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

April 8, 2024 **6:30 PM** **Regional Police-Fire Training Center 2620 West Battlefield Road Room 101, 102, and 103**

1. ROLL CALL.

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

*Councilmember Jenson arrived at 6:47 p.m.

2. APPROVAL OF MINUTES.

2.1. Approval of Minutes. March 25, 2024, City Council Meeting and March 26, 2024, Special City Council Meeting.

Approval of Minutes. March 25, 2024, City Council Meeting and March 26, 2024, Special City Council Meeting. Mayor Pro Tem Simpson moved to approve the minutes as presented. Councilmember Carroll seconded the motion, and the minutes were approved as presented by the following vote: Ayes: Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Jenson. 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.

Councilmember Hosmer asked that Council Bill 2024-068, Item 19.2, be removed from the Consent Agenda. Council Bill 2024-068, Item 19.2, was removed from Consent Agenda - One Reading Bills, and became Item 7.3 under Resolutions.

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

4. CEREMONIAL MATTERS.

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

Jason Gage, City Manager, thanked the voters who supported the proposed City Charter changes. He noted one measure expanded the Mayoral term to four years, which will begin with the next Mayor, elected in 2025.The other measure addressed issues surrounding the code of ethics for employees, City Council, and boards and commissions. Follow-up work was anticipated to be finalized in 90 to 120 days.

Mr. Gage noted the City, in partnership with the Springfield Cardinals and the Hatch Foundation, announced the first-ever stand-alone concert at Hammons Field would take place on Friday, May 31. St. Louis Cardinals legend Adam Wainwright, who just recently released his first music album, and fresh off an appearance at the Grand Ole' Opry, would be the headlining musical act. This would be the largest non-baseball event in Hammons Field history. Tickets go on sale to the public April 12 at springfieldcardinals.com.

Mr. Gage noted Clean Green Springfield kicked off on April 1, with city-wide cleanup and disposal activities taking place throughout April and May. Individuals, families, businesses, neighborhoods, and service organizations were invited to participate in one or more opportunities, including roadside trash pickups, stream cleanups, neighborhood cleanups, and more. Nearly 600 people had signed up to participate. He added special disposal opportunities would be offered for items which were difficult for residents to dispose of, including mattresses, tires, and bulky items. Details could be located at cleangreensgf.com.

Mr. Gage noted the City would host a public open house and environmental information meeting for the Renew Jordan Creek Project on Thursday, April 11, at Missouri State University Brick City Gallery (215 W. Mill Street). 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 was provided at 5:30 p.m.

Brock Rowe, Director of Building Development Services, provided a nuisance property report. Mr. Rowe noted Resolution 10722 was passed requiring a nuisance property report be completed. He added there were new owners on the report who had purchased properties to rehabilitate. Mr. Rowe provided an overview of recommendations from the Community Involvement Committee and the Finance and Administration Committee.

He noted the emphasis of the presentation would be on blighted buildings. Mr. Rowe noted eight recommendations from the Nuisance Property Workgroup would be highlighted. The eight recommendations were as follows: repeal the rental registration program; invest in a rental inspection program; multiple Clean Green vouchers; City Council support the shift from complaint based enforcement; lobby to change RSMo 67.410; change mailing requirements for notices; changes to chronic nuisance and substantial completion definitions; effort to facilitate property care team; and Building Development Services be a primary clearing house for community based assistance.

Mr. Rowe noted the rental registration program had been obsolete since 2019. He added the aim was to develop a rental inspection program to ensure safety while being practical and efficient. Mr. Rowe noted they supported bulk item pickups through Clean Green vouchers. He added strategic code enforcement had been charted on a map and a focus was placed on these areas. Mr. Rowe further noted a change to RSMo 67.410 could speed up the process. He added a change to the chronic nuisance definitions could be beneficial. Mr. Rowe noted a property care team would address issues prior to them becoming a nuisance. Mr. Rowe noted the goal of becoming a primary clearing house for assistance would provide additional options for the community.

Mr. Rowe discussed the cost and staffing that would be needed to carry out the recommendations. He noted repeal of the rental registration program could be completed by current staff. Mr. Rowe further noted it would take up to twenty-five additional staff members to enact a rental inspection program, and the costs would vary. He added the Clean Green cost would be up to $25,000. Mr. Rowe noted a property care team would cost up to $100,000 and becoming a primary clearing house for assistance would have a varying cost.

Councilmember Horton thanked Mr. Rowe for the presentation. She asked which of the eight recommendations had been included in the upcoming year’s budget request. Mr. Rowe responded additional staffing had been included for the property care team. Councilmember Horton asked if any research time or funds to visit communities had been included in the budget request. Mr. Rowe responded they had not been, and research could be conducted via email and phone. Councilmember Horton asked if the rental inspection program would be started from the beginning. Mr. Rowe responded affirmatively.

Councilmember Jenson thanked Mr. Rowe. He expressed his appreciation for staff bringing the information to City Council. Councilmember Jenson asked why the term investigate was used for the rental inspection program. Mr. Rowe responded the program would be subject to City Council approval and would take investigation to determine the best way to approach the program.

Councilmember Hardinger thanked Mr. Rowe for his presentation. She expressed her belief there would be opportunities for benefits to the community.

Councilmember Hosmer thanked Mr. Rowe for his presentation. He asked how long the City had a legislative agenda that included these changes at the State level. Mr. Gage responded since approximately three years ago. He added the mail timeline seemed to be the largest benefit that could be enacted. Councilmember Hosmer expressed his support for a proactive approach.

Councilmember McGull asked if there were currently clean-up resources available for bulk items. Mr. Rowe responded clean-up for items was organized through Clean Green and through neighborhoods.

Mr. Rowe noted the report would be added to their website.

Councilmember Horton expressed her belief that Zone 1 and Zone 2 had chronic issues and the data provided was important to keep individuals informed. Mr. Rowe noted strategic code enforcement would increase the numbers.

6. SECOND READING AND FINAL PASSAGE.

Citizens Have Spoken. May Be Voted On.

6.1. 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.

Councilmember Horton moved to amend Council Bill 2024-052 (Horton, Jenson). Councilmember Hosmer seconded the motion.

Councilmember Horton explained the motion would approve the Pacific South Project redevelopment plan, declare the Pacific South area to be blighted, and authorize certain tax abatement within the Pacific South area.

Councilmember Jenson expressed his concern regarding the demolition of existing structures. He asked if a blight plan eased the demolition process. Amanda Ohlensehlen, Director of Economic Vitality, responded the processes would be separate actions and approvals. Councilmember Jenson expressed his support for the ordinance as presented.

Councilmember Lee asked if the bill would have to return to the Planning and Zoning Commission if the amendment were to pass. Jordan Paul, City Attorney, responded it would not.

Mayor Pro Tem Simpson clarified the original bill would declare the entire area blighted and approve the redevelopment for the Pacific South project only. Ms. Ohlensehlen responded affirmatively to the blight designation and added the overall redevelopment plan would be approved but would only approve tax abatement for the Pacific South project.
Mayor Pro Tem Simpson expressed his support for the existing ordinance.

Councilmember Horton expressed her belief a clause in the amendment would add clarity to the proposed. Mr. Paul noted the amended bill would still approve the Pacific South phase.

Councilmember Hosmer asked if the amendment would still designate the buildings as blighted. Ms. Ohlensehlen responded affirmatively. He asked if Tax Increment Financing (TIF) and tax abatement could overlap. Ms. Ohlensehlen responded they could not. She added a negotiation would occur to buy out the TIF. Ms. Ohlensehlen noted work on other phases would be anticipated to begin within 18 months if approved.

Councilmember Carroll asked if funding for economic planning would be impacted if the area were not determined to be blighted. Ms. Ohlensehlen responded the financial feasibility of the project would have to pass a but for test, and the development may not occur or could lessen without a blight designation.

After discussion, the motion to amend failed by the following vote: Ayes: Councilmember Horton, Councilmember Hosmer, and Councilmember Hardinger. Nays: Councilmember Jenson, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Absent: None. Abstain: None.

Ordinance 27975. Council Bill 2024-052 passed by the following vote: Ayes: Councilmember Jenson, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: Councilmember Horton and Councilmember Hosmer. Absent: None. Abstain: None.

6.2. 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 from Council Bill 2024-053 and left the dais.

Anita Cotter, City Clerk, noted a protest petition was received and was found to be insufficient at 11 percent, therefore a supermajority would not be required for passage.

Councilmember Jenson noted a concern for the density of the project was received at the last meeting. He further noted there would be growing pains as the City grows. He requested staff identify opportunities to incorporated planned budgeting in the future.

Ordinance 6846. Council Bill 2024-053 (Jenson) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, and Mayor McClure. Nays: None. Absent: Councilmember Lee. Abstain: None.

Councilmember Lee returned to the dais.

7. RESOLUTIONS.

Citizens May Speak. May Be Voted On.

7.1. Council Bill 2024-055 (Lee)
A resolution accepting the receipt of the Lake Springfield Plan.

Danny Perches, Assistant Director of Economic Vitality, provided a brief overview of the proposed. Mr. Perches noted the proposed would allow for the receipt of the Lake Springfield plan. He added the grant was funded through the Economic Development Administration in the amount of $800,000. Mr. Perches acknowledged City Utilities, the Hatch Foundation, and City of Springfield. He noted the goals identified for the project as: job creation; strategy for sustainable water quality; infrastructure improvements; adaptive reuse strategy for the James River Power Station; transportation enhancements; active and passive recreational opportunities; and engaging the community in a diverse and multicultural perspective.

Mr. Perches introduced Steve Prange, Senior Vice President, Business Development & Strategy Director for Crawford, Murphy, Tilly, to provide the presentation. Mr. Prange noted the role of City Council through the resolution would be to accept the receipt of the plan. He further noted teams were formed, and several different meetings were held throughout the process. Mr. Prange noted the Five Pillars of engagement were followed. He added there was a five-prong approach to the engagement strategy which included stakeholder outreach, establishment of a core team, a community advisory team, a technical team, and public engagement.

Mr. Prange provided a brief summary of the report presented to City Council. He noted the executive summary highlighted and outlined the plan for the entire 1,000 acres. Mr. Prange added the acreage was split into six zones. Each sub-area was highlighted in the document. Mr. Prange highlighted the following from the document: water quality samples were taken which showed high levels of e-coli; swimming was not recommended for the lake; sediment assessment showed acceptable levels; and a watershed assessment was conducted, and it was recommended to keep the dam in place. He noted there was only one place to cross the lake which was via the dam. Access from Highway 65 was recommended.

Mr. Prange noted land use and programming would come to City Council in stages throughout the development. He acknowledged a need for event space and noted this would be in the plan. Mr. Prange noted City Utilities had accepted the report. He further noted the next steps would be to find the ownership model and implement fundraising opportunities. Mr. Prange noted they thought boldly for the plan.

Mayor Pro Tem Simpson thanked Mr. Prange for his presentation and the team for their work. He added the plan was a big opportunity.

Councilmember Jenson asked about downstream impacts from dredging. Mr. Prange responded the dredging would be complicated and the eco islands presented in the plan would be part of the plan and structurally engineered to be stable. He added erosion control would be easier with the dam in place. Councilmember Jenson expressed his belief the plan was visionary.

An opportunity was given for citizens to express their views.

Alyssa Lindsay addressed City Council. Ms. Lindsay spoke in opposition to the proposed. Ms. Lindsay expressed her concern with the plan. She expressed her belief water quality issues were most prevalent among citizens. Ms. Lindsay noted water quality measures were not presented. She noted the plan needed to address the eco-system. Ms. Lindsay noted a plan had not been provided for how the silt islands would be built. She asked City Council to consider the environment regarding the proposed plan.

Carol Hutcheson addressed City Council. Ms. Hutcheson asked City Council to table the proposed to allow more time for research of the plan. She expressed her belief there was not sufficient time given for review of the plan.

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

Councilmember Hosmer asked if there was a requirement that the plan be reviewed by environmental groups. Mr. Gage responded not that he was aware of. Councilmember Hosmer clarified the resolution was only the acceptance of the receipt of the report. Mr. Gage responded affirmatively and noted it was a planning document and any expenditure would return to City Council. Councilmember Hosmer asked if there was a deadline that would require a vote that night. Mr. Prange noted the only deadline would be for a grant application deadline required in June.

Resolution 10751. Council Bill 2024-055 (Lee) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

7.2. Council Bill 2024-056 (McClure)
A resolution establishing the Citizens' Commission on Community Investment (CCCI).

Jason Gage introduced the Council Bill. He noted the proposed would allow for the establishment of the Citizens' Commission on Community Investment (CCCI) which would provide input regarding the 3/4-cent Police and Fire Pension Sales Tax. Mayor McClure provided a brief overview of the proposed. He noted the tax had done the job it was intended to do in funding the Police and Fire Pension. He added the ongoing obligation to the pension fund would consist of approximately $3.5 to $5 million dollars per year and the tax could also provide for other opportunities. Mayor McClure noted input from the community would be beneficial. He added a recommendation would be provided to City Council by June 30.

An opportunity was given for citizens to express their views.

Paige Oxendine addressed City Council. Ms. Oxendine thanked City Council for their service and their intentionality regarding the sales tax. Ms. Oxendine expressed her belief that such boards and commissions would be an important avenue for citizen engagement.

James Meadows addressed City Council. Mr. Meadows expressed his belief renewal of the tax was a generational opportunity. He added he believed the membership should be mainly rank-and-file Police Officers and Fire Fighters.

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

Mayor Pro Tem Simpson expressed his support for the proposed. He expressed his belief it would be a wise step to ensure citizen input regarding the tax.

Resolution 10752. Council Bill 2024-056 (McClure) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

7.3. Council Bill 2024-068 (Hosmer)
A resolution confirming the appointment of David Holtmann and the reappointment of Martin Gugel and Rob Haik to the SGF Sports Community Improvement District Board of Directors.

Council Bill 2024-068 was removed from Consent Agenda - One Reading Bills as Item #19.2 and became Item #7.3 under Resolutions.

Councilmember Hosmer asked if there had been any additional development at the location of the sports complex and the length of time the Community Improvement District lasts.

Amanda Ohlensehlen, Director of Economic Vitality, responded there had not been any additional development, but plans are being worked on to bring additional development to the area. Ms. Ohlensehlen noted she would have to review the terms of the Community Improvement District regarding bringing additional revenue to the City.

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

Resolution 10753. Council Bill 2024-068 (Hosmer) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

8. EMERGENCY BILLS.

9. PUBLIC IMPROVEMENTS.

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

10.1. Council Bill 2024-057 (Horton)
A special ordinance authorizing the City Manager, or designee, to enter into a Surface Transportation Block Grant Program Agreement with the Missouri Highways and Transportation Commission for the purpose of funding construction of a larger, replacement bridge on Main Avenue over Jordan Creek; amending the Fiscal Year 2023-2024 budget of the Department of Public Works in the amount of $6,000,000 to appropriate federal Surface Transportation Block Grant Program funds; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

King Coltrin, Professional Engineer, provided a brief overview of the proposed. Mr. Coltrin noted the proposed would allow the City to enter into a Surface Transportation Block Grant Program Agreement with the Missouri Highways and Transportation Commission for the purpose of funding construction of a larger, replacement bridge on Main Avenue over Jordan Creek. He added the bridge was rated deficient.

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

Ordinance 27976. Council Bill 2024-057 (Horton) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

10.2. Council Bill 2024-058 (McGull)
A special ordinance authorizing the City Manager, or designee, to enter into a Transportation Enhancements Funds Program Agreement with the Missouri Highways and Transportation Commission for the purpose of constructing a 10’ trail along LeCompte Road from Eastgate Avenue and Division Street north to the BNSF Railroad; amending the Fiscal Year 2023-2024 budget in the amount of $400,000 to appropriate the Transportation Enhancement Program funds; and declaring that this Ordinance qualifies for approval in one reading pursuant to City Charter Section 2.16(25).

King Coltrin, Professional Engineer, provided a brief overview of the proposed. Mr. Coltrin noted the proposed would allow the City to enter into a Transportation Enhancements Funds Program Agreement with the Missouri Highways and Transportation Commission for the purpose of constructing a 10-foot trail along LeCompte Road from Eastgate Avenue and Division Street north to the BNSF Railroad. He added a grant was received for the funding.

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

Ordinance 27977. Council Bill 2024-058 (McGull) was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

Mayor McClure called for recess at 8:45 p.m. Mayor McClure reconvened the meeting at 8:55 p.m.

11. AMENDED BILLS.

12. COUNCIL BILLS FOR PUBLIC HEARING.

Citizens May Speak. Not Anticipated To Be Voted On.

12.1. Council Bill 2024-059 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.09 acres of property generally located at 2646 West Walnut Street from R-SF, Single-Family Residential District to HC, Highway Commercial District with Conditional Overlay District No. 251; and adopting an updated Official Zoning Map. (By: Seth Holdings, LLC; 2646 W. Walnut Street; Z-9-2024 with Conditional Overlay District No. 251.)

Daniel Neal, Senior City Planner, provided a brief overview of the proposed. Mr. Neal noted the request was to rezone a 25-foot strip of property located at 2646 West Walnut Street to Highway Commercial. He added the rezoning would allow for commercial expansion. The placetyppe allowed for low density commercial uses, and a full bufferyard would be required.

Councilmember Hosmer asked if a property with a width of 25 feet could be built on. Mr. Neal responded the property was part of another lot to the west which was a split-zone lot.

An opportunity was given for citizens to express their views.

Rick Wilson noted the rezoning would allow them to not have to buffer against their own residential property. He added the rezoning would allow for better use of the property.

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

12.2. Council Bill 2024-060 (McGull)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 9.45 acres of property generally located at the 2200 block of North Belcrest Avenue from HC, Highway Commercial District with Conditional Overlay District No. 226 to HM, Heavy Manufacturing District with Conditional Overlay District No. 250; and adopting an updated Official Zoning Map. (By: 3G Investment Group, LLC; 2200 blk N. Belcrest Avenue; Z-6-2024 with Conditional Overlay District No. 250.)

Daniel Neal, Senior City Planner, provided a brief overview of the proposed. Mr. Neal noted the rezoning would allow for rezoning of 9.45 acres located at the 2200 block of North Belcrest Avenue to Heavy Manufacturing District. He added there was a desire to rezone to sell the property as zoned for industrial use. Mr. Neal noted the property was located near Kearney Street Highway 65.

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

12.3. Council Bill 2024-061 (Horton)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 0.42 acres of property generally located at 1501 and 1505 West College Street and 201 North Nettleton Avenue from HC, Highway Commercial District to IC, Industrial Commercial District; and adopting an updated Official Zoning Map. (By: Lorisa Kirkpatrick LLC; 1501 and 1505 West College Street and 201 North Nettleton Avenue; Z-8-2024.)

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow rezoning of 0.42 acres of property located at 1501 and 1505 West College Street and 201 North Nettleton Avenue to Industrial Commercial District. He added the rezoning would allow for a distillery and other commercial retail uses.

12.4. Council Bill 2024-062 (Horton)

A general ordinance amending Chapter 36 of the Springfield City Code, known as the 'Land Development Code,' Article III, 'Zoning Regulations,' Division 5, 'Supplemental District Regulations," Section 36-459, 'Special regulations for retail liquor sales,' for the purpose of requiring additional notices and protest eligibility.

Daniel Neal provided a brief overview of the proposed. Mr. Neal noted the proposed would allow an amendment to Chapter 36 to allow occupants or tenants to be notified of sales of retail liquor within 200 feet of their property to allow time for a protest petition to be filed if desired. He added the notices could not be mailed on the first day of the posting as they had to be reviewed by the Law Department. The notification process would be changed to mail notices three days prior to the posting.

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

12.5. Council Bill 2024-063 (McGull)

A special ordinance approving the Final Development Plan of Planned Development District No. 303, generally located at 1735 East Valley Water Mill Road. (By: Triple S Properties Inc.; 1735 E Valley Water Mill Road; Final Development Plan – Planned Development 303.)

Michael Sparlin, Senior City Planner, provided a brief overview of the proposed. Mr. Sparlin noted the proposed would allow for approval of the Final Development Plan of Planned Development District No. 303, generally located at 1735 East Valley Water Mill Road. He added the property was rezoned in 2006 and had remained undeveloped land. An amendment to the final plan was provided to City Council.

Councilmember McGull moved to amend Council Bill 2024-063 to replace the map, Exhibit C, page 7, and adding a new map as Exhibit 1. Mayor Pro Tem Simpson seconded the motion, and it was approved by the following vote: Ayes: Councilmember Jenson, Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simpson, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: None. Abstain: None.

Mayor McClure asked if the amendment was substantive. Mr. Paul responded the public hearing would be open at the next meeting for the amendment only.

An opportunity was given for citizens to express their views.

Bruce Stidham addressed City Council. Mr. Stidham, a representative of the neighborhood, read a statement. He noted the new development was only learned about on March 11, 2024. Mr. Stidham further noted there was a substantial forest with native trees on the property. He added wildlife had a habitat in the trees. Mr. Stidham expressed the neighbors' concern that the three-story complex would upset the neighbors' privacy, and the placement of the pool at the complex was a concern. Mr. Stidham noted the residents were not opposed to new housing but would prefer the development be respectful of the wildlife and the existing neighborhood.

Councilmember Lee asked when most of the trees were removed. Mr. Stidham responded in 2023. Councilmember Lee noted there were erosion control measures which account for bats and there are certain times of the year that trees can be removed.

Tim Schowe, a representative of the developer, addressed City Council. Mr. Schowe noted there were three buildings that would each be three stories tall. He added there were 72 units that comply with the planned development regulations. He noted signage was provided. Mr. Schowe noted there would be a buffer on the rear and east side of the property that would meet City requirements. He further noted the apartments on the east side of the property would be fifty feet from the east property line.

Councilmember Hosmer asked for confirmation the Planned Development was approved in 2006. Mr. Schowe responded affirmatively. Councilmember Hosmer asked the length of time a planned development stays in place. Mr. Gage responded indefinitely because it was a zoning action. Councilmember Hosmer asked if there was any other way to shield the neighbors from the apartments. Mr. Schowe responded they are proposing adding trees.

Rebecca Choate, a neighborhood member, addressed City Council. Ms. Choate noted there was already a large apartment complex across the street. She expressed her belief the added traffic would be an issue.

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

13. FIRST READING BILLS.

Citizens May Speak. Not Anticipated To Be Voted On.

13.1. Council Bill 2024-064 (Hardinger)

A special ordinance authorizing the payment of a one-time, $2,000 retention incentive payment for eligible employees in the positions of 911 Telecommunicator, 911 Telecommunicator Lead, and 911 Shift Supervisor.

Rochelle Yoap, Assistant Director of Human Resources, provided a brief overview of the proposed. Ms. Yoap noted the proposed would authorize a one-time retention incentive payment of $2,000 for eligible employees in the positions of 911 Telecommunicator, 911 Telecommunicator Lead, and 911 Shift Supervisor. She added the 911 industry had experienced recruitment and retention challenges. The incentive, if approved, would apply to the May 9, 2024, paycheck. The incentive would be funded by the 911 sales tax.

Councilmember Hosmer asked if the County would pay any part of the incentive. April Ford, Director of Emergency Communications, responded the incentive would be paid straight from the 911 sales tax.

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

13.2. Council Bill 2024-065 (Lee)

A special ordinance authorizing the City of Springfield, Missouri, to enter into a Funding, Licensing, and Services Agreement with Ozark Greenways, Inc., a Missouri Nonprofit Corporation, for the purpose of funding the Multi-Trail Gap Planning and Design Project for the not to exceed price of One Hundred Eighty Two Thousand and 00/100 Dollars ($182,000.00); authorizing the City Manager or designee to execute the same by and on behalf of the City of Springfield; and amending the FY2023-2024 Adopted Budget by appropriating carryover funds from the FY2022-2023 Adopted Budget and increasing expenses in the amount of One Hundred Eighty Two Thousand and 00/100 Dollars ($182,000.00).

David Holtmann, Director of Finance, provided a brief overview of the proposed. Mr. Holtmann noted the proposed would authorize $182,000, the final portion of the Fiscal Year 2023 carryover funds, to be utilized to contract with Ozark Greenways for trail development.

Mayor Pro Tem Simpson asked if there would be opportunity for changes to terms of the agreement after passage. Mr. Paul responded there would be opportunity for flexibility of some dates in the proposed.

Councilmember Jenson asked what the anticipated grant submission and award date would be. Mr. Holtmann responded the City would enter into the contract and Ozark Greenways would draw upon the funds as expenses came in. He further noted the timeline for procuring engineering services was generally 60 to 90 days. Councilmember Jenson expressed his concern with the timeline. Mr. Paul noted Ozark Greenways would have a year to incur costs and a year-and-a-half to expend funds.

An opportunity was given for citizens to express their views.

Mary Kromrey addressed City Council. Ms. Kromrey noted Ozark Greenways was supported of the partnership. She added the proposed would allow 3.1 miles of trail to be shovel ready. Ms. Kromrey noted, once constructed, the trails would be just shy of 19 miles of connected trails. She added Ozark Greenways would also need to be awarded the funds from Ozarks Transportation Organization, and this award was anticipated to occur in June.

Councilmember Jenson asked if the project would also have to undergo and environmental review due to receiving federal funding. Ms. Kromrey responded affirmatively.

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

14. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.

14.1. Tim Trafford wishes to address City Council.

Tim Trafford addressed City Council. Mr. Trafford noted he had lived in the same duplex for 21 years. He added in January it was determined he had a septic tank but had been paying sewer on his utility bill for the past 21 years. Mr. Trafford further noted the owners of the property were required to hook up to City sewer but did not comply. He added he received a partial refund of five years. Mr. Trafford expressed his concern that inspections never revealed he was on a septic system and that there was no clean out-line on his property. He questioned why there was no policy in place to ensure property owners would comply with sewer connection. He noted his concern that he was charged for services he did not receive.

Councilmember Hosmer asked if the owner hooked up to the City system. Mr. Trafford responded not until January 25 of this year.

Mayor McClure asked Mr. Trafford if he knew he was not hooked to the City system. Mr. Trafford responded he did not know. He noted there was no pipe that would indicate this.

Councilmember Hosmer asked what the City policy was for these types of situations. Ron Petering, Assistant Director of Environmental Services, responded the City followed State regulations. He noted for under-billing the reimbursement goes back one year, and for over-billing the reimbursement goes back five years. Councilmember Hosmer expressed his belief the over-billing policy seemed unfair for an individual who was over-billed for services not received. Mr. Petering noted Mr. Trafford's residence was in the County. He noted a base amount was charged for services.

Councilmember Lee asked the City process to remedy the overpayment situation. Mr. Paul responded the issue would be treated like a claim and addressed in closed session. Mr. Gage responded the questions include whether there needed to be changes to the policy.

14.2. H. Wes Pratt wishes to address City Council.

Wes Pratt, a representative of the Multi-Cultural Business Association, addressed City Council. Mr. Pratt requested the Mayor and City Council support the establishment of housing as a City priority. He asked for the development of a Housing Trust Fund to address the growing housing needs in the community. Mr. Pratt expressed his belief a Housing Trust Fund could be a significant component to providing housing for Springfield residents.

Councilmember Horton thanked Mr. Pratt for speaking. Ms. Horton asked for reasonable first steps to a Housing Trust Fund. Mr. Pratt responded the establishment of a housing task force would be the first step.

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. The City Manager recommends the following appointment to the Board of Adjustment: Natalee Stinson with term to expire January 1, 2029. Recommended.

16. UNFINISHED BUSINESS.

17. MISCELLANEOUS.

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

18.1. Council Bill 2024-066 (Hardinger)
A special ordinance authorizing the City Manager, or designer, to enter into a Cooperative Agreement with the Board of Governors of Missouri State University for the purpose of curating any artifacts or records generated by the archaeological investigation conducted in support of the Renew Jordan Creek project.

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

19.1. Council Bill 2024-067 (Hardinger)
A resolution confirming the appointment of David Lewis and Misty Ware and the reappointment of Brad Fisher and Joe Reynolds to the Southern Hills Community Improvement District Board of Directors.

Resolution 10754. Council Bill 2024-067 (Hardinger) was approved by the following vote: Ayes: Councilmember Horton, Councilmember McGull, Mayor Pro Tem Simspon, Councilmember Hosmer, Councilmember Hardinger, Councilmember Carroll, Councilmember Lee, and Mayor McClure. Nays: None. Absent: Councilmember Jenson. Abstain: None.

19.2. Council Bill 2024-068 (Hosmer)
A resolution confirming the appointment of David Holtmann and the reappointment of Martin Gugel and Rob Haik to the SGF Sports Community Improvement District Board of Directors.

Council Bill 2024-068 was removed from Consent Agenda - One Reading Bills as Item #19.2 and became Item #7.3 under Resolutions.

20. CONSENT AGENDA – SECOND READING BILLS.

21. END OF CONSENT AGENDA.

22. ADJOURN.

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

Prepared by: Michelle Brown

Anita J Cotter

Anita J. Cotter, MMC/MRCC
City Clerk