26,607)	\$ (54,277)	\$ (27,139)	\$ (54,277)	\$ (27,139)	\$ (55,363)	\$ (27,681)
\$ (660,920)	\$ (660,920)	\$ (680,747)	\$ (680,747)	\$ (701,170)	\$ (701,170)	\$ (722,205)	\$ (722,205)	\$ (743,871)	\$ (743,871)
(10,837)	(10,837)	(11,162)	(11,162)	(11,497)	(11,497)	(11,842)	(11,842)	(12,197)	(12,197)
(89,802)	(89,802)	(92,496)	(92,496)	(95,271)	(95,271)	(98,129)	(98,129)	(101,073)	(101,073)
(54,183)	(54,183)	(55,809)	(55,809)	(57,483)	(57,483)	(59,208)	(59,208)	(60,984)	(60,984)
(9,031)	(9,031)	(9,301)	(9,301)	(9,581)	(9,581)	(9,868)	(9,868)	(10,164)	(10,164)
(4,335)	(4,335)	(4,465)	(4,465)	(4,599)	(4,599)	(4,737)	(4,737)	(4,879)	(4,879)
(45,052)	(45,052)	(46,403)	(46,403)	(47,795)	(47,795)	(49,229)	(49,229)	(50,706)	(50,706)
(16,616)	(16,616)	(17,115)	(17,115)	(17,628)	(17,628)	(18,157)	(18,157)	(18,702)	(18,702)
(660,262)	(660,262)	(688,323)	(688,323)	(717,577)	(717,577)	(748,074)	(748,074)	(779,867)	(779,867)
\$ (30,034.54)	\$ (30,034.54)	\$ (30,935.57)	\$ (30,935.57)	\$ (31,863.64)	\$ (31,863.64)	\$ (32,819.55)	\$ (32,819.55)	\$ (33,804.14)	\$ (33,804.14)
\$ (20,023.03)	\$ (20,023.03)	\$ (20,623.72)	\$ (20,623.72)	\$ (21,242.43)	\$ (21,242.43)	\$ (21,879.70)	\$ (21,879.70)	\$ (22,536.09)	\$ (22,536.09)
\$ (1,654,307.57)	\$ (1,627,701.01)	\$ (1,710,593.67)	\$ (1,683,987.11)	\$ (1,769,983.39)	\$ (1,742,844.70)	\$ (1,830,424.29)	\$ (1,803,285.59)	\$ (1,894,145.16)	\$ (1,866,463.70)
\$ 247,879.81	\$ 274,486.37	\$ 248,659.33	\$ 275,265.88	\$ 248,047.20	\$ 275,185.89	\$ 248,147.22	\$ 275,285.91	\$ 246,783.49	\$ 274,464.95
(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)	(\$242,667.00)	\$ (242,667.00)
\$ 5,212.81	\$ 31,819.37	\$ 5,992.33	\$ 32,598.88	\$ 5,380.20	\$ 32,518.89	\$ 5,480.22	\$ 32,618.91	\$ 4,116.49	\$ 31,797.95
2%	11%	2%	11%	2%	11%	2%	11%	1%	11%

Exhibit F-18

Return Analysis (Based on Going-Concern Restaurant Operations Pro Forma)

Cash-on-Cash Return (with Abatement)[illegible]**Cash-on-Cash Return (without Abatement)**

	<u>Construction</u>	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>
Initial Equity	(294,413)			
Cash Flow		(98,369)	(66,839)	(34,637)
Total Cash Flow	(294,413)	(98,369)	(66,839)	(34,637)
Cumulative Cash Flow	(294,413)	(392,782)	(459,621)	(494,258)
Cumulative Cash on Cash Return at Stabilization				-156.11%
Year 3 Cash on Cash Return				-12.00%

Estimated Cash-on-Cash Return		
Year	With Abatement	w/o Abatement
1	-20%	-33%
2	-9%	-23%
3	2%	-12%
4	3%	-11%
5	5%	-10%
6	6%	-8%
7	7%	-8%
8	8%	-6%
9	9%	-6%
10	10%	-4%
11	4%	-4%
12	5%	-3%
13	6%	-2%
14	7%	-1%
15	8%	-1%
16	9%	0%
17	9%	0%
18	10%	1%
19	10%	1%
20	11%	2%
21	11%	2%
22	11%	2%
23	11%	2%
24	11%	2%
25	11%	1%
25 year Avg.	6%	-5%

The Sisters Mill Project Redevelopment Area - Amortization (Bank)

Loan Amount \$2,350,000.00

Term in Months 312

Interest Rate 11.250% Today

Prime + 2.75% floating daily (avg. Prime rate over last 25 years is about 6.50% and so 9.25% will be rate used for average amortization analysis)

Term Specifics: 18 Mo. Interest only, then amortized over 294 months.

Monthly Payment amort. (\$20,222.23)

Annual Payment (\$242,666.76)

<u>Month</u>	<u>Total Pmt.</u>	<u>Int. Rate</u>	<u>Int. Pmt.</u>	<u>Prin. Pmt.</u>	<u>Principal Balance</u>
Beq. Bal.					\$2,350,000.00
1	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
2	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
3	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
4	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
5	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
6	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
7	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
8	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
9	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
10	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
11	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
12	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
13	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
14	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
15	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
16	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
17	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
18	\$22,031.25	11.25%	\$22,031.25	\$0.00	\$2,350,000.00
19	\$20,222.23	9.25%	\$18,114.58	\$2,107.65	\$2,347,892.35
20	\$20,222.23	9.25%	\$18,098.34	\$2,123.89	\$2,345,768.46
21	\$20,222.23	9.25%	\$18,081.97	\$2,140.26	\$2,343,628.20
22	\$20,222.23	9.25%	\$18,065.47	\$2,156.76	\$2,341,471.43
23	\$20,222.23	9.25%	\$18,048.84	\$2,173.39	\$2,339,298.05
24	\$20,222.23	9.25%	\$18,032.09	\$2,190.14	\$2,337,107.90
25	\$20,222.23	9.25%	\$18,015.21	\$2,207.02	\$2,334,900.88
26	\$20,222.23	9.25%	\$17,998.19	\$2,224.04	\$2,332,676.85
27	\$20,222.23	9.25%	\$17,981.05	\$2,241.18	\$2,330,435.67
28	\$20,222.23	9.25%	\$17,963.77	\$2,258.46	\$2,328,177.21
29	\$20,222.23	9.25%	\$17,946.37	\$2,275.86	\$2,325,901.35
30	\$20,222.23	9.25%	\$17,928.82	\$2,293.41	\$2,323,607.94
31	\$20,222.23	9.25%	\$17,911.14	\$2,311.09	\$2,321,296.85
32	\$20,222.23	9.25%	\$17,893.33	\$2,328.90	\$2,318,967.95
33	\$20,222.23	9.25%	\$17,875.38	\$2,346.85	\$2,316,621.10
34	\$20,222.23	9.25%	\$17,857.29	\$2,364.94	\$2,314,256.16
35	\$20,222.23	9.25%	\$17,839.06	\$2,383.17	\$2,311,872.99
36	\$20,222.23	9.25%	\$17,820.69	\$2,401.54	\$2,309,471.45
37	\$20,222.23	9.25%	\$17,802.18	\$2,420.05	\$2,307,051.39
38	\$20,222.23	9.25%	\$17,783.52	\$2,438.71	\$2,304,612.68
39	\$20,222.23	9.25%	\$17,764.72	\$2,457.51	\$2,302,155.17
40	\$20,222.23	9.25%	\$17,745.78	\$2,476.45	\$2,299,678.72
41	\$20,222.23	9.25%	\$17,726.69	\$2,495.54	\$2,297,183.18
42	\$20,222.23	9.25%	\$17,707.45	\$2,514.78	\$2,294,668.41
43	\$20,222.23	9.25%	\$17,688.07	\$2,534.16	\$2,292,134.25
44	\$20,222.23	9.25%	\$17,668.53	\$2,553.70	\$2,289,580.55
45	\$20,222.23	9.25%	\$17,648.85	\$2,573.38	\$2,287,007.17
46	\$20,222.23	9.25%	\$17,629.01	\$2,593.22	\$2,284,413.96
47	\$20,222.23	9.25%	\$17,609.02	\$2,613.21	\$2,281,800.75
48	\$20,222.23	9.25%	\$17,588.88	\$2,633.35	\$2,279,167.40
49	\$20,222.23	9.25%	\$17,568.58	\$2,653.65	\$2,276,513.75
50	\$20,222.23	9.25%	\$17,548.13	\$2,674.10	\$2,273,839.65
51	\$20,222.23	9.25%	\$17,527.51	\$2,694.72	\$2,271,144.93

52	\$20,222.23	9.25%	\$17,506.74	\$2,715.49	\$2,268,429.45
53	\$20,222.23	9.25%	\$17,485.81	\$2,738.42	\$2,265,693.03
54	\$20,222.23	9.25%	\$17,464.72	\$2,757.51	\$2,262,935.51
55	\$20,222.23	9.25%	\$17,443.46	\$2,778.77	\$2,260,156.74
56	\$20,222.23	9.25%	\$17,422.04	\$2,800.19	\$2,257,356.56
57	\$20,222.23	9.25%	\$17,400.46	\$2,821.77	\$2,254,534.78
58	\$20,222.23	9.25%	\$17,378.71	\$2,843.52	\$2,251,691.26
59	\$20,222.23	9.25%	\$17,356.79	\$2,865.44	\$2,248,825.82
60	\$20,222.23	9.25%	\$17,334.70	\$2,887.53	\$2,245,938.28
61	\$20,222.23	9.25%	\$17,312.44	\$2,909.79	\$2,243,028.50
62	\$20,222.23	9.25%	\$17,290.01	\$2,932.22	\$2,240,096.28
63	\$20,222.23	9.25%	\$17,267.41	\$2,954.82	\$2,237,141.46
64	\$20,222.23	9.25%	\$17,244.63	\$2,977.60	\$2,234,163.86
65	\$20,222.23	9.25%	\$17,221.68	\$3,000.55	\$2,231,163.31
66	\$20,222.23	9.25%	\$17,198.55	\$3,023.68	\$2,228,139.63
67	\$20,222.23	9.25%	\$17,175.24	\$3,046.99	\$2,225,092.64
68	\$20,222.23	9.25%	\$17,151.76	\$3,070.47	\$2,222,022.17
69	\$20,222.23	9.25%	\$17,128.09	\$3,094.14	\$2,218,928.02
70	\$20,222.23	9.25%	\$17,104.24	\$3,117.99	\$2,215,810.03
71	\$20,222.23	9.25%	\$17,080.20	\$3,142.03	\$2,212,668.00
72	\$20,222.23	9.25%	\$17,055.98	\$3,166.25	\$2,209,501.76
73	\$20,222.23	9.25%	\$17,031.58	\$3,190.65	\$2,206,311.10
74	\$20,222.23	9.25%	\$17,006.98	\$3,215.25	\$2,203,095.85
75	\$20,222.23	9.25%	\$16,982.20	\$3,240.03	\$2,199,855.82
76	\$20,222.23	9.25%	\$16,957.22	\$3,265.01	\$2,196,590.81
77	\$20,222.23	9.25%	\$16,932.05	\$3,290.18	\$2,193,300.64
78	\$20,222.23	9.25%	\$16,906.69	\$3,315.54	\$2,189,985.10
79	\$20,222.23	9.25%	\$16,881.14	\$3,341.09	\$2,186,644.00
80	\$20,222.23	9.25%	\$16,855.38	\$3,366.85	\$2,183,277.15
81	\$20,222.23	9.25%	\$16,829.43	\$3,392.80	\$2,179,884.35
82	\$20,222.23	9.25%	\$16,803.28	\$3,418.95	\$2,176,465.40
83	\$20,222.23	9.25%	\$16,776.92	\$3,445.31	\$2,173,020.09
84	\$20,222.23	9.25%	\$16,750.36	\$3,471.87	\$2,169,548.22
85	\$20,222.23	9.25%	\$16,723.60	\$3,498.63	\$2,166,049.59
86	\$20,222.23	9.25%	\$16,696.63	\$3,525.60	\$2,162,524.00
87	\$20,222.23	9.25%	\$16,669.46	\$3,552.77	\$2,158,971.22
88	\$20,222.23	9.25%	\$16,642.07	\$3,580.16	\$2,155,391.06
89	\$20,222.23	9.25%	\$16,614.47	\$3,607.76	\$2,151,783.30
90	\$20,222.23	9.25%	\$16,586.66	\$3,635.57	\$2,148,147.74
91	\$20,222.23	9.25%	\$16,558.64	\$3,663.59	\$2,144,484.15
92	\$20,222.23	9.25%	\$16,530.40	\$3,691.83	\$2,140,792.31
93	\$20,222.23	9.25%	\$16,501.94	\$3,720.29	\$2,137,072.02
94	\$20,222.23	9.25%	\$16,473.26	\$3,748.97	\$2,133,323.06
95	\$20,222.23	9.25%	\$16,444.37	\$3,777.86	\$2,129,545.19
96	\$20,222.23	9.25%	\$16,415.24	\$3,806.99	\$2,125,738.21
97	\$20,222.23	9.25%	\$16,385.90	\$3,836.33	\$2,121,901.88
98	\$20,222.23	9.25%	\$16,356.33	\$3,865.90	\$2,118,035.97
99	\$20,222.23	9.25%	\$16,326.53	\$3,895.70	\$2,114,140.27
100	\$20,222.23	9.25%	\$16,296.50	\$3,925.73	\$2,110,214.54
101	\$20,222.23	9.25%	\$16,266.24	\$3,955.99	\$2,106,258.55
102	\$20,222.23	9.25%	\$16,235.74	\$3,986.49	\$2,102,272.06
103	\$20,222.23	9.25%	\$16,205.01	\$4,017.22	\$2,098,254.84
104	\$20,222.23	9.25%	\$16,174.05	\$4,048.18	\$2,094,206.66
105	\$20,222.23	9.25%	\$16,142.84	\$4,079.39	\$2,090,127.27
106	\$20,222.23	9.25%	\$16,111.40	\$4,110.83	\$2,086,016.44
107	\$20,222.23	9.25%	\$16,079.71	\$4,142.52	\$2,081,873.92
108	\$20,222.23	9.25%	\$16,047.78	\$4,174.45	\$2,077,699.47
109	\$20,222.23	9.25%	\$16,015.60	\$4,206.63	\$2,073,492.84
110	\$20,222.23	9.25%	\$15,983.17	\$4,239.06	\$2,069,253.78
111	\$20,222.23	9.25%	\$15,950.50	\$4,271.73	\$2,064,982.05
112	\$20,222.23	9.25%	\$15,917.57	\$4,304.66	\$2,060,677.39
113	\$20,222.23	9.25%	\$15,884.39	\$4,337.84	\$2,056,339.55
114	\$20,222.23	9.25%	\$15,850.95	\$4,371.28	\$2,051,968.27
115	\$20,222.23	9.25%	\$15,817.26	\$4,404.97	\$2,047,563.30
116	\$20,222.23	9.25%	\$15,783.30	\$4,438.93	\$2,043,124.37

117	\$20,222.23	9.25%	\$15,749.08	\$4,473.15	\$2,038,651.22
118	\$20,222.23	9.25%	\$15,714.60	\$4,507.63	\$2,034,143.59
119	\$20,222.23	9.25%	\$15,679.86	\$4,542.37	\$2,029,601.22
120	\$20,222.23	9.25%	\$15,644.84	\$4,577.39	\$2,025,023.83
121	\$20,222.23	9.25%	\$15,609.56	\$4,612.67	\$2,020,411.16
122	\$20,222.23	9.25%	\$15,574.00	\$4,648.23	\$2,015,762.93
123	\$20,222.23	9.25%	\$15,538.17	\$4,684.06	\$2,011,078.88
124	\$20,222.23	9.25%	\$15,502.07	\$4,720.16	\$2,006,358.71
125	\$20,222.23	9.25%	\$15,465.68	\$4,756.55	\$2,001,602.16
126	\$20,222.23	9.25%	\$15,429.02	\$4,793.21	\$1,996,808.96
127	\$20,222.23	9.25%	\$15,392.07	\$4,830.16	\$1,991,978.79
128	\$20,222.23	9.25%	\$15,354.84	\$4,867.39	\$1,987,111.40
129	\$20,222.23	9.25%	\$15,317.32	\$4,904.91	\$1,982,206.48
130	\$20,222.23	9.25%	\$15,279.51	\$4,942.72	\$1,977,263.76
131	\$20,222.23	9.25%	\$15,241.41	\$4,980.82	\$1,972,282.94
132	\$20,222.23	9.25%	\$15,203.01	\$5,019.22	\$1,967,263.72
133	\$20,222.23	9.25%	\$15,164.32	\$5,057.91	\$1,962,205.82
134	\$20,222.23	9.25%	\$15,125.34	\$5,096.89	\$1,957,108.93
135	\$20,222.23	9.25%	\$15,086.05	\$5,136.18	\$1,951,972.74
136	\$20,222.23	9.25%	\$15,046.46	\$5,175.77	\$1,946,796.97
137	\$20,222.23	9.25%	\$15,006.56	\$5,215.67	\$1,941,581.30
138	\$20,222.23	9.25%	\$14,966.36	\$5,255.87	\$1,936,325.43
139	\$20,222.23	9.25%	\$14,925.84	\$5,296.39	\$1,931,029.04
140	\$20,222.23	9.25%	\$14,885.02	\$5,337.21	\$1,925,691.82
141	\$20,222.23	9.25%	\$14,843.87	\$5,378.36	\$1,920,313.47
142	\$20,222.23	9.25%	\$14,802.42	\$5,419.81	\$1,914,893.65
143	\$20,222.23	9.25%	\$14,760.64	\$5,461.59	\$1,909,432.06
144	\$20,222.23	9.25%	\$14,718.54	\$5,503.69	\$1,903,928.37
145	\$20,222.23	9.25%	\$14,676.11	\$5,546.12	\$1,898,382.26
146	\$20,222.23	9.25%	\$14,633.36	\$5,588.87	\$1,892,793.39
147	\$20,222.23	9.25%	\$14,590.28	\$5,631.95	\$1,887,161.44
148	\$20,222.23	9.25%	\$14,546.87	\$5,675.36	\$1,881,486.08
149	\$20,222.23	9.25%	\$14,503.12	\$5,719.11	\$1,875,766.97
150	\$20,222.23	9.25%	\$14,459.04	\$5,763.19	\$1,870,003.78
151	\$20,222.23	9.25%	\$14,414.61	\$5,807.62	\$1,864,196.16
152	\$20,222.23	9.25%	\$14,369.85	\$5,852.38	\$1,858,343.78
153	\$20,222.23	9.25%	\$14,324.73	\$5,897.50	\$1,852,446.28
154	\$20,222.23	9.25%	\$14,279.27	\$5,942.96	\$1,846,503.32
155	\$20,222.23	9.25%	\$14,233.46	\$5,988.77	\$1,840,514.66
156	\$20,222.23	9.25%	\$14,187.30	\$6,034.93	\$1,834,479.63
157	\$20,222.23	9.25%	\$14,140.78	\$6,081.45	\$1,828,396.18
158	\$20,222.23	9.25%	\$14,093.90	\$6,128.33	\$1,822,269.85
159	\$20,222.23	9.25%	\$14,046.66	\$6,175.57	\$1,816,094.28
160	\$20,222.23	9.25%	\$13,999.06	\$6,223.17	\$1,809,871.11
161	\$20,222.23	9.25%	\$13,951.09	\$6,271.14	\$1,803,599.97
162	\$20,222.23	9.25%	\$13,902.75	\$6,319.48	\$1,797,280.49
163	\$20,222.23	9.25%	\$13,854.04	\$6,368.19	\$1,790,912.30
164	\$20,222.23	9.25%	\$13,804.95	\$6,417.28	\$1,784,495.02
165	\$20,222.23	9.25%	\$13,755.48	\$6,466.75	\$1,778,028.27
166	\$20,222.23	9.25%	\$13,705.63	\$6,516.60	\$1,771,511.68
167	\$20,222.23	9.25%	\$13,655.40	\$6,566.83	\$1,764,944.85
168	\$20,222.23	9.25%	\$13,604.78	\$6,617.45	\$1,758,327.40
169	\$20,222.23	9.25%	\$13,553.77	\$6,668.46	\$1,751,658.96
170	\$20,222.23	9.25%	\$13,502.37	\$6,719.86	\$1,744,939.09
171	\$20,222.23	9.25%	\$13,450.57	\$6,771.66	\$1,738,167.43
172	\$20,222.23	9.25%	\$13,398.37	\$6,823.86	\$1,731,343.57
173	\$20,222.23	9.25%	\$13,345.77	\$6,876.46	\$1,724,467.12
174	\$20,222.23	9.25%	\$13,292.77	\$6,929.46	\$1,717,537.65
175	\$20,222.23	9.25%	\$13,239.35	\$6,982.88	\$1,710,554.78
176	\$20,222.23	9.25%	\$13,185.53	\$7,036.70	\$1,703,518.07
177	\$20,222.23	9.25%	\$13,131.29	\$7,090.94	\$1,696,427.13
178	\$20,222.23	9.25%	\$13,076.63	\$7,145.60	\$1,689,281.52
179	\$20,222.23	9.25%	\$13,021.55	\$7,200.68	\$1,682,080.84
180	\$20,222.23	9.25%	\$12,966.04	\$7,256.19	\$1,674,824.65
181	\$20,222.23	9.25%	\$12,910.11	\$7,312.12	\$1,667,512.53

182	\$20,222.23	9.25%	\$12,853.74	\$7,368.49	\$1,880,144.04
183	\$20,222.23	9.25%	\$12,796.94	\$7,425.29	\$1,852,718.75
184	\$20,222.23	9.25%	\$12,739.71	\$7,482.52	\$1,845,236.23
185	\$20,222.23	9.25%	\$12,682.03	\$7,540.20	\$1,837,696.03
186	\$20,222.23	9.25%	\$12,623.91	\$7,598.32	\$1,830,097.70
187	\$20,222.23	9.25%	\$12,565.34	\$7,656.89	\$1,822,440.81
188	\$20,222.23	9.25%	\$12,506.31	\$7,715.92	\$1,814,724.90
189	\$20,222.23	9.25%	\$12,446.84	\$7,775.39	\$1,806,949.50
190	\$20,222.23	9.25%	\$12,386.90	\$7,835.33	\$1,599,114.18
191	\$20,222.23	9.25%	\$12,326.51	\$7,895.72	\$1,591,218.45
192	\$20,222.23	9.25%	\$12,265.64	\$7,956.59	\$1,583,261.88
193	\$20,222.23	9.25%	\$12,204.31	\$8,017.92	\$1,575,243.94
194	\$20,222.23	9.25%	\$12,142.51	\$8,079.72	\$1,567,164.22
195	\$20,222.23	9.25%	\$12,080.22	\$8,142.01	\$1,559,022.21
196	\$20,222.23	9.25%	\$12,017.46	\$8,204.77	\$1,550,817.45
197	\$20,222.23	9.25%	\$11,954.22	\$8,268.01	\$1,542,549.43
198	\$20,222.23	9.25%	\$11,890.49	\$8,331.74	\$1,534,217.69
199	\$20,222.23	9.25%	\$11,826.26	\$8,395.97	\$1,525,821.72
200	\$20,222.23	9.25%	\$11,761.54	\$8,460.69	\$1,517,361.03
201	\$20,222.23	9.25%	\$11,696.32	\$8,525.91	\$1,508,835.13
202	\$20,222.23	9.25%	\$11,630.60	\$8,591.63	\$1,500,243.50
203	\$20,222.23	9.25%	\$11,564.38	\$8,657.85	\$1,491,585.65
204	\$20,222.23	9.25%	\$11,497.64	\$8,724.59	\$1,482,861.06
205	\$20,222.23	9.25%	\$11,430.39	\$8,791.84	\$1,474,069.21
206	\$20,222.23	9.25%	\$11,362.62	\$8,859.61	\$1,465,209.60
207	\$20,222.23	9.25%	\$11,294.32	\$8,927.91	\$1,456,281.70
208	\$20,222.23	9.25%	\$11,225.50	\$8,996.73	\$1,447,284.97
209	\$20,222.23	9.25%	\$11,156.15	\$9,066.08	\$1,438,218.90
210	\$20,222.23	9.25%	\$11,086.27	\$9,135.96	\$1,429,082.94
211	\$20,222.23	9.25%	\$11,015.85	\$9,206.38	\$1,419,876.55
212	\$20,222.23	9.25%	\$10,944.88	\$9,277.35	\$1,410,599.21
213	\$20,222.23	9.25%	\$10,873.37	\$9,348.86	\$1,401,250.34
214	\$20,222.23	9.25%	\$10,801.30	\$9,420.93	\$1,391,829.42
215	\$20,222.23	9.25%	\$10,728.69	\$9,493.54	\$1,382,335.87
216	\$20,222.23	9.25%	\$10,655.51	\$9,566.72	\$1,372,769.15
217	\$20,222.23	9.25%	\$10,581.76	\$9,640.47	\$1,363,128.68
218	\$20,222.23	9.25%	\$10,507.45	\$9,714.78	\$1,353,413.90
219	\$20,222.23	9.25%	\$10,432.57	\$9,789.66	\$1,343,624.24
220	\$20,222.23	9.25%	\$10,357.10	\$9,865.13	\$1,333,759.11
221	\$20,222.23	9.25%	\$10,281.06	\$9,941.17	\$1,323,817.94
222	\$20,222.23	9.25%	\$10,204.43	\$10,017.80	\$1,313,800.14
223	\$20,222.23	9.25%	\$10,127.21	\$10,095.02	\$1,303,705.12
224	\$20,222.23	9.25%	\$10,049.39	\$10,172.84	\$1,293,532.28
225	\$20,222.23	9.25%	\$9,970.98	\$10,251.25	\$1,283,281.03
226	\$20,222.23	9.25%	\$9,891.96	\$10,330.27	\$1,272,950.76
227	\$20,222.23	9.25%	\$9,812.33	\$10,409.90	\$1,262,540.86
228	\$20,222.23	9.25%	\$9,732.09	\$10,490.14	\$1,252,050.71
229	\$20,222.23	9.25%	\$9,651.22	\$10,571.01	\$1,241,479.71
230	\$20,222.23	9.25%	\$9,569.74	\$10,652.49	\$1,230,827.22
231	\$20,222.23	9.25%	\$9,487.63	\$10,734.60	\$1,220,092.61
232	\$20,222.23	9.25%	\$9,404.88	\$10,817.35	\$1,209,275.27
233	\$20,222.23	9.25%	\$9,321.50	\$10,900.73	\$1,198,374.53
234	\$20,222.23	9.25%	\$9,237.47	\$10,984.76	\$1,187,389.77
235	\$20,222.23	9.25%	\$9,152.80	\$11,069.43	\$1,176,320.34
236	\$20,222.23	9.25%	\$9,067.47	\$11,154.76	\$1,165,165.58
237	\$20,222.23	9.25%	\$8,981.48	\$11,240.75	\$1,153,924.83
238	\$20,222.23	9.25%	\$8,894.84	\$11,327.39	\$1,142,597.44
239	\$20,222.23	9.25%	\$8,807.52	\$11,414.71	\$1,131,182.73
240	\$20,222.23	9.25%	\$8,719.53	\$11,502.70	\$1,119,680.04
241	\$20,222.23	9.25%	\$8,630.87	\$11,591.36	\$1,108,088.67
242	\$20,222.23	9.25%	\$8,541.52	\$11,680.71	\$1,096,407.96
243	\$20,222.23	9.25%	\$8,451.48	\$11,770.75	\$1,084,637.21
244	\$20,222.23	9.25%	\$8,360.75	\$11,861.48	\$1,072,775.72
245	\$20,222.23	9.25%	\$8,269.31	\$11,952.92	\$1,060,822.81
246	\$20,222.23	9.25%	\$8,177.18	\$12,045.05	\$1,048,777.75

247	\$20,222.23	9.25%	\$8,084.33	\$12,137.90	\$1,038,639.85
248	\$20,222.23	9.25%	\$7,990.77	\$12,231.46	\$1,024,408.39
249	\$20,222.23	9.25%	\$7,896.48	\$12,325.75	\$1,012,082.64
250	\$20,222.23	9.25%	\$7,801.47	\$12,420.76	\$999,661.88
251	\$20,222.23	9.25%	\$7,705.73	\$12,516.50	\$987,145.37
252	\$20,222.23	9.25%	\$7,609.25	\$12,612.98	\$974,532.39
253	\$20,222.23	9.25%	\$7,512.02	\$12,710.21	\$961,822.18
254	\$20,222.23	9.25%	\$7,414.05	\$12,808.18	\$949,014.00
255	\$20,222.23	9.25%	\$7,315.32	\$12,906.91	\$936,107.08
256	\$20,222.23	9.25%	\$7,215.83	\$13,006.40	\$923,100.68
257	\$20,222.23	9.25%	\$7,115.57	\$13,106.66	\$909,994.02
258	\$20,222.23	9.25%	\$7,014.54	\$13,207.69	\$896,786.32
259	\$20,222.23	9.25%	\$6,912.73	\$13,309.50	\$883,476.82
260	\$20,222.23	9.25%	\$6,810.13	\$13,412.10	\$870,064.72
261	\$20,222.23	9.25%	\$6,706.75	\$13,515.48	\$856,549.24
262	\$20,222.23	9.25%	\$6,602.57	\$13,619.66	\$842,929.58
263	\$20,222.23	9.25%	\$6,497.58	\$13,724.65	\$829,204.93
264	\$20,222.23	9.25%	\$6,391.79	\$13,830.44	\$815,374.49
265	\$20,222.23	9.25%	\$6,285.18	\$13,937.05	\$801,437.44
266	\$20,222.23	9.25%	\$6,177.75	\$14,044.48	\$787,392.96
267	\$20,222.23	9.25%	\$6,069.49	\$14,152.74	\$773,240.21
268	\$20,222.23	9.25%	\$5,960.39	\$14,261.84	\$758,978.38
269	\$20,222.23	9.25%	\$5,850.46	\$14,371.77	\$744,606.60
270	\$20,222.23	9.25%	\$5,739.68	\$14,482.55	\$730,124.06
271	\$20,222.23	9.25%	\$5,628.04	\$14,594.19	\$715,529.86
272	\$20,222.23	9.25%	\$5,515.54	\$14,706.69	\$700,823.17
273	\$20,222.23	9.25%	\$5,402.18	\$14,820.05	\$686,003.12
274	\$20,222.23	9.25%	\$5,287.94	\$14,934.29	\$671,068.83
275	\$20,222.23	9.25%	\$5,172.82	\$15,049.41	\$656,019.42
276	\$20,222.23	9.25%	\$5,056.82	\$15,165.41	\$640,854.01
277	\$20,222.23	9.25%	\$4,939.92	\$15,282.31	\$625,571.70
278	\$20,222.23	9.25%	\$4,822.12	\$15,400.11	\$610,171.58
279	\$20,222.23	9.25%	\$4,703.41	\$15,518.82	\$594,652.76
280	\$20,222.23	9.25%	\$4,583.78	\$15,638.45	\$579,014.31
281	\$20,222.23	9.25%	\$4,463.24	\$15,758.99	\$563,255.32
282	\$20,222.23	9.25%	\$4,341.76	\$15,880.47	\$547,374.84
283	\$20,222.23	9.25%	\$4,219.35	\$16,002.88	\$531,371.96
284	\$20,222.23	9.25%	\$4,095.99	\$16,126.24	\$515,245.72
285	\$20,222.23	9.25%	\$3,971.69	\$16,250.54	\$498,995.18
286	\$20,222.23	9.25%	\$3,846.42	\$16,375.81	\$482,619.37
287	\$20,222.23	9.25%	\$3,720.19	\$16,502.04	\$466,117.33
288	\$20,222.23	9.25%	\$3,592.99	\$16,629.24	\$449,488.09
289	\$20,222.23	9.25%	\$3,464.80	\$16,757.43	\$432,730.66
290	\$20,222.23	9.25%	\$3,335.63	\$16,886.60	\$415,844.07
291	\$20,222.23	9.25%	\$3,205.46	\$17,016.77	\$398,827.30
292	\$20,222.23	9.25%	\$3,074.29	\$17,147.94	\$381,679.37
293	\$20,222.23	9.25%	\$2,942.11	\$17,280.12	\$364,399.25
294	\$20,222.23	9.25%	\$2,808.91	\$17,413.32	\$346,985.93
295	\$20,222.23	9.25%	\$2,674.68	\$17,547.55	\$329,438.38
296	\$20,222.23	9.25%	\$2,539.42	\$17,682.81	\$311,755.57
297	\$20,222.23	9.25%	\$2,403.12	\$17,819.11	\$293,936.46
298	\$20,222.23	9.25%	\$2,265.76	\$17,956.47	\$275,979.99
299	\$20,222.23	9.25%	\$2,127.35	\$18,094.88	\$257,885.10
300	\$20,222.23	9.25%	\$1,987.86	\$18,234.37	\$239,650.74
301	\$20,222.23	9.25%	\$1,847.31	\$18,374.92	\$221,275.82
302	\$20,222.23	9.25%	\$1,705.67	\$18,516.56	\$202,759.25
303	\$20,222.23	9.25%	\$1,562.94	\$18,659.29	\$184,099.96
304	\$20,222.23	9.25%	\$1,419.10	\$18,803.13	\$165,296.83
305	\$20,222.23	9.25%	\$1,274.16	\$18,948.07	\$146,348.77
306	\$20,222.23	9.25%	\$1,128.11	\$19,094.12	\$127,254.64
307	\$20,222.23	9.25%	\$980.92	\$19,241.31	\$108,013.33
308	\$20,222.23	9.25%	\$832.60	\$19,389.63	\$88,623.71
309	\$20,222.23	9.25%	\$683.14	\$19,539.09	\$69,084.62
310	\$20,222.23	9.25%	\$532.53	\$19,689.70	\$49,394.91
311	\$20,222.23	9.25%	\$380.75	\$19,841.48	\$29,553.44
312	\$20,222.23	9.25%	\$227.81	\$19,994.42	\$0.00

EXHIBIT G
REDEVELOPMENT PLANS AND SPECS

[please see attached, all designs subject to architectural updates]

THE SISTERS MILL PROJECT



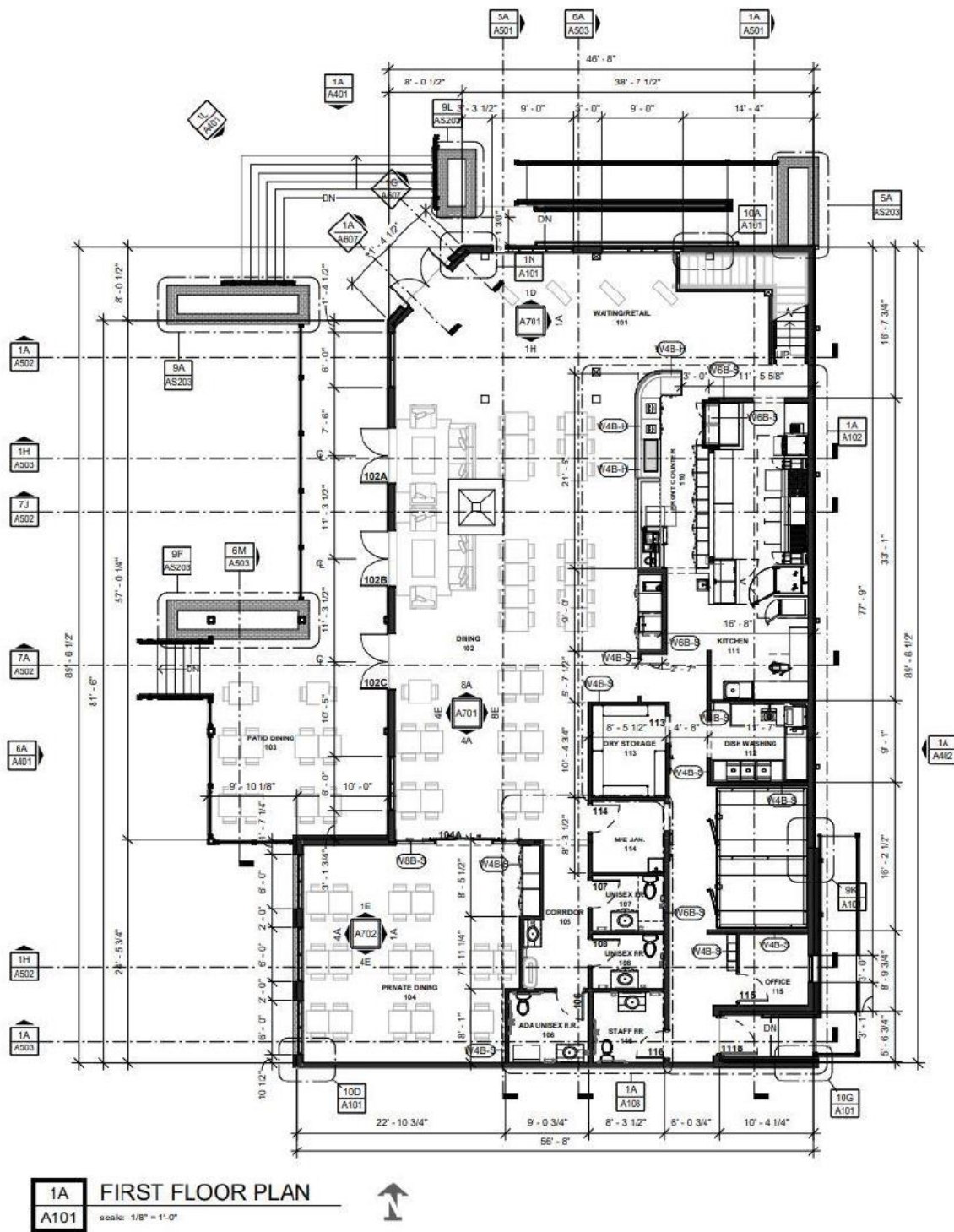


Exhibit G-3

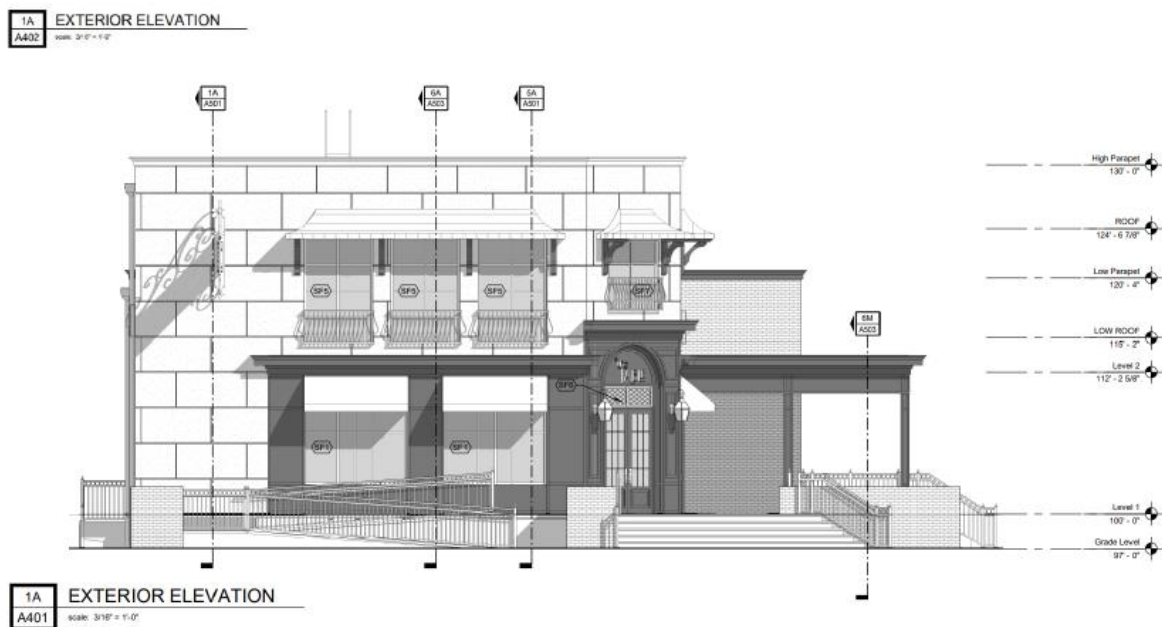
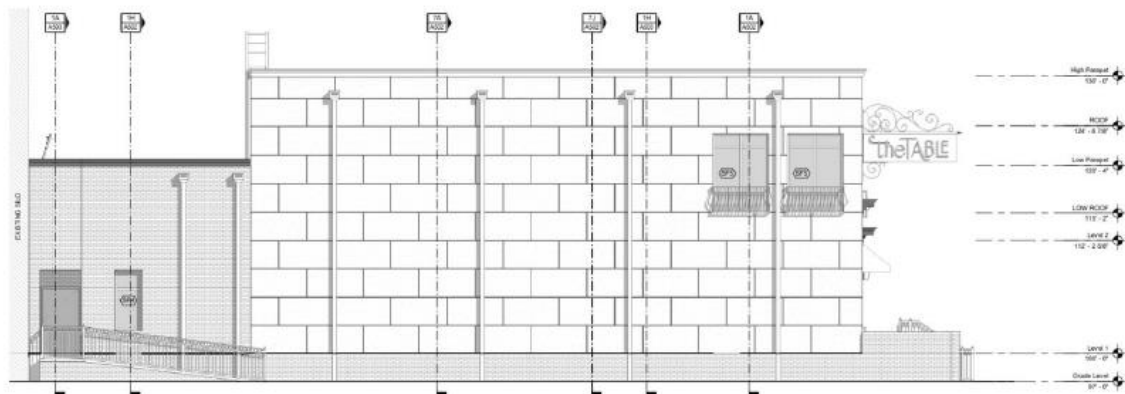
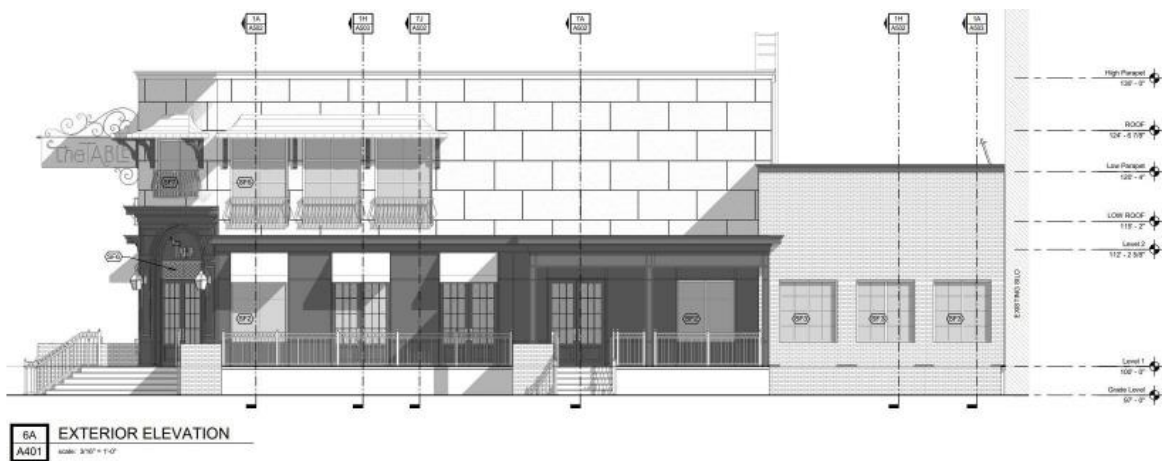


EXHIBIT H
ESTIMATED CONSTRUCTION COSTS /PROJECT BUDGET

[please see attached]

SISTERS MILL PROJECT

Uses		
Land		\$ 1,511,640
Total Site Acquisition		\$ 1,511,640
Appraisal		\$ 3,500
Architect	10.00%	\$ 1,242,048
Builders Risk Insurance		\$ 25,000
Building Permits		\$ 15,000
Civil Engineer		\$ -
Entitlement Fees		\$ -
Environmental		\$ -
Geo Tech		\$ -
General Liability Insurance		\$ 8,000
Impact Fees		\$ -
Borrower Legal--Closing		\$ -
Borrower Legal--Pre-closing		\$ -
Lender Inspections (Post Closing)		\$ -
Lender Legal and Other Closing		\$ 500
Other Professional		\$ -
Other (G&A)		\$ -
Other (Loan Cost)		\$ -
Other (Advertising)		\$ 5,000
Real Estate Taxes		\$ 25,000
Survey		\$ 15,000
Title-Doucment Stamps		\$ -
Soft Costs (subtotal)		\$ 1,339,048
Soft Cost Contingency @	5.00%	\$ 66,952
Total Soft Costs		\$ 1,406,001
Construction Cost (Core & Shell)	\$ 92.00	\$ 9,901,224
Construction Contingency @	5.00%	\$ 495,061
Demolition		\$ 100,000
Environmental Remediation		\$ -
FF&E		\$ 50,000
GC Fee	3.00%	\$ 297,037
General Conditions	3.00%	\$ 297,037
Project Management	10.00%	\$ 990,122
Security		\$ 15,000
Signage		\$ 25,000
Sitework		\$ 250,000
Total Hard Costs		\$ 12,420,481
Total Site, Hard and Soft Costs		\$ 15,338,122
Interest Reserves		\$ 810,000
Operating Reserves		\$ 100,000
Origination Fee @	0.50%	\$ 67,305
Development Fee @	10.00%	\$ 1,631,543
Total Uses		\$ 17,946,969

Grindstone Construction, LLC

Date Printed: 09-Jan-24

Time Printed: 04:23 PM

The Table

Building Square Foot: 5,279 sf

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DIVISIONAL BREAKDOWN

Div.	Description	Cost	Cost per Square Foot	Cost per Unit	Percent of Cost
	Allowances	\$83,000	\$15.72	\$15.72	3.83%
2	Sitework	\$270,995	\$51.33	\$51.33	12.51%
3	Concrete	\$155,384	\$29.43	\$29.43	7.17%
4	Masonry	\$74,950	\$14.20	\$14.20	3.46%
5	Steel	\$66,172	\$12.53	\$12.53	3.05%
6	Woods and Plastics	\$223,870	\$42.41	\$42.41	10.33%
7	Thermal & Moisture	\$236,782	\$44.85	\$44.85	10.93%
8	Doors, Windows, Glass	\$102,374	\$19.39	\$19.39	4.73%
9	Finishes	\$163,528	\$30.98	\$30.98	7.55%
10	Specialties	\$5,061	\$0.96	\$0.96	0.23%
11	Equipment	\$49,775	\$9.43	\$9.43	2.30%
12	Furnishings	\$15,300	\$2.90	\$2.90	0.71%
13	Special Construction	\$7,100	\$1.34	\$1.34	0.33%
14	Conveying Systems	\$0	\$0.00	\$0.00	0.00%
	Mechanical				
	Fire Protection	\$0	\$0.00	\$0.00	0.00%
	Plumbing	\$120,000	\$22.73	\$22.73	5.54%
15	HVAC	\$187,440	\$35.51	\$35.51	8.65%
16	Electrical	\$184,000	\$34.86	\$34.86	8.49%
Cost of the Work		\$1,945,730	\$368.58	\$368.58	89.81%
	General Conditions	\$123,272	\$23.35	\$23.35	5.69%
	Building Permit	\$0	\$0.00	\$0.00	0.00%
	Performance & Payment Bond	\$0	\$0.00	\$0.00	0.00%
	Liability Insurance	\$2,919	\$0.00	\$0.00	0.00%
	Builders Risk Insurance	\$0	\$0.00	\$0.00	0.00%
1	Fee	\$97,492	\$18.47	\$18.47	4.50%
Total Cost		\$2,169,413	\$410.40	\$410	100.00%

EXHIBIT I

PHASE I ENVIRONMENTAL REPORT

Environmental report will be provided under a separate cover

EXHIBIT J

[URBAN REDEVELOPMENT CORPORATION/DEVELOPER]

[please see attached]

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF AGREEMENT OR ASSOCIATION

WHEREAS, Articles of Agreement or Association of

THE SISTERS MILL REDEVELOPMENT CORPORATION
RD001394007

have been received and filed in the Office of the Secretary of State, which Articles, in all respects, comply with the requirements of Urban Redevelopment Corporations Law.

NOW, THEREFORE, I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do hereby certify and declare this entity a body corporate, duly organized this date and that it is entitled to all rights and privileges granted corporations organized under the Urban Redevelopment Corporations Law.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 23rd day of February, 2024.


Secretary of State



ARTICLES OF AGREEMENT
OF
THE SISTERS MILL REDEVELOPMENT CORPORATION

The undersigned, being a natural person of the age of eighteen (18) years or more, and acting as incorporator of a corporation to be organized pursuant to the provisions of the "Urban Redevelopment Corporations Law" of Missouri, Chapter 353, RSMo., does hereby adopt the following Articles of Agreement.

ARTICLE I

The name of the corporation is The Sisters Mill Redevelopment Corporation (the "*Corporation*").

ARTICLE II

The principal business office shall be located at 3893 N. Farm Road 115, Springfield, MO 65803 with a mailing address of 3893 N. Farm Road 115, Springfield, MO 65803.

ARTICLE III

The physical and mailing address of the initial registered office and registered agent of the Corporation in the State of Missouri is 222 E Dunklin St Ste 102 Jefferson City, MO 65101. The initial registered agent of the Corporation at such address is Capitol Corporate Services Inc.

ARTICLE IV

The aggregate number of shares which the Corporation shall have the authority to issue is 30,000, all having a par value of \$0.01 each, and all of which are of one class and are designated as Common Stock. All shares shall have equal rights and powers and there are no pre-emptive rights of shareholders with respect to any shares issued or to be issued by the Corporation.

ARTICLE V

The Corporation is formed for the following purposes:

5.1 To acquire, construct, maintain and operate a redevelopment project or redevelopment projects in accordance with the provisions of Chapter 353, RSMo.

5.2 To purchase, receive or otherwise acquire, own, hold, vote, use, employ, sell, mortgage, lease, pledge or otherwise dispose of, and otherwise use and deal in and with, shares or other interests in, or obligations of other domestic or foreign corporations, associates, partnerships or individuals, insurance or annuities in any form, or direct or indirect obligations of the United States or of any other government, state, territory, governmental district or municipality or of any instrumentality thereof.

5.3 To purchase, receive, lease or otherwise acquire, own, hold, improve, use, sell and otherwise deal in and with real or personal property, or any interests therein, wherever situated.

5.4 To engage in any lawful act or activity for which corporations may be organized under the Urban Redevelopment Corporations Law of Missouri.

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Creation - For Profit (D)

5.5 To serve a public purpose and all real estate acquired by it and all structures erected by it are to be acquired for the purpose of promoting the public health, safety and welfare, in that the stockholders of the Corporation shall when they subscribe to and receive the stock hereof, agree that the net earnings of the Corporation shall be limited to an amount not to exceed eight percent (8%) per annum of the cost to such Corporation of the redevelopment project, including the cost of the land or the balances of such cost as reduced by amortization payments, provided that the net earnings derived from any redevelopment project shall in no event exceed a sum equal to eight percent (8%) per annum upon the entire cost thereof. Such net earnings shall be computed after deducting from gross earnings the following:

- (a) All costs and expenses of maintenance and operation;
- (b) Amounts paid for taxes, assessments, insurance premiums and other similar charges;
- (c) An annual amount sufficient to amortize the cost of the entire project at the end of the period, which shall not be more than sixty (60) years from the date of completion of the project. The development plan may contain provisions satisfactory to the legislative authority authorizing such plan that any surplus earnings in excess of the rate of net earnings provided in this chapter may be held by the Corporation as a reserve for maintenance at such rate of return in the future and may be used by the Corporation to offset any deficiency and such rate of return which may have occurred in prior years; or may be used to accelerate the amortization payment; or for the enlargement of the project; or for reduction in the rentals therein; provided, that any excess of such surplus earnings remaining at the termination of a tax relief granted pursuant to Section 353.110 shall be turned over by the Corporation to the city.

5.6 To clear, re-plan, reconstruct or rehabilitate blighted areas, and the construction of such industrial, commercial, residential or public structures as may be appropriate, including provisions for recreational and other facilities incidental or appointments thereto.

5.7 It is the intention of each of the purposes specified hereinabove shall be liberally construed as powers and in no way limited or restricted by reference to or inference from the terms contained therein or any other paragraph. The enumeration of specific purposes shall not be construed to restrict in any manner the general objects and purposes of this Corporation, nor shall the expression of one thing be deemed to exclude another.

ARTICLE VI

The name and mailing address of the subscriber/incorporator is:

Matthew E. Wine
6201 College Blvd., Suite 500
Overland Park, KS 66211

ARTICLE VII

The number of directors to constitute the Board of Directors of the Corporation is four (4). The name and mailing address of each person who is to serve as a director for the first year or until a successor is elected is as follows:

Sheri Perkins
6565 E. Red Oak Ct.
Strafford, MO 65757

Renee Textor
3893 N. Farm Road 115
Springfield, MO 65803

John Perkins
6565 E. Red Oak Ct.
Strafford, MO 65757

Bill Textor
3893 N. Farm Road 115
Springfield, MO 65803

The number of Directors to constitute subsequent Boards of Directors shall be fixed by, or in the manner provided in, the By-laws of the Corporation, but shall be no less than three (3) or more than four (4).

ARTICLE VIII

The duration of the Corporation shall be ninety-nine years.

ARTICLE IX

No contract or other transaction between this Corporation and any other firm or Corporation shall be affected or invalidated by reason of the fact that any of the directors or officers of this Corporation are interested in or are members, shareholders, directors or officers of such other firm or Corporation. Any director or officer of this Corporation may be a party to or may be interested in any contract or transaction of this Corporation or in which this Corporation is interested and no such contract shall be affected or invalidated thereby. Each and every person who may become a director or officer of this Corporation is hereby relieved of any liability that might otherwise exist from his contracting with this Corporation for the benefit of himself or any firm, person, association or Corporation which he may be in any way interested in each case as long as the contract or transaction is fair to the company or is otherwise authorized by Missouri law.

ARTICLE X

10.1 *Indemnification.* Each person who was or is made a party, or is threatened to be made a party to, or is involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (a "*proceeding*"), by reason of the fact that he or she, or a person of whom he or she is the legal representative, is or was a director or officer of the Corporation, or is or was serving at the request for the Corporation as a director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise, whether the basis of such proceeding is an alleged act, failure to act, or omission in an official capacity as a director or officer, or in any other capacity while serving as a director or officer, shall be indemnified and held harmless by the Corporation to the fullest extent authorized by the General and Business Corporation Law of Missouri and the General Not for Profit Corporation Law of Missouri, as both now exist or may hereafter be amended, (but, in the case of any amendment, only to the extent that such amendment permits the Corporation to provide broader indemnification than said Law permitted the Corporation to provide prior to such amendment), against all expense, liability and loss (including attorney's fees, judgments, fines, and amounts paid or to be paid in settlement) reasonably incurred or suffered by such person in connection therewith; provided, however, that the Corporation shall indemnify any such person seeking indemnity in connection with a proceeding initiated by such person only if such proceeding was authorized or later ratified by the Board of Directors of the Corporation or is authorized by this Article. Such indemnification shall include the right to be paid by the Corporation for all expenses incurred in defending any such proceeding in advance of its final disposition; provided, however, that the payment of such expenses shall be made only upon delivery to the Corporation of an undertaking, by or on behalf of such director or officer, to repay all amounts so

advanced if it should be determined ultimately that such director or officer is not entitled to be indemnified under this Article or otherwise.

10.2 *Right of Claimant to Bring Suit.* If any amount claimed due under Section 10.1, above, is not paid in full by the Corporation within ninety (90) days after a written claim has been received by the Corporation, the claimant may at any time thereafter bring suit against the Corporation to recover the unpaid amount of the claim and, if successful in whole or in part, the claimant shall be entitled to be paid also the expense of prosecuting such claim.

10.3 *Limitation of Indemnification.* No indemnity pursuant to this Article shall be paid by the Corporation on account of any director's or officer's conduct which is finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful misconduct by a court having jurisdiction in the matter.

10.4 *Non-exclusivity.* The indemnification and rights conferred on any person by this Article shall not be exclusive of any other indemnification or right which such person may have or hereafter acquire under any statute or rule of law, or under any provision of the Articles of Incorporation or By-Laws of this Corporation, or under or by reason of agreement, vote of stockholders or disinterested directors or otherwise.

10.5 *Insurance.* The Corporation may maintain insurance, at its expense, to protect itself and any such director or officer against any expense, liability or loss, whether or not the Corporation has the power to indemnify such person against such expense, liability or loss under the General and Business Corporation Law of Missouri or the General Not for Profit Corporation Law of Missouri.

10.6 *Survival.* Each person who was or is a director or officer of the Corporation and the heirs, executors, administrators and estate of such person, are third party beneficiaries of this Article and shall be entitled to enforce against the Corporation all indemnification and other rights granted to such person by applicable law and as otherwise provided in this Article.

10.7 *Amendment or Repeal.* This Article may be hereafter amended or repealed; provided, however, that no amendment or repeal or adoption of a provision inconsistent with the provisions of this Article shall reduce, terminate or otherwise adversely affect the right of a person who was or is a director or officer to obtain indemnification or an advance of expenses with respect to a proceeding that pertains to or arises out of any act, failure to act or omission that occurred prior to the effective date of the amendment, repeal or adoption of such inconsistent provision.

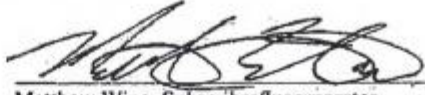
ARTICLE XI

In the event that income debenture certificates are issued by the Corporation, the owners thereof shall have the same right to vote as they would have if possessed of certificates of stock of the amount and par value of the income debenture certificates held by them. The income debenture certificates or preferred stock of the Corporation may be retired as and when there shall be funds available in the treasury of the Corporation from the receipt of the amortization or sinking fund in installments for the purpose. Interest shall not be paid by the Corporation upon such income debenture certificates in excess of nine percent (9%) per annum. This limitation shall not apply to other debt of the Corporation.

ARTICLE XII

The Board of Directors may make, alter, and repeal the By-Laws of the Corporation.

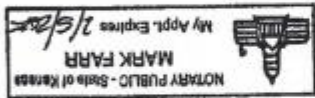
IN TESTIMONY WHEREOF, I have subscribed my name this 21st day of February, 2024.


Matthew Wine, Subscriber/Incorporator

STATE OF KANSAS)
)
COUNTY OF JOHNSON) ss.

I, Mark Farr, a Notary Public in and for said County and State, do hereby certify that on this 21 day of February, 2024, personally appeared Matthew E. Wine, who being by me first duly sworn, declared that he is the person who signed the foregoing document as Subscriber/Incorporator, and that the statements contained therein are true.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.




Name: Mark Farr
Title: Notary Public

My Commission Expires: 2/5/2025
County of Commission: Johnson