City of Springfield

Minutes

City Council

Ken McClure, Mayor

Zone Councilmembers	General Councilmembers
Monica Horton, Zone 1	Heather Hardinger, General A
Abe McGull, Zone 2	Craig Hosmer, General B
Brandon Jenson, Zone 3	Callie Carroll, General C
Matthew Simpson, Zone 4	Derek Lee, General D

March 25, 2024 **6:30 PM**

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

1. ROLL CALL.

Mayor McClure offered condolences to the family of Riley Strain, a University of Missouri student, who had recently passed and to other families that had experienced loss.

Present: Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Jenson, Councilmember Horton, and Mayor McClure. Absent: Councilmember Hardinger.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. March 11, 2024, City Council Meeting and March 19, 2024, Special City Council Meeting.

Approval of Minutes. Mayor Pro Tem Simpson moved to approve the minutes of the March 11, 2024, City Council Meeting and the March 19, 2024, Special City Council Meeting as presented. The motion was seconded by Councilmember Hosmer and the minutes were approved by the following vote: Ayes: Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, Councilmember Jenson, Councilmember Horton, Councilmember McGull, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS.

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

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

4. CEREMONIAL MATTERS.

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

Mr. Gage noted the previous week the City became aware of vandalism on public property by a white nationalist hate group. The City is taking steps to remove these disturbing messages from public property around Springfield. He added placement of such messaging on public property is illegal. Mr. Gage noted hate would not be tolerated as the City believes in the respect, value, and dignity of all Springfieldians.

Mr. Gage noted last week organizers of the Birthplace of Route 66 Festival announced the 2024 lineup. He added the festival would take place from August 8 through August 10 this year, and everyone was encouraged to attend. This festival truly has something for everyone. He added registration was open for the classic car show and parade. The Emerald City Band for the Thursday night concert, as well as the Great Route 66 Talent Search, would return. Visit Route66FestivalSGF.com for all the details and the schedule.

Mr. Gage noted the Clean Green Springfield community cleanup initiative would kick off a week from today with city-wide cleanup and disposal activities for April and May. Individuals, families, businesses, neighborhoods, and service organizations were invited to roll up their sleeves and participate in opportunities including roadside trash pickups, stream cleanups, neighborhood cleanups, and more. He added special disposal opportunities would be offered for items that are difficult for residents to dispose of, including mattresses, tires, and bulky items. Mr. Gage noted registration would be open at cleangreensgf.com on Monday, April 1st. Mr. Gage further noted a new component of Clean Green Springfield, the Neat Neighborhoods competition, would launch this spring and was patterned after the Tidy Towns tradition rooted in Ireland since 1958, thanks to the Hatch Foundation. Registered neighborhoods within each City Council Zone would compete against one another to tidy up their neighborhoods.
He added the competition would award one neighborhood in each zone as a winner, with a total of four winning neighborhoods each year. The Hatch Foundation will be donating $10,000 to each of the four winning neighborhoods. First-place winning neighborhoods in each zone would win $6,000, with second place winning $3,000, and third place winning $1,000.

Mr. Gage noted the City would host a public open house and environmental information meeting for the Renew Jordan Creek Project from 4:30 to 6:30 p.m. on Thursday, April11, at Missouri State University Brick City Gallery (215 West Mill Street). He added attendees would have the opportunity to learn about the upcoming project and estimated timeline for construction. An informational staff presentation on the environmental impacts of the project would be provided at 5:30 p.m.

Mayor Pro Tem Simpson noted the Police and Fire Departments held their Charity Hockey Game the past weekend. He congratulated the Police Department on their victory.

Councilmember Jenson congratulated staff on their ability to issue land disturbance permits in a more efficient manner.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. Council Bill 2024-043 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.3 acres of property generally located at 3333 West Battlefield Road from R-SF, Residential Single-Family to GR, General Retail with Conditional Overlay District No. 249; and adopting an updated Official Zoning Map. (By: South Creek Development Corporation; 3333 West Battlefield Road; Z-7-24 with Conditional Overlay District No. 249).

Councilmember Lee disclosed having previously done work for the applicant.

Ordinance 6842. Council Bill 2024-043 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

6.2. Council Bill 2024-044 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 4.2 acres of property generally located at 1115, 1117, and 1125 East Pythian Street; 1118, 1140, and 1146 East Scott Street; 1004, 1020, and 1032 North Hampton Avenue; and 1001, 1013, 1017, and 1033 North National Avenue from R-TH, Residential Townhouse District to GI, Government and Institutional Use District with Conditional Overlay District No. 235; and adopting an updated Official Zoning Map. (By: Ozarks Technical Community College (OTC); 1115, 1117, & 1125 East Pythian Street and 1118, 1140, & 1146 East Scott Street and 1004, 1020, & 1032 North Hampton Avenue and 1001, 1013, 1017, & 1033 North National Avenue; Z-25-2023 with Conditional Overlay District No. 235).

Mayor Pro Tem Simpson recused himself from Council Bill 2024-044 and left the dais.

Ordinance 6843. Council Bill 2024-044 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger and Mayor Pro Tem Simspon. Abstain: None.

Mayor Pro Tem Simpson returned to the dais.

6.3. Council Bill 2024-045 (Carroll)

A special ordinance authorizing the City Manager, or designee, on behalf of the City of Springfield, to enter into an agreement with U.S. Bank N.A. for banking services, including depository services, merchant card services, safekeeping services, and the City's purchasing card program.

Councilmember Hosmer asked about the process for selection of banking services. Jody Vernon, Assistant Director of Finance and Comptroller, responded the City of Springfield was required to bid banking services every five years. She noted four banks responded to the City's most recent Request for Proposal. Ms. Vernon added a committee of three Finance staff members evaluated the proposals based on the bank's similar experience. Ms. Vernon noted the City was currently with Central Bank of the Ozarks for main depository services and U.S. Bank for the purchasing card program.

Ordinance 27970. Council Bill 2024-045 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

6.4. Council Bill 2024-046 (Carroll)

A special ordinance authorizing the City Manager, or designee, to enter into Addendum #1 to the annual agreement with the Springfield Convention & Visitors Bureau, Inc., executed on July 11, 2023; and amending the City's budget for Fiscal Year 2023-2024 in the amount of $159,810, for the purpose of reflecting current and projected operational changes of the Springfield Convention and Visitors Bureau.

Ordinance 27971. Council Bill 2024-046 (Carroll) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

6.5. Council Bill 2024-047 (Lee)

A general ordinance amending the Springfield City Code, Section 2-92, known as the "Salary Ordinance," relating to various job titles within the City service as contained in the Classifications of the Professional, Administrative and Technical Non-Union Schedule by amending said schedule to add two new job titles and delete one job title; and the Crafts, Trades and Labor Union Schedule by amending said schedule to add one new job title.

Ordinance 6844. Council Bill 2024-047 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

6.6. Council Bill 2024-048 (Simpson, Carroll, McGull, Hardinger)

A general ordinance amending Special Ordinance 27964 to revise funding appropriated for continuing COVID-19 services; amending the budget for Fiscal Year 2023-2024 to appropriate funds from the City's Coronavirus State and Local Fiscal Recovery Funds, established by the American Rescue Plan Act of 2021, for certain projects in the amount of $1,439,692, as recommended by the City Council ARPA Review Committee.

Councilmember Jenson thanked staff and the American Rescue Plan Act (ARPA) Committee for their work. He asked if the items funded for Cooper/Killian would be essential to the operation. Collin Quigley, Deputy City Manager, responded the current phase at Cooper/Killian was for soccer fields. Phase 2 addresses the baseball/softball fields, and the additional funds would fulfill the mission for the project including lighting, new press box area, enhanced ticket/entry area, repaved parking lot areas, field fencing, and scoreboard upgrade in the areas. Mr. Quigley added the exact amounts would not be known until all bids were received. Mr. Quigley noted the intention was to finish the project. Councilmember Jenson asked if there would be sufficient time to reallocate the funds if the entire amount was not needed. Mr. Quigley responded the ARPA funding timeline was short, and funds would need to be appropriated this calendar year.

Councilmember Horton expressed her belief it was beneficial to complete projects. Ms. Horton noted quality and affordable housing was a priority for her. She acknowledged the $9.4 million ARPA allocation already given to housing. Ms. Horton expressed her support for continuing efforts toward the housing issue.

Ordinance 6845. Council Bill 2024-048 (Simpson, Carroll, McGull, Hardinger) was approved by the following vote: Ayes: Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: Councilmember Jenson.

7. RESOLUTIONS.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

10. GRANTS. Citizens May Speak. May Be Voted On.

10.1. Council Bill 2024-051 (McGull)

A special ordinance authorizing the City Manager, or designee, to enter into Amendment No. 1 to House Bill 7 Funding Agreement 2024 with the State of Missouri Department of Economic Development for the purpose of accepting $120,000 appropriated by the Missouri General Assembly to support maintenance and improvements to Hammons Field.

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the agreement with the Department of Economic Development was approved, adding $3.8 million of the $4 million in funding had been received. Mr. Holtmann added the Governor's reserve for the agreement was $120,000. He noted the proposed would amend the existing agreement and allow for the release of the $120,000 reserve to receive the funds.

Mayor Pro Tem Simpson expressed his support for the proposed and expressed his belief it would help enhance sports tourism. Mayor Pro Tem Simpson thanked the local delegation, especially Senator Hough, for their work.

Ordinance 27972. Council Bill 2024-051 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2024-052 (Horton, Jenson)

A special ordinance approving the Commercial-Pacific Street Redevelopment Plan submitted by the Commercial-Pacific Street Redevelopment Corporation for the redevelopment of an area generally located along the south side of the 400-500 blocks of East Commercial Street, the east side of the 1600-1700 blocks of North Jefferson Avenue, and the west side of the 1600-1700 blocks of North Benton Avenue; declaring the area in the Commercial-Pacific Street Redevelopment Plan to be a blighted area and its redevelopment necessary for the preservation of public peace, prosperity, health, safety, morals, and welfare; authorizing certain tax abatement within the area of the Commercial-Pacific Street Redevelopment Plan; and authorizing the City Manager to execute an agreement with the Commercial-Pacific Street Redevelopment Corporation relating to the implementation of the Commercial-Pacific Street Redevelopment Plan.

Amanda Ohlensehlen, Director of Economic Vitality, provided a brief overview of the proposed. Ms. Ohlensehlen noted the proposed would allow acceptance of a redevelopment plan submitted by the Commercial-Pacific Street Redevelopment Corporation for the redevelopment of an area generally located along the south side of the 400 to 500 blocks of East Commercial Street, the east side of the 1600 to 1700 blocks of North Jefferson Avenue, and the west side of the 1600 to 1700 blocks of North Benton Avenue. She added the parcel was approximately 7.5 acres. Ms. Ohlensehlen noted the area would be developed in phases. The applicant was requesting 25 years of partial property tax abatement. Ms. Ohlensehlen noted the plan would currently only offer abatement for the Pacific South development area. She further noted, for approval, the redevelopment area must be declared blighted, the plan must conform with ForwardSGF, and there must be a but-for analysis. Ms. Ohlensehlen added the redevelopment plan included four blight reports with common observations including debris, water infiltration and mold, lead-based materials, and other items that were not up to code. The plan proposed the area be redeveloped in phases for mixed-use and residential family use. She noted the Pacific South development included 72 townhouse dwelling units with on-and-off-street parking and would be set to begin after approval.

The Missouri Hotel project would include rehabilitation of the hotel. She added the Pacific North area would be new construction with mixed-use development including over 200 multi-family residential dwelling units, office, and retail space. Ms. Ohlensehlen noted property tax abatement would be approved only for the Pacific South development, with property tax abatement for other developments being subject to future amendments to the development plan, or new development plans. She added the redevelopment area for the Pacific South project was currently located within the Commercial Street Tax-Increment Finance District (TIF). She added the TIF area terminates in 2031. Ms. Ohlensehlen noted the Pacific South project was located within the Center City placetype. She added the other areas are located within the mixed-use placetype. Ms. Ohlensehlen reiterated the current request from the applicant was to provide blight determination, approve the redevelopment plan, authorize partial property tax abatement for the Pacific South development, and approve the redevelopment agreement for the phase 1 project. Any future phases would require an amendment to the Commercial Street TIF and the redevelopment plan.

Councilwoman Horton how a blight designation would impact the status of the Historic District and the ability to obtain Historic Tax Credits. Ms. Ohlensehlen responded the TIF district did require a blight determination when formed. Ms. Ohlensehlen noted they would research the issue. Councilmember Horton expressed her belief separating the redevelopment plans would be preferred. She asked what would trigger separate redevelopment plans. Ms. Ohlensehlen responded the entire redevelopment would require amendments for each phase of the plan.

Councilmember Lee disclosed one of the project owners was a previous client of his company.

Councilmember Jenson clarified the proposed would approve a blight designation for the entire project area but only approve the redevelopment plan for the Pacific South project. Ms. Ohlensehlen responded the proposed would approve a blight designation for the area and the redevelopment plan for the entire area, which only authorized partial property tax abatement and redevelopment agreement for the Pacific South project. Councilmember Jenson asked if there was anything in the redevelopment plan that compelled the preservation of the existing buildings. Ms. Ohlensehlen responded there were no specifics for the future plans.

Mayor Pro Tem Simpson asked for clarification regarding tax collection if properties were removed from the TIF. Ms. Ohlensehlen noted both property and sales taxes would be affected for applicable properties.

Councilmember Hosmer asked if the TIF requirement was a function of State law or City. Ms. Ohlensehlen responded the requirement was State law and tax abatement could not be authorized within an existing TIF district.

Councilmember McGull asked what the total investment would be in the area for the development. Ms. Ohlensehlen responded the minimum investment for the Pacific South project would be $15 million.

An opportunity was given for citizens to express their views.

Shelby Wood, a representative for the developer, addressed City Council. Mr. Wood noted the developer proposed the plan to provide economy of scale, in anticipation of future phases regarding buyout of the TIF plan, and that a blight determination and but-for analysis was required. He added it is beneficial to have a blight determination prior to any cleanup work.

Councilmember Hosmer asked the reason for obtaining a blight determination prior to the TIF buyout. Mr. Wood responded Pacific South was the first phase as it was outside the TIF and the TIF buyout would occur in a lump sum. He added the final number for the buyout would be negotiated.

Councilmember Jenson asked for clarification on preservation of buildings in future phases of the project. Mr. Wood responded the proposed would allow a blight designation for the area and each phase would be subject to City approval. He added the plans were still being finalized, with the exception of one property which was set for demolition upon approval of the proposed.

Councilmember Horton expressed her belief there was potential in the proposed. She asked if the three projects that have not yet been cleared would be separate redevelopment plans. Mr. Wood responded the future phases were not finalized and the reason for separate plans was to provide flexibility to bring them forward as a separate plan or amendments. Councilmember Horton asked for clarification regarding mixed income housing and below market rental rates. Mr. Wood responded Pacific North options could be open to discussion regarding rental rates. Councilmember Horton asked if there would be future meeting with stakeholders for future phases. Mr. Wood responded he anticipated there would be community touchpoints along the way.

Councilmember Hosmer asked when the Missouri Hotel project would begin. Mr. Wood responded it was hopeful the project would begin as soon as possible. He added the building was awarded an allocation of Historic Tax Credits, and he believed these tax credits would only be used for this project. Councilmember Hosmer asked if the other buildings would be saved. Mr. Wood responded the goal was to make a best effort to restore buildings.

Christine Schilling addressed City Council. Ms. Schilling expressed her support for the Pacific South project. She expressed her concern with the overall development, staff's recommendation to approve the entire project, and ensuring rehabilitation of existing buildings.

Ran Cummings, President of the Midtown Association, addressed City Council. Mr. Cummings expressed their support for the Pacific South development. He added they would prefer the dialogue continue with the developer regarding future phases. He expressed their concerns with overall approval of the entire plan.

Councilmember Horton asked for clarification regarding opposition to approval of the overall plan. Mr. Cummings responded it was preferred that the projects would be separated before moving forward.

Mary Collette addressed City Council. Ms. Collette expressed support for thoughtful development. She noted City Council had an opportunity to consider people-centric approaches to development. Ms. Collette proposed the following questions regarding the proposed: Was there a redevelopment agreement executed with the City prior to the February 6, 2024, LCRA meeting; was there a City Council public hearing on March 11, 2024; was notice given to each entity with a property interest on record within 500 feet of the proposed; and was approval requested for the entire Commercial-Pacific Street Development area. Ms. Collette expressed her support for separate redevelopment plans.

Danny Crisp, a property owner on Commercial Street, addressed City Council. Mr. Crisp expressed his support for the Pacific South project. He expressed preference that other phases of the project be evaluated more closely and would like the phases to be presented separately. Mr. Crisp expressed his belief requirements should be placed on the developer regarding completion of the projects.

Councilmember Jenson asked if there was an opportunity to address concerns in the redevelopment agreement. Ms. Ohlensehlen responded there was a requirement the project be complete by 2025 to realize tax abatement. She noted other concerns could be reviewed.

Mayor Pro Tem Simpson asked for clarification on the proposed. He asked if the proposed approved the Pacific South project and gave a blight designation to the entire area but did not approve the other redevelopment plans. Ms. Ohlensehlen responded the proposed would approve the entire redevelopment plan and blight designation for the entire area. She added it did not approve tax abatement for the entire plan, but only for the Pacific South project. It would require amendments for future phases.

Councilmember Hosmer asked what would come back to City Council in the future. Ms. Ohlensehlen responded tax abatement for the future three phases would have to pass through City Council in the future. Councilmember Hosmer asked if the Council Bill could be divided to accept the phases separately. Ms. Ohlensehlen responded they would have to work with the Law Department to determine this. Jordan Paul, City Attorney, responded they would review.

Irene Schaefer addressed City Council. Ms. Schaefer expressed her support for development on Commercial Street. She expressed her support for the Pacific South phase. She added support for dividing the phases for separate approval.

Todd Thomas addressed City Council. Mr. Thomas expressed his support for the Pacific Street project. He expressed his belief City Council should not approve a blight designation for the entire area at this time. He expressed his support for approving each phase individually and for imposing a timeframe for completion.

Justin Bieler addressed City Council. Mr. Bieler expressed his support for the project. He expressed his concerns with the rehabilitation of projects being completed.

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

12.2. Council Bill 2024-053 (Jenson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 3.3 acres of property generally located at 1330 South Kansas Avenue and a portion of 1518, 1512, and 1506 West Meadowmere Street from R-SF, Residential Single-Family District to R-LD, Low-Density Multifamily Residential District with Conditional Overlay District No. 246; and adopting an updated Official Zoning Map. (By: Eoff Land Trust; 1330 South Kansas Avenue; Z-1-2024 with Conditional Overlay District No. 246)

Councilmember Lee recused himself and left the dais.

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow for rezoning of approximately 3.3 acres located at 1330 South Kansas to Low-Density Multifamily Residential District with Conditional Overlay District No.

246. Mr. Sparlin added the intent of the proposed would be to use a step-down approach, with higher density near roads to provide missing-middle housing for the community. Mr. Sparlin further noted the proposed would provide 11 dwelling units per acre. The building height was restricted to 30 feet; the architectural style addressed roof orientation and compatibility with existing homes in the area. The front yard set back shall be 15 feet from Kansas Avenue, with garages set back at least 20 feet.

Mayor McClure called for a recess at 8:32 p.m.

Mayor McClure reconvened the meeting at 8:42 p.m. An

opportunity was given for citizens to express their views.

Daniel Richards, a representative of the owner, spoke in support of the proposed. Mr. Richards highlighted the developer met with the City two times during the process, and all City staff recommendations were accepted with small variations. He added the owner introduced the projects to neighbors, and concerns were addressed. Mr. Richards noted seventeen conditions were added to the project. He added the additional traffic was anticipated to be small.

Councilmember Horton asked for a summary of the universal design features. Mr. Richards responded the universal design features were limited density, limited building heights, fencing on east property line, the addition of porches, and the preservation of healthy trees.

Cameron Eoff, the owner, spoke in support of the proposed. Mr. Eoff expressed his belief the proposed would provide needed housing in the community. He added, if approved, the project would provide attractive housing in the area.

Councilmember Jenson asked if the project was intended to be owner or renter occupied. Mr. Eoff responded the proposed would be a rental development.

David Cook spoke in opposition to the proposed. Mr. Cook noted the street was narrow and the area was currently single family homes. He expressed his concern there would be increased traffic and little parking. He noted his preference for single-family homes in the area.

Richard Yaktine, a resident in the area, spoke in opposition to the proposed. Mr. Yaktine noted the neighborhood had virtually no sidewalks and has had little improvement for 50 years. He added there were no crosswalks or pedestrian safety features in the area. Mr. Yaktine expressed his belief stormwater runoff could be an issue in the future.

Dan Bigbee spoke in support of the proposed. He noted there was a need for quality affordable housing in the area.

Lynna Alumbaugh spoke in opposition to the proposed. Ms. Alumbaugh expressed her concern the proposed would cause increased traffic in the area. She expressed her belief the proposed did not fit in the area. Ms. Alumbaugh noted there was a protest petition submitted for the proposed.

Emily Logan spoke in opposition to the proposed. Ms. Logan noted she had previously expressed her concerns. She expressed her belief the drainage, property taxes, and traffic would be an issue.

Gary Alexander spoke in support of the proposed. Mr. Alexander expressed his belief the proposed would provide needed affordable housing that would fit with the area.

Keir Cook spoke in opposition to the proposed. Mr. Cook noted the area was currently peaceful. He expressed his belief the proposed would not fit the character of the neighborhood and could bring unwanted issues to the neighborhood.

Kim Eoff, the property owner, spoke in support of the proposed. Ms. Eoff noted her family has lived in the area for years and expressed her belief it was not economically feasible or safe to keep the land vacant. She added the proposed was intended to be a family friendly neighborhood.

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

Councilmember Lee returned to the dais.

13. FIRST READING BILLS.

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Alice Barber wishes to address City Council.

Alice Barber addressed City Council. Ms. Barber expressed her belief the City patterns in response to housing and homelessness have not been enough, and added proposals and recommendations have not seen action. Ms. Barber asked City Council to look to previous studies and recommendations and make housing an official City Council Priority. Ms. Barber asked City Council to proactively interact with citizens.

14.2. Andrea Palamar wishes to address City Council.

Andrea Palamar did not appear to address City Council.

14.3. Jordan Hensley wishes to address City Council.

Jordan Hensley withdrew.

14.4. Isabelle Jimenez Walker wishes to address City Council.

Isabelle Jimenez Walker addressed City Council. Ms. Walker, a representative of the Community Partnership of the Ozarks Blighted Workgroup, provided an update. She noted the mission of the group was to protect the quality of life and neighborhoods through collaboration.
She noted the purpose was to improve the overall quality of safety and health issues in neighborhoods and to provide solutions. Ms. Walker noted they would like to see changes for the good through collaboration.

14.5. Brendan Griesemer wishes to address City Council.

Brendan Griesemer, Executive Director of RestoreSGF, addressed City Council. Mr. Griesemer noted the two main goals were to increase homeownership in historic neighborhoods and to improve quality and livability of housing in those neighborhoods. He added housing was a top issue. Mr. Griesemer noted a Housing Trust Fund, which had been used by cities across the country, could be applicable in Springfield. He further noted these funds could be used to support a wide variety of housing activity such as repairs, rent and mortgage assistance, land stabilization, revolving loan funds, modifications, and elimination of home hazards. Mr. Griesemer noted a Housing Trust Fund could be a mechanism for addressing housing recommendations and concerns.

Councilmember Horton thanked Mr. Griesemer for presenting the information.

Councilmember Lee asked Mr. Griesemer if more detailed information could be provided to City Council regarding the fund and advice on how to increase homeownership. Mr. Griesemer responded he would be glad to provide the information.

15. NEW BUSINESS.

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

15.2. Refer consideration of new housing priority to the Community Involvement Committee.

Councilmember Jenson offered objection to the referral of the new housing priority to the Community Involvement Committee. He expressed his belief City Council bringing their unique viewpoints and skills regarding the issue was beneficial. He noted he looked forward to working on the issue with each Councilmember.

Mayor Pro Tem Simpson moved to refer the new housing priority to the Community Involvement Committee. Councilmember McGull seconded the motion.

Councilmember Hosmer expressed his belief it could be beneficial for the issue to be reviewed by City Council. He added housing was one of the biggest issues in the City, and he would support the issue being reviewed by City Council.

Councilmember Horton expressed her belief the issue going to committee could provide an opportunity for it to be heard in a timely manner and receive further study. She expressed her support for Councilmember Hardinger as the Committee Chair.

Mayor Pro Tem Simpson expressed his agreement with Councilmember Horton regarding the committee providing timely attention to the issue.

Councilmember McGull expressed his support for the issue being referred to committee. He added the committee would be an efficient way to review the issue in a timely manner.

After discussing the matter, it was approved by the following vote: Ayes: Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: Councilmember Jenson and Councilmember Hosmer. Absent: Councilmember Hardinger.
Abstain: None.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

18. CONSENT AGENDA – FIRST READING BILLS.

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

19.1. Council Bill 2024-054 (Lee)

A resolution confirming the appointment of Wade Guffey and the reappointment of Bryan Pendleton and Brett Roubal to the Glenstone and Kearney Community Improvement District Board of Directors

Resolution 10750. Council Bill 2024-054 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

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

20.1. Council Bill 2024-049 (McGull)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of Valley Water Mill Estates, generally located at 1735 East Valley Water Mill Road, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: Triple S Properties, Inc.; 1735 East Valley Water Mill Road; Preliminary Plat of Valley Water Mill Estates).

Ordinance 27973. Council Bill 2024-049 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

20.2. Council Bill 2024-050 (McGull)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of public streets and easements to the City of Springfield, as shown on the Preliminary Plat of MHC Kenworth Addition, generally located at 5500 East Farm Road 104, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with all the terms of this Ordinance. (By: M-H Property Enterprises, LLC; 5500 East Farm Road 104; Preliminary Plat of MHC Kenworth Addition).

Ordinance 27974. Council Bill 2024-050 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Hardinger. Abstain: None.

20.3. Confirm the following appointment to the Board of Adjustment: Billy Kimmons with term to expire January 1, 2027. Confirmed.

20.4. Confirm the following appointment to the Board of Adjustment: Anthony Brown with term to expire January 1, 2029. Confirmed.

20.5. Confirm the following appointment to the Board of Adjustment: Adam Holmes with term to expire January 1, 2027. Confirmed.

20.6. Confirm the following appointment to the Board of Adjustment: Marian Dee Ogilvy with term to expire January 1, 2028. Confirmed.

20.7. Confirm the following removal from the Board of Adjustment: Jin Chang based on failure to take the oath of office. Confirmed.

21. END OF CONSENT AGENDA.

22. ADJOURN.

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

Prepared by: Michelle Brown

Anita J. Cotter

Anita J. Cotter, MMC/MRCC
City Clerk